

**Eden District Council Proposed Main  
Modifications Sustainability Appraisal  
Addendum June 2017**



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## **Non-Technical Summary**

This Addendum to the Sustainability Appraisal (SA) reviews the Main Modifications to the Eden Local Plan 2014-2032. The Main Modifications were proposed following hearings in May, July and September 2016 and May 2017, and are substantial changes that affect the soundness of the plan. These modifications have not been subject to a sustainability appraisal and therefore are reviewed within this addendum.

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

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

The majority of the changes required no further review as they are not significant, such as changes to provide further clarification in a policy or where a statutory consultee has requested a change in the wording. However, the uplift in the number of dwellings to be provided in the District and consequently the introduction of new allocated sites are considered to be significant changes. Therefore, policies that deal with these changes have been subject to sustainability appraisal. Overall, none of the Main Modifications have demonstrated that they will impact on the sustainability of the Local Plan.

## **1. Introduction**

- 1.1. The Addendum to the Sustainability Appraisal (SA) has been produced to accompany the Main Modifications to the Eden Local Plan 2014 - 2032. The Main Modifications are proposed following the hearing sessions that took place in May, July and September 2016 and May 2017.
- 1.2. The Main Modifications have been proposed to ensure the plan is sound and legally compliant, and this report has been prepared alongside the changes to ensure the policies of the plan are sustainable.
- 1.3. SA is required to be undertaken in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 which transposed the EU Strategic Environmental Assessment (SEA) Directive (Directive 2001/42/EC).
- 1.4. The SA process is set out by European and National legislation including:
- 1.5. The requirements of European Directive 2001/42/EC (the Strategic Environmental Assessment (SEA) Directive) which requires the preparation of a report which considers the significant environmental effects of a plan or programme. This is supported in UK law by The Environmental Assessment of Plans and Programmes Regulations 2004: Statutory Instrument 2004 No 1633 (SEA Regulations);
- 1.6. The Planning and Compulsory Purchase Act 2004 which requires SA of emerging Development Plan Documents and Supplementary Planning Documents;
- 1.7. The Town and County Planning (Local Planning) (England) Regulations 2012 which highlight SA as a required submission document for local plans; and
- 1.8. The National Planning Policy Framework 2012 (NPPF) which requires planning policies to be based upon up-to-date information about the natural environment including a SA which should be an integral part of the plan preparation process and consider all the likely significant effects on the environment, economic and social factors (para 165).
- 1.9. This SA incorporates the requirements of the SEA Directive by combining the more environmentally focussed considerations with wider social and economic effects of the proposed Plan. Guidance on undertaking an SA throughout the Local Plan preparation process is now set out in the Government's Planning Practice Guidance which was introduced in 2014.

### **Purpose of the SA Report**

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

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

- 1.11. SA is an iterative process and this report builds on previous work which has been carried out throughout the development of the Local Plan. A Scoping Report was produced in 2014 which was consulted upon and led to amendments in the SA Framework to reflect the comments received.

- 1.12. Work has continued on the SA throughout the development of the Local Plan. A draft SA was publicised with the Preferred Options Local Plan and consulted upon which has been used to inform the development of the Local Plan. A full report was then published with the Submission Draft of the Local Plan, which reviewed each policy proposed and identified more suitable alternatives.
- 1.13. The draft and full versions of the SA are available online at [www.eden.gov.uk](http://www.eden.gov.uk).

## **2. Appraisal Methodology**

- 2.1. The National Planning Practice Guidance states that 'If the local planning authority assesses that necessary changes are significant, and were not previously subject to sustainability appraisal, then further sustainability appraisal may be required'.
- 2.2. The Main Modifications are all changes proposed since the Submission Draft and therefore have not been subject to a sustainability appraisal. However, not all the proposed modifications are significant changes to the plan and as such are not subject to further sustainability appraisal.
- 2.3. To assess whether changes are significant enough to require further sustainability work, each of the Main Modifications has been reviewed in a screening exercise, the full details of which are in Appendix 1. The modifications that require further assessment are fully reviewed in the following section.

### **Assessment of Significant Changes**

- 2.4. There are a number of main modifications where it is necessary for the Council to carry out further SA work because there has been a significant change to the policy. Modification MM03 represents an alteration to the settlement hierarchy, whereby the number of Key Hubs has decreased leading to an increase in the number of Villages and Hamlets. The modifications MM04, MM05, MM08, and MM09 were identified as significant changes during the screening, and require a detailed assessment of their sustainability due to the uplift in the number of houses needed in the district, which has consequently lead to new sites being allocated. Modification MM10 is a new policy and is therefore required to undergo a detailed assessment as part of the SA.
- 2.5. If the modifications are thought to have a significant effect on the sustainability of the plan then alternatives will need to be considered.

### **MM03 - Change to the number of Key Hubs**

- 2.6. The significant change within MM03 is the change to the number of Key Hubs and Villages and Hamlets. The Submission Draft settlement hierarchy proposed 28 Key Hubs and 88 Villages and Hamlets, and the SA report that accompanied the Submission Draft identified only environmental issues that are covered by other policies, the policy scored well for social and economic factors.
- 2.7. The initial concern for this modification related to SA objective two: the provision and access to facilities. A reduction in the number of Key Hubs would mean new housing would be distributed to fewer settlements, and settlements re-categorised Villages and Hamlets, particularly as these had been Local Service Centres in the Core Strategy, would have less development to support services. However, an increased amount of housing in the Key Hubs has the potential to support much better quality services in rural areas, which could also support a wider area. A re-appraisal of the policy has found that the changes have no consequences for the sustainability appraisal; therefore the consideration of alternatives to this modification is not required.

#### **MM04 - Uplift in the housing figures for the district**

- 2.8. The Submission Draft proposed a minimum of 200 houses to be built in Eden over the plan period but this has been increased to 242 in the Main Modifications. An increase in the number of houses across the District is considered a significant change as it requires more sites to be allocated, and these are mostly Greenfield sites due to the nature of Eden. The original SA report identified only environmental issues that are covered by other policies, the policy scored well for social and economic factors.
- 2.9. As part of the Submission Draft SA report, four options relating to the annual housing target were appraised.
- Option 1 - Meeting Market and Affordable Need at 200pa;
  - Option 2 - Meeting Household Projections and Undersupply at 160pa;
  - Option 3 - Past Trends at 143pa;
  - Option 4 - POPGROUP Employment Driven Figures at 307pa.
- 2.10. Each of the options scored identically in the SA, apart from option 4, which had a positive impact on strengthening the local economy (objective 16) whereas the remaining options had a minor positive impact. Option 1 was considered the most appropriate figure when taking into account the land identified as available and suitable for housing development in the SHMAA.
- 2.11. The target proposed in the Main Modifications is almost at the midpoint between options 1 and 4, and therefore does not have any consequences for the sustainability appraisal.

#### **MM05 - Allocation of additional sites in Penrith**

- 2.12. The modification proposes that the following additional sites in Penrith are allocated, and thus require a sustainability assessment.
- P54: Bellevue Farm
- 2.13. N1a (Salkeld Road) appears as a new allocation in the Main Modifications but as the site was previously a reserve site and assessed in the Submission Draft SA it does not require an assessment in this addendum.
- 2.14. P54 has a positive impact on economic, social and environmental factors and therefore is an appropriate site for allocation. The full assessment is detailed in Appendix 3.

#### **MM08 - Allocation of additional sites in Appleby**

- 2.15. The modification proposes that the following additional sites in Appleby are allocated, and thus require a sustainability assessment.
- AP16: Land behind Cross Croft
  - AP24: Land at Westmorland Road
- 2.16. AP16 has a positive/minor positive impact on economic, social and environmental factors and therefore is an appropriate site for allocation. The full assessment is detailed in Appendix 5.
- 2.17. AP24 has a positive/minor positive impact on economic, social and environmental factors and therefore is an appropriate site for allocation. The full assessment is detailed in Appendix 5.

## **MM09 - Allocation of additional sites in Kirkby Stephen**

- 2.18. The modification proposes that the following additional sites in Kirkby Stephen are allocated, and thus require a sustainability assessment.
- KS3: Whitehouse Farm
  - KS24: Land adjacent to Manor Court
  - KS26: Land at Christian Head Care Home
  - Land adj. to Mountain Rescue Post (employment site)
- 2.19. KS3 has a positive/minor positive impact on economic, social and environmental factors and therefore is an appropriate site for allocation. The full assessment is detailed in Appendix 6.
- 2.20. KS24 has a positive/minor positive impact on social and economic factors. There is a minor negative impact on environmental factors due to the nature of the site as Greenfield land; nonetheless the site is overall sustainable and appropriate for allocation. The full assessment is detailed in Appendix 6.
- 2.21. KS26 has a positive/minor positive impact on social, environmental and economic factors, and is therefore an appropriate site for allocation. The full assessment is detailed in Appendix 6.
- 2.22. The land adjacent to the Mountain Rescue Post has a minor positive impact on social, environmental and economic factors, and is therefore an appropriate site for allocation. The full assessment is detailed in Appendix 8.

## **MM10 - Allocation of sites in the Key Hubs**

- 2.23. The policy builds on LS2 and the distribution strategy by allocating sites for housing and employment development in the Key Hubs. Whilst the policy has potentially negative impacts on landscaping, biodiversity, water quality etc, these elements are separately covered by other Policies within the Plan and it is important that other policies are referenced in the decision making process. The policy proposes that the following additional sites in the Key Hubs are allocated, and thus require a sustainability assessment.
- LAR3: Land to north east of Armathwaite
  - LBR1: Rowan House, Brough
  - LCU3: Land at Lime Tree Farm, Culgaith
  - LGR5: Land east of Howard Park, Greystoke
  - LHH2: Land adjacent to Elm Close, High Hesket
  - LKT1: Land opposite Primary School, Kirkby Thore
  - LKT3: Townhead, Kirkby Thore
  - LNE3: Wright Brothers Garage, Nenthead
  - LPL2 Land adjacent to Byrnes Close, Plumpton
  - LSH1: West Lane, Shap
  - LSH5: Land Woodville Terrace, Shap
  - LSH13: Land behind Carl Lofts, Shap



- LSH14: Land adjacent to the Library, Shap
  - LSH16: Former Food Factory, Shap
  - LST9: Land to west of Lakeland Free Range Egg Company, Stainton
  - LTE5a: Land adjacent to the Cross Keys Inn, Tebay
  - LTE6: Land adjacent to Church Rise, Tebay
- 2.24. LAR3 has a minor positive impact on social and environmental factors. Due to the distance from the nearest town it has some negative impact on economic factors. Overall the site is sustainable and appropriate for allocation. The full assessment is detailed in Appendix 7.
- 2.25. LBR1 has a positive/minor positive impact on social, environmental and economic factors, and is therefore an appropriate site for allocation. The full assessment is detailed in Appendix 7.
- 2.26. LCU3 has a minor positive impact on social and environmental factors. Due to the distance from the nearest town it has some negative impact on economic factors. Overall the site is sustainable and appropriate for allocation. The full assessment is detailed in Appendix 7.
- 2.27. LGR5 has a minor positive impact on social, environmental and economic factors, and is therefore an appropriate site for allocation. The full assessment is detailed in Appendix 7.
- 2.28. LHH2 has a positive/minor positive impact on social, environmental and economic factors, and is therefore an appropriate site for allocation. The full assessment is detailed in Appendix 7.
- 2.29. LKT1 has a positive/minor positive impact on social, environmental and economic factors, and is therefore an appropriate site for allocation. The full assessment is detailed in Appendix 7.
- 2.30. LKT3 has a positive/minor positive impact on social, environmental and economic factors, and is therefore an appropriate site for allocation. The full assessment is detailed in Appendix 7.
- 2.31. LNE3 has a minor positive impact on social, environmental and economic factors, and is therefore an appropriate site for allocation. The full assessment is detailed in Appendix 7.
- 2.32. LPL2 has a positive/minor positive impact on social, environmental and economic factors, and is therefore an appropriate site for allocation. The full assessment is detailed in Appendix 7.
- 2.33. LSH1 has a positive/minor positive impact on social, environmental and economic factors, and is therefore an appropriate site for allocation. The full assessment is detailed in Appendix 7.
- 2.34. LSH5 has a positive/minor positive impact on social, environmental and economic factors, and is therefore an appropriate site for allocation. The full assessment is detailed in Appendix 7.
- 2.35. LSH13 has a positive/minor positive impact on social, environmental and economic factors, and is therefore an appropriate site for allocation. The full assessment is detailed in Appendix 7.

- 2.36. LSH14 has a positive/minor positive impact on social, environmental and economic factors, and is therefore an appropriate site for allocation. The full assessment is detailed in Appendix 7.
- 2.37. LSH16 has a minor positive impact on social, environmental and economic factors, and is therefore an appropriate site for allocation. The full assessment is detailed in Appendix 7.
- 2.38. LST9 has a positive/minor positive impact on social, environmental and economic factors, and is therefore an appropriate site for allocation. The full assessment is detailed in Appendix 7.
- 2.39. LTE5 has a positive/minor positive impact on social, environmental and economic factors, and is therefore an appropriate site for allocation. The full assessment is detailed in Appendix 7.
- 2.40. LTE6 has a positive/minor positive impact on social, environmental and economic factors, and is therefore an appropriate site for allocation. The full assessment is detailed in Appendix 7.
- 2.41. Brough Main Street has a minor positive impact on environmental and economic factors. There is some negative impact on social factors due to the proximity of residential buildings and the remoteness of the settlement from the motorway. However, there would be no change in use as the land is used by a bus company and it is close to the A66 which is a major cross-country route. Overall the site is sustainable and appropriate for allocation. The full assessment is detailed in Appendix 8.
- 2.42. The Old Tebay Depot has a minor positive impact on social, environmental and economic factors, and is therefore an appropriate site for allocation. The full assessment is detailed in Appendix 8.

### **3. Conclusion**

- 3.1. The SA Addendum has demonstrated that the policies proposed in the Main Modifications will not have any significant negative impacts on the sustainability of the Local Plan. The policies and sites that have been considered to require additional sustainability appraisal have demonstrated that they will not reduce the sustainability of the plan and therefore are appropriate to be included in the proposed Main Modifications.

## Appendix

### Appendix 1 - Screening of the Main Modifications

Mod Ref	Policy	Page No	Change	Reason for Change	Implications for the Sustainability Appraisal	Further SA Work Required?
MM01	1.2.1 & 1.2.2	9-10	<p>1.2.1 Eden District Council is responsible for the preparation of the Local Plan for the whole of the area for which it is <u>was</u> the <u>local</u> planning authority <u>at the time of the plan's submission</u>. This <u>includes</u> <del>means</del> the whole of Eden District apart from that areas which is <u>was</u> within the Lake District National Park (as shown on Map 1 - <del>the Lake District National Park is highlighted in yellow</del>). <del>The Park Authority is producing separate plans for the National Park.</del></p> <p>1.2.2 <del>Natural England is currently working towards designating extensions to the Lake District and Yorkshire Dales National Parks. This work follows agreement in 2005 by the former Countryside Agency on broad areas adjacent to the Lake District and Yorkshire Dales National Parks and the North Pennines Area of Outstanding Natural Beauty that meet the statutory criteria for designation. If the area is designated then the</del> In August 2016 the Lake District and Yorkshire Dales National Parks were extended within and into parts of Eden District. Policies in this plan will continue to apply and be used by the Park Authorities <u>for these areas</u> until they are replaced <u>by policies in new National Park Local Plans at some point in the future.</u></p>	To update the plan following the Government's October 2015 announcement that the Yorkshire Dales and Lake District National Park boundaries are due to be extended into Eden.	The proposed modification seeks to update the relevant boundaries. This provides a clarification on the area the Local Plan covers and therefore does not give rise to any SA implications.	No
MM02	Objective 6 and 7	17	6. To meet <del>local</del> housing needs and aspirations by seeking a concentration of development within or adjacent to the main towns of Penrith, Appleby, Kirkby Stephen and Alston and the key hubs, whilst giving recognition to the need for development in rural communities and services. (Policies LS1, LS2, PEN1 & 2, AL1, AP1, KS1).	Following a suggestion from Barton Willmore on behalf of Story Homes who maintain all housing need will be need to be	The proposed modification seeks to provide greater clarity and therefore does not give rise to any SA implications.	No

Mod Ref	Policy	Page No	Change	Reason for Change	Implications for the Sustainability Appraisal	Further SA Work Required?
			7. To support the development and maintenance of a variety of decent, affordable housing which meets the needs of all local people (including the older population) and supports economic and community development. (Policies HS1-7).	accommodated. (Response ID221)		
MM03	Policy LS1	20-23	<p>New development will be distributed as set out below:</p> <p><b>Our Main Town - Penrith:</b> Penrith will benefit from sustained development appropriate to that of a larger town. There will be improved town centre facilities and public realm; development of strategic employment sites around the town; provision of large scale new housing development to the east and north; and an improving strategic road network and public transport system.</p> <p><b>Market Towns - Alston, Appleby and Kirkby Stephen:</b> Market towns will be the focus for moderate development appropriate to the scale of the town, including new housing, the provision of new employment and improvements to accessibility.</p> <p><b>Key Hubs – <del>Twenty-eight</del> Thirteen</b> key hubs will be the focus for development to sustain local services appropriate to the scale of the village <u>and its hinterland</u>, including new housing, the provision of employment and improvements to accessibility. <u>Unless proposed in this plan, New</u> housing developments which would increase the size of a village by more than 10% on a single site will not normally be supported, <del>and</del> <u>Proposals</u> will only be acceptable where they respect the historic character and form of the village.</p>	To reflect the proposed modifications to the distribution strategy which have been considered and agreed, specifically the reduction in the number of Key Hubs, and the inclusion of additional villages into the Smaller Villages and Hamlets tier.	The proposed modification makes changes to the settlement hierarchy; particularly the number of key hubs and villages and hamlets. This changes the amount of development required in these settlements and is considered to be a significant change. However, the revised policy is considered to be a more sustainable approach to development and is therefore anticipated to improve the sustainability of this policy. Nonetheless, this policy requires further SA work.	Yes

Mod Ref	Policy	Page No	Change	Reason for Change	Implications for the Sustainability Appraisal	Further SA Work Required?
			<p><b>The Key Hubs are:</b> Armathwaite, <del>Bolton</del>, Brough and Church Brough, <del>Clifton</del>, Culgaith, <del>Great Asby</del>, <del>Great Salkeld</del>, Greystoke, <del>Hackthorpe</del>, <u>High and Low Hesket</u>, <del>High Hesket</del>, Kirkby Thore, <del>Kirkoswald</del>, Langwathby, Lazonby, <del>Long Marton</del>, <del>Low Hesket</del>, <del>Morland</del>, Nenthead, <del>Newton Reigny</del>, <del>Orton</del>, Plumptre, Shap, <del>Skelton</del>, <del>Sockbridge</del> and <del>Tirril</del>, Stainton, Tebay <del>Temple Sowerby</del> and <del>Warcop</del>.</p> <p><b>Smaller Villages and Hamlets:</b> Development of an appropriate scale, <u>which reflects the existing built form of adjoining and neighbouring development to the site and the service function of the settlement</u>, will be permitted <u>within these</u> villages and hamlets, to support the development of diverse and sustainable communities. Development in these locations will be permitted in the following circumstances:</p> <ul style="list-style-type: none"> <li>• Where it reuses previously-developed land <u>(PDL) defined in appendix 2.</u></li> <li>• Where it delivers new housing on greenfield sites to meet local demand only, <u>in accordance with the local connection criteria defined in appendix 6.</u></li> </ul> <p><b><u>The Smaller Villages and Hamlets are:</u></b> Aiketgate, Ainstable, Blencarn, Blencow, <u>Bolton</u>, Brackenber, Brampton, Brough Sowerby, Brougham, Burrells, Calthwaite, Catterlen, Cliburn, <u>Clifton</u>, Clifton Dykes, Colby, Crackenthorpe, Croglin, Crosby Garrett, Crosby Ravensworth, Dufton, Eamont Bridge, Edenhall, Ellonby, Gaisgill, Gamblesby, Garrigill, Glassonby, <u>Great Asby</u>, Great Musgrave,</p>			

Mod Ref	Policy	Page No	Change	Reason for Change	Implications for the Sustainability Appraisal	Further SA Work Required?
			<p>Great Ormside, <u>Great Salkeld</u>, Great Strickland, Greystoke Gill, <u>Hackthorpe</u>, Hartley, High Bank Hill, Hilton, Hunsonby, Hutton End, Ivegill, Johnby, Kaber, Keld, Kelleth, Kings Meaburn, <u>Kirkoswald</u>, Knock, Laithes, Lamonby, Leadgate, Little Asby, Little Musgrave, Little Salkeld, Little Strickland, Longdale, <u>Long Marton</u>, Low Braithwaite, Low Moor, Maulds Meaburn, Melkinthorpe, Melmerby, Milburn, Millhouse, <u>Morland</u>, Motherby, Murton, Nateby, Newbiggin (Ains), Newbiggin (Dacre), Newbiggin (Temple Sowerby), Newbiggin-on-Lune, Newby, <u>Newton Reigny</u>, North Dykes, Old Town (High Hesket), <u>Orton</u>, Ousby, Outhgill, Pallet Hill, Raisbeck, Ravenstonedale, Reagill, Renwick, Roundthorn, Roundthwaite, Ruckcroft, <u>Skelton</u>, <u>Sockbridge and Tirril</u>, South Dykes, Sandford, Skirwith, Sleagill, Soulby, Southwaite, <u>Temple Sowerby</u>, Unthank (Gamblesby), Waitby, <u>Warcop</u>, Winskill, Winton, Yanwath.</p> <p><del>Development of an appropriate scale will be permitted in these villages and hamlets, to support the development of diverse and sustainable communities. Development in these locations will be permitted in the following circumstances:</del></p> <ul style="list-style-type: none"> <li><del>• Where it reuses previously developed land</del></li> <li><del>• Where it delivers new housing on greenfield sites to meet local demand only.</del></li> </ul>			

Mod Ref	Policy	Page No	Change	Reason for Change	Implications for the Sustainability Appraisal	Further SA Work Required?
			<p>All development must be of a high quality design and will be restricted to infill sites, <u>which fill a modest gap between existing buildings within the settlement; or rounding off, which extends the edge of a settlement within a logical, defensible boundary existing development.</u> Villages have been identified on the basis that they contain a coherent <u>and close knit</u> group of ten or more dwellings, <u>which are well related and in close proximity to each other, or clustered around a central element or feature, as opposed to areas of scattered and poorly related development.</u></p> <p><b>Rural Areas</b> – <u>Development will be Restricted to the re-use of traditional buildings or the provision of affordable housing as an exception to policy only. Some market housing may be acceptable if it facilitates the provision of a significant amount of affordable housing in accordance with the criteria in Policy HS1.</u> To qualify as rural exceptions housing the site must be in a location considered suitable for the development of affordable housing.</p> <p>Evidence will need to be given as to why the scheme's benefits to the locality are such that it justifies an exception to policy.</p> <p>Where a neighbourhood plan or order has been brought forward to increase the amount of development above the levels envisaged under this policy this will take any precedence over policies in this plan.</p>			

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			<p>3.1.4 <del>Thirteen</del> <b>‘Key Hubs’</b> have been identified where we expect modest amounts of market led development to occur, to help meet local need and enable services to be protected and enhanced. Villages are identified as hubs if they contain more than one hundred properties and <del>at least three key services out of a primary school, post office, shop, village hall, pub, or a GP surgery and church.</del> It is accepted that the level of service provision, and size of villages could fluctuate over the plan period.<del>;</del> <del>h</del>However the list of key hubs identified is fixed until any future review of the Local Plan.</p> <p>3.1.5 <del>Eighty eight</del> <del>One hundred and two</del> <b>‘Villages and Hamlets’</b> have been <u>identified</u> where no sites will be allocated for development, but where small scale, sensitive development will be allowed to help meet local demand, providing it is limited to infill or ‘rounding off’ development only. <del>On p</del>Proposals of more than four units <del>schemes</del> will be expected to provide some affordable housing for local occupancy. Villages and hamlets have been identified on the basis that they are a coherent <u>and close knit</u> grouping of ten or more dwellings, <u>which are well related and in close proximity to each other, or clustered around a central element or feature, as opposed to areas of scattered and poorly related development.</u> Where new housing is located on greenfield land a local connection restriction will apply<del>;</del> <del>a</del>A local</p>			



Mod Ref	Policy	Page No	Change	Reason for Change	Implications for the Sustainability Appraisal	Further SA Work Required?
			connection restriction will not apply to new housing located on previously developed land. The District Council recognises that there may be some villages and hamlets where local communities aspire to bring forward additional development or allocate sites to help support local services. The District Council will offer support in these circumstances to help them develop neighbourhood plans or orders to deliver these aspirations.			
MM04	Policy LS2	24-27	<p>A minimum of <del>200</del> <u>242</u> homes per year (a total of <del>3,600</del> <u>4,356</u>) will be built in Eden District over the eighteen years between 2014/15 and 2031/32. New housing will be developed throughout the district to ensure a rate of housing completions in accordance with the following targets and proportions: [See appendix 1 of this document for the revised table].</p> <p><u>The targets will be continually monitored. Housing delivery will be reviewed after five years or earlier if a five year supply of housing land, with an appropriate 20% buffer, is not being achieved. In such circumstances the Local Plan's housing target will be adjusted through an amendment to the Local Plan.</u></p> <p><del>3.2.5 To boost significantly the supply of new housing above past levels and help rectify past and any future shortfalls this plan also includes two mechanisms to make sure new housing is developed within the time frame of the plan, and that the plan is 'frontloaded':</del></p>	To reflect the revised assessment of the District's Objectively Assessed Housing Need and to adjust the housing target accordingly.	The proposed modification increases the overall amount of development proposed for the district by 21%. It is considered that the revised policy would have increased positive impacts on economic and social outcomes; however the uplift in housing will lead to more greenfield land developed and therefore have potentially negative impacts on the environment.	Yes

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			<ul style="list-style-type: none"> <li>• A reserve site or contingency site is included on the Proposals Map at Penrith (Site N1a, Salkeld Road). This site is identified and will be released if the land supply position (measured as the loss of the five year land supply) indicates it should be developed to meet need.</li> <li>• A 20% buffer of additional sites over the first five years of the plan is included to account for past under delivery.</li> </ul> <p><u>To promote the supply of new housing, this plan incorporates a mechanism to make sure that new housing is developed within the time frame of the plan.</u></p> <p><u>Future growth sites are identified on the Policies Map. These sites represent additional suitable land for housing development that builds in flexibility in the supply of land if housing from other sources does not materialise. Where housing completions fall more than 20%* behind the expected rate of delivery, implied by the annual target provision set out in Policy LS2, the Council will consider the reasons for this and may, as a consequence, resolve to release the future growth sites for development if land shortage is considered to be a central consideration.</u></p>			

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			<p><u>*Where housing completions in the District's four towns collectively fall more than 20% behind the combined expected rate of delivery for the four towns, identified future growth sites within these towns may be released for development. Where housing completions for the District's 13 Key Hubs collectively fall more than 20% behind the combined expected rate of delivery for the Key Hubs, identified future growth sites within these Key Hubs may be released for development.</u></p>			
MM05	Policy PEN1	30-33	<p>The Town Plan for Penrith aims to deliver:</p> <p><b>New Homes</b> - Land <del>for</del> <u>upon which a minimum of 2,178 1,554 additional new homes could be built within the plan period</u> will be provided in the town <del>in the long term</del>. The main locations for housing are at Carleton to the east, and Salkeld Road, White Ox Farm and Raiselands to the north. A 'reserve' site (N1a) <del>is identified at north of the allocation at Salkeld Road. Additional land has been identified as potential locations for future growth and may will be released if land supply is comes forward</del> below expectations. A site for Gypsy and Traveller use is also allocated as an extension to the existing site at Lakeland View, north of Penrith.</p> <p><b>New Jobs</b> - An additional 11.91 hectares of employment land is allocated as an extension to Gilwilly Business Park and a further 3.29 hectares at Skirsgill. A longer-term strategic growth opportunity is identified at Newton Rigg College. A site for mixed use development is allocated at Old London Road.</p>	To reflect the revised allocation strategy for Penrith, which allocates additional land to meet the revised housing requirement.	The proposed modification increases the overall amount of development in Penrith, of which the general impacts are considered in MM04. However, this policy has led to further site allocations in Penrith, the sustainability appraisal for each site is therefore included in the main body of this report.	Yes

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			<p><b>New services and facilities</b> - At least one new primary school will be needed, and a site for a school is allocated to serve both the new and existing population of the town at Carleton.</p> <p><b>New Infrastructure</b> - Improvements will be made to improve access to the Gilwilly Industrial estate and to aid movement around the town.</p> <p><u>Details of identified infrastructure requirements can be found in the Council's Infrastructure Delivery Plan. Financial or other contributions will be sought from proposals which give rise to the need for new or improved infrastructure. The Infrastructure Delivery Plan identifies future infrastructure requirements and will be regularly updated.</u></p> <p><u>Where sites fall within a Groundwater Source Protection Zone (SPZ), consideration must be given as to how the site will dispose of foul and surface water. Evidence should be provided to demonstrate that any future development within a SPZ will appropriately mitigate the risk to water quality. In accordance with Position Statement G8 of Groundwater Protection Principles and Practice (GP3) August 2013, the use of the highest specification pipework and designs for schemes involving new sewerage systems will be required in SPZ1 to minimise leakage and the potential for contamination of the public water supply.</u></p>			

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			<p><u>3.5.3 Planning obligations for infrastructure needed to support development in Penrith will be required in line with what is set out in the Infrastructure Delivery Plan, which was prepared by the Council to support the delivery and implementation of the Eden Local Plan.</u></p> <p>Land for housing is allocated on the following sites: [See appendix 2 of this document for the revised table].</p>			
MM06	3.6.3	34	<p><i>Text to be added after paragraph 3.6.2 and become 3.6.3 (paragraph 3.6.3 is changed to 3.6.4, and 3.6.4 to 3.6.5):</i></p> <p><u>The Habitats Regulation Assessment work underpinning this plan has identified that housing sites E1-E4 together with employment site MPC have the potential to cause adverse impacts on the quality of the River Eden, which has European status as both a Site of Special Scientific Interest and a Special Area of Conservation. Adequate policy safeguards exist in this plan to avoid or mitigate impacts (principally through Policy ENV1). It is imperative that these safeguards are properly implemented at the design and construction stage. Any applications for development will therefore be expected to incorporate measures to ensure there is no impact. In particular this will include the inclusion of sustainable drainage systems to avoid run off of surface water into the river.</u></p>	To incorporate an agreed amendment with Natural England (Response ID128)	The proposed modification seeks to provide greater clarity and therefore does not give rise to any SA implications.	No

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MM07	Policy AL1	37-38	<p>The Town Plan for Alston aims to deliver:</p> <p><b>New Homes</b> - Land for <del>86</del> <u>131</u> additional new homes will be provided in the town <del>in the long term</del> <u>during the plan period</u>. The main locations for housing <del>will be</del> <u>are south of the Primary School, Land at Clitheroe and Jollybeard Lane.</u></p> <p><b>New Jobs</b> - An additional 1.31 hectares of employment land is allocated at the Skelgillside workshops (1.31 ha). <del>Land is also allocated for mixed-use redevelopment at High Mill.</del> <u>Appropriate mixed use development that complements the site's heritage will be supported at High Mill.</u></p> <p>Development will be expected to adhere to guidance set out in the Alston Character Appraisal and Management Plan Supplementary Planning Document.</p> <p>Land for housing is allocated on the following sites: [See appendix 3 of this document for the revised table].</p>	To reflect the revised allocation strategy for Alston, which allocates additional land to meet the revised housing requirement. The overall proportion of development allocated to Alston has been reduced.	The proposed modification reduces the overall amount of development in Alston, this has been considered and we have concluded that the proposed decrease does not give rise to any SA implications. However, site AL8 has been included to replace AL1 and was not incorporated in the previous SA. This has no impact on the SA as the site is on previously developed land.	No, however a detailed assessment for the additional site AL8, which replaces AL1, is included in Appendix 4.
MM08	Policy AP1	41-42	<p>The Town Plan for Appleby aims to deliver:</p> <p><b>New Homes</b> - Land for <del>455</del> <u>392</u> additional new homes will be provided in the town <del>in the long term</del> <u>during the plan period</u>. The main locations for housing are <u>South-east of Station Road, adjacent to the Coal Yard, Station Yard Road and behind Cross Croft.</u></p> <p><b>New Jobs</b> - An additional 4.54 hectares of employment land is allocated at Cross Croft Industrial Estate (2.56 ha) <u>and the redevelopment/refurbishment of the Old Creamery site (1.98 ha) together with the</u></p>	To reflect the revised allocation strategy for Appleby, which allocates additional land to meet the revised housing requirement.	The proposed modification increases the overall amount of development in Appleby, of which the general impacts are considered in MM04. However, this policy has led to further site allocations in Appleby, the sustainability appraisal for each site is therefore included in the main body of this report.	Yes

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			<p><u>remaining and redevelopment at Shire Hall is proposed.</u></p> <p>Land for housing is allocated on the following sites: [See appendix 4 of this document for the revised table].</p>			
MM09	Policy KS1	45-46	<p>The Town Plan for Kirkby Stephen aims to deliver:</p> <p><b>New Homes</b> – Land for <del>488</del> <u>305</u> new homes will be provided in the town <del>in the long term</del> <u>during the plan period</u>. The main locations for housing are <del>land to the west of Faraday Road, land adjacent to Manor Court, land at Whitehouse Farm and at Croglam Lane</del> land to the west of Nateby Road.</p> <p><b>New Jobs</b> – An additional <del>3.33</del> <u>4.07</u> hectares of employment land is allocated at Kirkby Stephen Business Park.</p> <p>Land for housing is allocated on the following sites: [See appendix 5 of this document for the revised table].</p>	To reflect the revised allocation strategy for Kirkby Stephen, which allocates additional land to meet the revised housing requirement.	The proposed modification increases the overall amount of development in Kirkby Stephen, of which the general impacts are considered in MM04. However, this policy has led to further site allocations in Kirkby Stephen, the sustainability appraisal for each site is therefore included in the main body of this report.	Yes
MM10	Policy RUR1	47	<p><i>The following policy will be inserted at paragraph 3.20 and become RUR1. All subsequent policies and paragraphs in the Rural Areas chapter will be re-numbered accordingly e.g. Policy RUR1 will become RUR2.</i></p> <p><b>Policy RUR1 – A Plan for the Key Hubs</b></p> <p><b>New Homes</b> – Land for 871 new homes will be <u>provided in the Key Hubs during the plan period</u>. The main locations for housing are <u>Armathwaite, Brough and Church Brough, Culgaith, Greystoke, High and Low Hesket, Kirkby Thore,</u></p>	The policy has been added to reflect the revised strategy for the key hubs, which allocates land to meet the revised housing requirement.	This is a new policy and has therefore not been subject to a Sustainability Appraisal. A detailed review of this policy is included within the main body of this report.	Yes

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			<p><u>Langwathby, Lazonby, Nenthead, Plumpton, Shap, Stainton, and Tebay.</u></p> <p><b><u>New Jobs</u></b> – An additional 2.92 hectares of employment land is allocated in Brough and Church Brough, and Tebay.</p> <p><u>Land for housing is allocated on the following sites:</u> [See appendix 6 of this document for the allocated sites table].</p>			
MM11	Policy RUR2	48	<p>The re-use of redundant traditional rural buildings and structures for housing, employment, tourism (including holiday accommodation), recreation and community uses will be supported in rural areas where <u>it meets each of the following criteria:</u></p> <ul style="list-style-type: none"> <li>• <u>The building is capable of conversion without the need for extension, significant alteration or full reconstruction.</u></li> <li>• <u>It can be demonstrated that the building is of sufficient architectural quality to make it worthy of retention.</u></li> <li>• <u>The proposal is of a high quality design, retaining the design, materials and external features that contribute positively to the character of the building and its surroundings.</u></li> <li>• <u>The building and its curtilage can be developed without <u>having</u> an adverse effect on the historic environment, the character of the local landscape or its setting.</u></li> <li>• <u>It can be demonstrated that there is no significant impact on local biodiversity, including protected habitats and species.</u></li> </ul>	The policy has been modified to allow for greater flexibility.	The proposed modification seeks to provide greater clarity and flexibility and therefore does not give rise to any SA implications.	No



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			<ul style="list-style-type: none"> <li>• The building can be serviced by existing utilities, <u>or where the provision of new utilities is necessary, such provision can be achieved without resulting in unacceptable adverse impacts on the landscape or rural character of the area.</u></li> <li>• The building is adjacent to or in close proximity to an existing habitable dwelling and the public road network, <u>or where this is not the case and the conversion of such a building is justified, the building is capable of being converted without causing adverse harm to the landscape or rural character of the area.</u></li> <li>• Access is in place or can be created without damaging the surrounding area's rural character.</li> <li>• The proposal will not conflict with existing land uses.</li> </ul> <p>3.2 When granting <u>planning</u> permission for any development under this policy the Council will remove permitted development rights where appropriate, <del>which</del> <u>This</u> would normally apply to the building and its curtilage.</p>			
MM12	Policy DEV1	54	<del>A presumption in favour of sustainable development will apply. Applications for sustainable development will be approved without delay where they are in accordance with the development plan, unless material considerations indicate otherwise.</del>	To provide a clear and concise policy which reflects the NPPF's presumption in favour of sustainable development.	This policy scored well in the Submission Draft SA. The proposed modification seeks to provide greater clarity and therefore does not give rise to any SA implications.	No

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			<p>Where there are no policies relevant to the application the Council will grant permission unless material considerations indicate otherwise, including whether adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or where specific policies in that Framework indicate that development should be restricted. In respecting the need for sustainable development, proposals should:</p> <ol style="list-style-type: none"> <li>1. Contribute to the creation of locally distinctive, aesthetically pleasing, sustainable, healthy, active, safe, inclusive and vibrant communities</li> <li>2. Be located to minimise the need to travel and encourage any journeys that remain necessary to be possible by a variety of sustainable transport modes</li> <li>3. Follow the sequential approach to land use, and where practical re-use previously developed buildings or land in preference to undeveloped land, or lead to the remediation of historically contaminated or unstable land</li> <li>4. Be designed to a high standard</li> <li>5. Conserve and enhance the district's historic, natural and cultural environment</li> <li>6. Address flood risk mitigation and explore all methods for mitigating surface water run-off</li> <li>7. Avoid the development of the best and most versatile agricultural land (Agricultural Land Classifications 1, 2 and 3a)</li> </ol>			

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			<p><u>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves economic, social and environmental conditions in the area.</u></p> <p><u>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</u></p> <p><u>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</u></p> <ul style="list-style-type: none"> <li><u>Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</u></li> <li><u>Specific policies in that Framework indicate that development should be restricted.</u></li> </ul>			

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MM13	Policy DEV2	55	<p>New development must be in a location which meet each of the following criteria:</p> <ul style="list-style-type: none"> <li>• Avoids risks to the water supply, or includes sufficient mitigation measures to ensure <u>that</u> there is no risk to water supply.</li> <li>• Would not compromise the effectiveness of existing flood defences.</li> <li>• Meets the sequential approach to development in flood risk areas. Inappropriate development will not be permitted in flood zones 2 and 3, critical drainage areas or areas which have a history of groundwater flooding, or where it would increase flood risk elsewhere unless there is an overriding need and <u>a clear absence of a suitable alternatives site</u>. If sites, as an exception, need to be developed in areas at risk of flooding, suitable flood protection measures will be required. Major development, <u>defined in appendix 2</u>, should be informed by a flood risk assessment.</li> </ul> <p>New development <del>above a certain scale</del> must incorporate Sustainable Drainage Systems (SuDS), <u>where practicable</u>, to manage surface water run-off. <u>All applications for major development, defined in appendix 2, will be subject to review by the Lead Local Flood Authority.</u></p> <p>Surface water should be discharged in the following order of priority:</p> <ol style="list-style-type: none"> <li>1. <u>To</u> Aan adequate soakaway or some other form of infiltration system</li> </ol>	To provide greater clarity as to when and under what circumstances SUDs will be expected to be provided.	This policy scored well in the Submission Draft SA, in relation to biodiversity and environmental elements. Many other elements relating to development are covered through other policies. The proposed modification seeks to provide greater clarity and therefore does not give rise to any SA implications.	No

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			<p>2. <u>By</u> Aan attenuated discharge to the <u>a</u> watercourse</p> <p>3. <u>By</u> Aan attenuated discharge to a public surface water sewer</p> <p>4. <u>By</u> Aan attenuated discharge to a public combined sewer.</p> <p><u>Applicants will need to submit clear evidence demonstrating why there is no alternative option but to discharge surface water to the public sewerage system and that the additional discharge can be accommodated. The presumption will be against the discharge of surface water to the public sewerage network.</u></p>			
MM14	Policy DEV3	56	<p>New development will be <del>concentrated</del> <u>encouraged</u> into areas with existing public transport availability, or <u>in</u> areas where new development <u>is likely to</u> leads to the creation of available public transport. Developments <u>likely to</u> generate <u>severe adverse travel impacts</u> <del>significant amounts of travel by private car</del> will not be permitted where they are in isolated or <u>to</u> difficult <u>to</u> access <del>areas</del> <u>locations</u> unless an overwhelming environmental, social or economic need can be demonstrated.</p> <p>Development will <u>be refused if it will result in a severe</u> <del>only be permitted if it is able to demonstrate that it would have an acceptable</del> impact in terms of road safety and congestion. <u>Development should</u> <del>and will</del> provide safe and convenient access <u>to</u> <del>for</del> pedestrians, cyclists and disabled people.</p>	The policy has been amended to better reflect the NPPF and in response to suggestions from Cumbria County Council. (Response ID145)	The proposed modification seeks to provide greater clarity and therefore does not give rise to any SA implications.	No

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			<p>Proposals will be expected to adhere to guidance and standards issued by the Highways Authority on the <del>minimum</del> number of parking spaces <u>to be provided</u> (including for the disabled) and for <u>bicycles</u> parking.</p> <p><u>Applications</u> For major developments (defined in <u>appendix 2</u>), <del>applications</del> will be expected to be accompanied by a Travel Plan and/or <u>a</u> Transport Assessment showing <u>all the following criteria</u>:</p> <ul style="list-style-type: none"> <li>• How the site will <u>be</u> safely connected to public transport.</li> <li>• How the site will meet the needs and safety concerns of pedestrians and cyclists.</li> <li>• How the impact of any heavy goods vehicles accessing <u>the site</u> will be minimised, including during the construction phase.</li> <li>• <u>The impact of the development on the local highway network</u></li> <li>• <u>How the site will ensure the permeability and accessibility of the area.</u></li> <li>• <u>How the site safely and conveniently links to main attractors (such as schools, retail and employment uses).</u></li> </ul> <p>Development will not be supported where <u>it</u> <u>meets any of the following criteria</u>:</p> <ul style="list-style-type: none"> <li>• It would prevent the future opening of any road or rail schemes under consideration.</li> </ul>			

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			<ul style="list-style-type: none"> <li>It would remove an existing right of way, unless there is no alternative suitable location and the benefits from the development would justify the loss, or where an acceptable diversion is provided and a legal diversion order obtained.</li> <li>It leads to a material increase or significant change in the character of traffic using a rail crossing, unless it can be demonstrated that safety will not be compromised, in consultation with Network Rail.</li> <li><u>Evidence shows a material, unmitigated impact on the surrounding highway network.</u></li> </ul>			
MM15	Policy DEV4	57	The scale and pace of new development will be dependent <u>upon</u> sufficient capacity being available in <u>the</u> existing infrastructure <u>networks</u> to meet the demands of new development. Where this cannot be demonstrated, permission for new development will only be granted where additional capacity can be released through better management of existing infrastructure, <del>or</del> through the provision of new infrastructure, <u>or in the case of transport infrastructure, where it can be demonstrated through the use of a Transport Statement or Transport Assessments that the residual cumulative impacts of the development will not be severe.</u>	To provide greater clarity as to the likely infrastructure provision that will be required.	The proposed modification seeks to provide greater clarity and therefore does not give rise to any SA implications.	No

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			<p>Developer contributions may be sought to fund new infrastructure and a programme of delivery will be agreed before development can take place. <u>Contributions must be necessary to make the development acceptable in planning terms and ensure that the viability of the development is maintained.</u></p> <p><u>In some cases developer contributions will take the form of a financial contribution. In all cases they will be directly, fairly and reasonably related in scale and kind to the proposed development. Infrastructure requirements are set out in the Infrastructure Delivery Plan.</u></p> <p><u>The ability of a developer to pay contributions, based on an assessment of the economic viability of the development will be considered at the application stage. Negotiations between developers and the Council (advised where appropriate by Cumbria CC) will determine on a case by case basis whether a developer can feasibly pay contributions to infrastructure without undermining the schemes viability.</u></p> <p><u>The need for a Community Infrastructure Levy will be reviewed periodically by the Council</u></p>			
MM16	Policy DEV5	60	<p>The <del>District</del> Council will support high quality design, which reflects local distinctiveness. All development proposals will be expected to perform highly when assessed against best practice guidance and standards for design, sustainability, and place making.</p>	<p>The policy has been amended to remove references to the Building for Life guidelines.</p>	<p>The proposed modification seeks to provide greater clarity and therefore does not give rise to any SA implications.</p>	No



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			<p><del>Proposals for major residential development will be assessed by the District Council using a traffic light system (red, amber and green) against the principles set out in twelve 'Building for Life' guidelines. It will be the responsibility of the developer to demonstrate how their proposals meet the principles.</del></p> <p>New development will be required to demonstrate that it <u>meets each of the following criteria:</u></p> <ul style="list-style-type: none"> <li>• Shows a clear understanding of the form and character of the district's built and natural environment, complementing and enhancing the existing area.</li> <li>• Protects and where possible enhances the district's distinctive rural landscape, natural environment and biodiversity.</li> <li>• Reflects the existing street scene through use of appropriate scale, mass, form, layout, high quality architectural design and use of materials.</li> <li>• Optimises the potential use of the site and avoids overlooking.</li> <li>• Protects the amenity of existing residents and business occupiers and provides an acceptable amenity for future occupiers.</li> <li>• Uses quality materials which complement or enhance local surroundings.</li> <li>• Protects features and characteristics of local importance.</li> <li>• Provides adequate space for the storage, collection and recycling of waste.</li> <li>• Can be easily accessed and used by all, regardless of age and disability.</li> </ul>			

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			<ul style="list-style-type: none"> <li>• Incorporates appropriate crime prevention measures.</li> </ul> <p>Proposals will be expected to demonstrate that they adhere to the design principles set out in the Eden Design Guide.</p>			
MM17	Policy HS1	65	<p><del>The Council will seek provision of 30% of all new housing to be affordable homes on schemes of four units or more. Where housing is proposed on sites of less than four units the Council will seek a financial contribution towards new affordable housing, to be paid on completion of the units.</del></p> <p><del>Permission will be linked to an agreement that any affordable housing delivered will remain affordable in perpetuity and occupancy will be restricted to those in the locality.</del></p> <p><del>Where it can be demonstrated that application of this policy will render any housing scheme unviable fewer affordable homes than required by this policy will be acceptable if a financial appraisal provides evidence justifying any lower level. Where the on-site contribution does not equate precisely to whole number of units, equivalent financial contributions will be sought.</del></p> <p><del>In locations outside the settlements named in Policy LS1 new housing will be restricted to affordable 'rural exception' homes only in an existing settlement comprising of a coherent group of three or more dwellings. Small numbers of market housing aimed at enabling the delivery of affordable homes to meet local need may be acceptable on an exceptional basis.</del></p> <p><del>Size, type and tenure of affordable housing will be negotiated on a site by site basis based upon the most up to date evidence of housing need.</del></p>	This policy has been modified to reflect recent change to national policy guidance which has introduced new thresholds for the provision of on-site affordable housing.	Whilst the wording of the policy has been modified to reflect changes made to national guidance, it is not considered that these changes give rise to any SA implications.	No

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			<p><u>The Council will seek to secure the provision of 30% of all new housing as affordable homes on schemes with 11 or more units, or more than 1,000 square metres of floor space. Where the on-site contribution does not equate precisely to a whole number of units, the contribution will be rounded down to the nearest unit. Size, type and tenure of affordable housing will be negotiated on a site-by-site basis based upon the most up to date evidence of housing need.</u></p> <p><u>In Penrith no contributions will be required on sites of 10 units or less, and with no more than 1,000 square metres of floor space.</u></p> <p><u>In the designated rural area defined on the Policy Map, a commuted sum will be required from sites with 6 to 10 units. This will be secured by means of a planning obligation.</u></p> <p><u>Planning permission will be linked to an agreement that any affordable housing delivered will remain affordable in perpetuity and occupancy will be restricted to those in the locality as defined in Appendix 6 - Local Connection Criteria for Affordable Housing.</u></p> <p><u>Where it can be demonstrated that application of this policy will render any housing scheme unviable, fewer affordable homes than required by this policy will be acceptable if a financial appraisal provides evidence to justify any reduced provision. This may include potentially higher costs associated with the development of previously developed land.</u></p>			

Mod Ref	Policy	Page No	Change	Reason for Change	Implications for the Sustainability Appraisal	Further SA Work Required?
			<u>In Rural Areas outside of the settlements named in Policy LS1, new housing will be restricted to affordable housing, in an existing settlement comprised of a coherent group of three or more dwellings. In addition, small numbers of market housing aimed at enabling the delivery of affordable homes to meet local need may be acceptable in the Smaller Villages and Hamlets named in Policy LS1.</u>			
MM18	Policy HS2	67	<p><b><u>Policy HS2 – Housing to Meet Local Demand in the Small Villages and Hamlets</u></b></p> <p>Within the <u>Small Villages and Hamlets</u> listed in Policy LS1, permission will be given for <u>small scale housing of an appropriate scale, which reflects the existing built form of adjoining and neighbouring development to the site and the service function of the settlement</u>, (including sub-division of existing housing) in <u>any of</u> the following circumstances:</p> <ul style="list-style-type: none"> <li>• Where development is restricted to infilling and rounding off of the current village settlement pattern, <u>in accordance with Policy LS1.</u></li> <li>• The building does not contain more than 150m2 internal floorspace (gross).</li> <li>• <u>In the case of Greenfield sites, where a condition or legal agreement restricting occupancy to only those meeting local connection criteria, defined in appendix 6, is will be applied.</u></li> </ul>	To provide greater clarity as to the intentions of the policy, in particular when the imposition of a local occupancy condition will apply.	The proposed modification seeks to provide greater clarity and therefore does not give rise to any SA implications.	No

Mod Ref	Policy	Page No	Change	Reason for Change	Implications for the Sustainability Appraisal	Further SA Work Required?
			<p>3.3</p> <p><del>No</del> Local occupancy restrictions will <u>not</u> be applied where suitable housing comes forward on previously developed land. <u>This is</u> in recognition of the higher costs <del>of</del> <u>involved in</u> developing such sites and the opportunities they may bring to help improve the character and appearance of villages and to support local services.</p>			
MM19	Policy HS4	69	<p>The mix of dwelling types and sizes provided in new residential schemes will be expected to address the nature of local needs as evidenced through <u>each of the following criteria</u>:</p> <ul style="list-style-type: none"> <li>Any up to date local housing needs surveys and local housing market assessments.</li> <li>Any other local housing needs information (eg relating to elderly people or special needs).</li> <li>The location and characteristics of the site.</li> <li>The type and mix of housing in the locality, including housing age, condition and occupancy.</li> <li>Current housing market conditions <u>and viability</u>.</li> </ul>	To respond to a representation by the Home Builders Federation (Response ID109)	The proposed modification seeks to provide greater clarity and therefore does not give rise to any SA implications.	No
MM20	Policy EC1	74	<p>In order to meet the employment land needs of the district up to 2032, the Council, its partners and service providers will ensure that provision will be made for <del>24.38</del> <u>28.04</u> hectares of land for employment development (B1, B2 and B8 uses), in line with the locational policy set out in LS1.</p>	To reflect the revised allocation.	The proposed modification seeks to provide greater clarity and therefore does not give rise to any SA implications.	No

Mod Ref	Policy	Page No	Change	Reason for Change	Implications for the Sustainability Appraisal	Further SA Work Required?
MM21	Policy ENV3	88	<p>Development within or affecting the North Pennines Area of Outstanding Natural Beauty (AONB) <del>development proposals</del> will only be permitted where <u>each of the following criteria apply</u>:</p> <ul style="list-style-type: none"> <li><del>It</del> <u>Individually or cumulatively it will not have a significant or adverse impact upon the special qualities or statutory purpose of the AONB. They can demonstrate that they will conserve and enhance the natural beauty of the designated area</u></li> <li><del>It</del> <u>They does not lessen or cause harm to the distinctive character of the area, the historic environment, heritage assets and their setting.</u></li> <li><del>It</del> <u>They adheres to any formally adopted design or planning policies, including the North Pennines AONB Management Plan, the North Pennines AONB Planning Guidelines and the North Pennines AONB Building Design Guide.</u></li> </ul> <p><del>Major developments, defined in appendix 2, will not be permitted</del> <u>only be permitted in exceptional circumstances, where they are in the long term public interest and where there has been a full consideration of each of the following criteria: except where it can be demonstrated:</u></p>	<p>Following a request by the North Pennines Area of Outstanding Natural Beauty Partnership to refer to development affecting the AONB and within it. (Response ID212)</p> <p>To alter references to the North Pennines AONB documents to include the Planning Guidelines, at their suggestion. (Response ID212)</p> <p>Following a suggestion by the North Pennines AONB Partnership to change the wording on policy on major development to be more in line with the NPPF. (Response ID212)</p>	The proposed modification seeks to provide greater clarity and therefore does not give rise to any SA implications.	No

Mod Ref	Policy	Page No	Change	Reason for Change	Implications for the Sustainability Appraisal	Further SA Work Required?
			<ul style="list-style-type: none"> <li><del>Other locations outside the AONB are not suitable. The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy.</del></li> <li><del>They are in the long term public interest. The cost of and scope for developing elsewhere outside of the designated area or meeting the need for it in some other way.</del></li> <li><del>They contribute to the wider economy. Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.</del></li> <li><del>1. They go as far as possible in minimising any change to the local landscape</del></li> </ul>	To incorporate a suggestion from Historic England for plan to include a reference to the historic environment, heritage assets and their setting (Response ID 319)		
MM22	Policy ENV6	92	<p>Renewable and low carbon energy schemes will be supported where <u>they meet each of the following criteria:</u></p> <ul style="list-style-type: none"> <li><del>Proposals can be incorporated into the local landscape without significant adverse impact; Particular attention will be paid to the landscape impact of proposed developments which are located close to or within the North Pennines AONB and the National Parks;</del></li> <li><del>Proposals respect the form of the built environment, including settlement character and heritage assets, with particular attention paid not only to the potential impact on the heritage asset itself, but also to its wider setting;</del></li> </ul>	To respond to a suggestion from Durham County Council. (Response ID301), and also to reflect extensions to the Yorkshire Dales National Park, and responses from the North Pennines AONB Partnership (Responses numbers 213, 215, 216)	The proposed modification seeks to provide greater clarity and therefore does not give rise to any SA implications.	No

Mod Ref	Policy	Page No	Change	Reason for Change	Implications for the Sustainability Appraisal	Further SA Work Required?
			<ul style="list-style-type: none"> <li>The development proposed will not have an unacceptable impact on the amenity of local residents and can demonstrate that there is sufficient mitigation measures to minimise the impact of noise, smell or other nuisance or pollutants likely to affect nearby occupiers and neighbouring land uses;</li> <li>It can be demonstrated that the natural environment, including designated sites will not be adversely affected (and where possible enhanced);</li> <li>The local road network can satisfactorily accommodate the development proposed;</li> <li>The proposed scheme will provide benefits to the community through their involvement with the proposal;</li> <li>Where necessary, an assessment of the cumulative impacts of renewable energy developments has been undertaken, and there is found to be no significant adverse impact;</li> <li><del>8. For proposals involving wind energy developments, the development is located in a 'suitable area' (identified on the Policies Map) and following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing;</del></li> <li>The proposed scheme will not have an unacceptable effect on civil or military aviation and/or other defence related installations;</li> </ul>	To respond to a representation from National Trust (Response ID206)		



Mod Ref	Policy	Page No	Change	Reason for Change	Implications for the Sustainability Appraisal	Further SA Work Required?
			<ul style="list-style-type: none"> <li>The proposed scheme will not have an unacceptable effect on existing telecommunications infrastructure;</li> <li>Suitable measures have been included for the removal of redundant structures or equipment and for the restoration of the site, should the site become non-operational.</li> <li><u>In addition to the criteria above, proposals involving wind energy development, are required to be located in a 'suitable area' (identified on the Policies Map) and following consultation, it must also be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.</u></li> </ul> <p>Where mitigation is required to make any identified impacts acceptable these will, where necessary, be secured through conditions or planning obligations.</p>			
MM23	Policy ENV10	98	<p><del>Development proposals will be expected to avoid harm to the historic environment wherever possible, and should aim to positively enhance Eden's historic environment.</del></p> <p><del>In determining planning applications for development proposals that may affect the historic environment key considerations will be the significance of the heritage asset, the degree of harm that will be caused, and the degree of public benefit that will result from the development. Great weight will be attached to the conservation of heritage assets.</del></p>	The policy has been modified to reflect the changes to the policy wording agreed between the Council and Historic England. The revised wording is intended to ensure that the policy is considered to be sound.	The proposed modification seeks to provide greater clarity and therefore does not give rise to any SA implications.	No

Mod Ref	Policy	Page No	Change	Reason for Change	Implications for the Sustainability Appraisal	Further SA Work Required?
			<p>Development proposals that would result in substantial harm to or total loss of significance of a designated heritage asset or its setting will only be permitted where it can be clearly demonstrated that substantial public benefits would outweigh the harm, and that the harm is necessary to achieve those benefits.</p> <p>Any proposals that cause substantial harm to or loss of a grade I or II* Listed Building, a Scheduled Monument, or a grade I or II* Registered Park and Garden, will only be permitted in wholly exceptional circumstances.</p> <p>Proposals that cause substantial harm to a grade II Listed Building, a grade II Registered Park and Garden and a Conservation Area will only be permitted in exceptional circumstances.</p> <p>Where a development proposal will lead to less than substantial harm to a designated heritage asset, the harm will be weighed against the public benefit of the proposal in determining the application.</p> <p>Development proposals in Conservation Areas will be expected to preserve and enhance their special architectural and historic interest.</p> <p>Any proposals that affect a non-designated heritage asset will be judged on the significance of the heritage asset and the scale of the harm.</p> <p><u>The Council will attach great weight to the conservation and enhancement of the historic environment, heritage assets and their setting, which help to make Eden a distinctive place.</u></p>			

Mod Ref	Policy	Page No	Change	Reason for Change	Implications for the Sustainability Appraisal	Further SA Work Required?
			<p><u>The Council will require all proposals for development to conserve and where appropriate, enhance the significance of Eden's heritage assets and their setting. The Council will support proposals that would better reveal the significance of the asset, in particular those heritage assets identified as being most at risk. Opportunities for promotion, interpretation and increasing understanding should also be explored.</u></p> <p><u>Development proposals that would result in harm to or total loss of significance of a designated heritage asset or its setting will only be permitted where it can be clearly demonstrated that the public benefits of the proposal would outweigh the harm, and that the harm is necessary to achieve those benefits.</u></p> <p><u>The Council will require proposals to protect and where appropriate, enhance the significance and setting of Eden's non-designated heritage assets, including buildings, archaeological sites, parks, landscapes and gardens. Where the harm is outweighed by the public benefits of the proposals, the Council will require an appropriate level of survey and recording, the results of which should be deposited with the Historic Environment Record.</u></p>			

Mod Ref	Policy	Page No	Change	Reason for Change	Implications for the Sustainability Appraisal	Further SA Work Required?
			<p><u>Where a development proposal affecting an archaeological site is acceptable in principle, the Council will ensure preservation of the remains in situ as a preferred solution. Where in situ preservation is not justified, the development will be required to make adequate provision for excavation and recording before or during development.</u></p> <p><u>All development proposals affecting the historic environment, heritage assets and their settings (including where there is the potential of unknown archaeological assets) will need to be accompanied by an assessment of the significance of the asset and its setting and how it will be affected by the proposed development.</u></p> <p><u>The level of information required will be proportionate to the significance of the asset and to the scale of impact of the proposal. For archaeological assets, this may where necessary include archaeological desk based assessment and field evaluation.</u></p> <p>1.33.1 One of the features that makes Eden so unique is the quality of its historic environment. The district has twenty-four conservation areas, 1,600 listed buildings, over 200 scheduled ancient monuments and 5 registered parks and gardens. The full list of designated assets can be found on Historic England's website. Eden's historic environment is not only</p>			

Mod Ref	Policy	Page No	Change	Reason for Change	Implications for the Sustainability Appraisal	Further SA Work Required?
			<p>enriched by its designated heritage assets but also the wealth of other assets such as locally important buildings, earthworks and below ground archaeology and the landscape in which it sits. Together all these assets form an irreplaceable resource for understanding the past.</p> <p>3.4</p> <p>3.5 <u>Key elements include:</u></p> <ul style="list-style-type: none"> <li>• <u>Castles, houses and their parks and gardens including Appleby, Brough, Brougham, Dacre, Dalemmain, Kirkoswald, Lowther and Penrith.</u></li> <li>• <u>Roman sites such as Voreda, and associated archaeology.</u></li> <li>• <u>Prehistoric heritage including Long Meg and her Daughters, the henges of Mayburgh and King Arthur's Round Table, and also the numerous megalithic sites, burial cairns and rock arts.</u></li> <li>• <u>Conservation areas across the district in particular Penrith and the Settle to Carlisle Railway.</u></li> <li>• <u>Remains of historic industrial activity such as sites on Alston Moor including Nenthead and Whitesyke.</u></li> <li>• <u>Historic market towns and settlements such as Penrith, Alston, Appleby and Kirkby Stephen.</u></li> <li>• <u>Upland farming landscapes and their buildings.</u></li> </ul>			

Mod Ref	Policy	Page No	Change	Reason for Change	Implications for the Sustainability Appraisal	Further SA Work Required?
MM24	Policy COM2	103	<p>Development proposals that result in the loss of open space, sport, leisure, allotments, <del>and recreational</del> <u>and cultural facilities</u> will not be permitted. The exception to this <del>is</del> <u>will be</u> where <del>the loss is unavoidable or</del> the benefits of the development outweigh the loss.</p> <p>Proposals must satisfy <u>each of</u> the following criteria:</p> <ul style="list-style-type: none"> <li>• There is a strong social or economic justification for the development.</li> <li>• There is no longer a need for the facility in the area, or if a need remains, alternative provision will be provided nearby.</li> </ul> <p>Any replacement facility must provide an equivalent or greater net benefit to the community, in terms of quality, availability and accessibility of open space or recreational opportunities.</p> <p>Where development of a small area of the site would enable investment to improve the rest of the site this may be taken into account as a circumstance under which benefits may outweigh the loss of a site or facility.</p>	<p>Reference to cultural facilities has been added in the first sentence to respond to a representation from the Theatres Trust (Response ID35)</p> <p>To respond to suggestions made by the Inspector.</p>	The proposed modification seeks to provide greater clarity and therefore does not give rise to any SA implications.	No

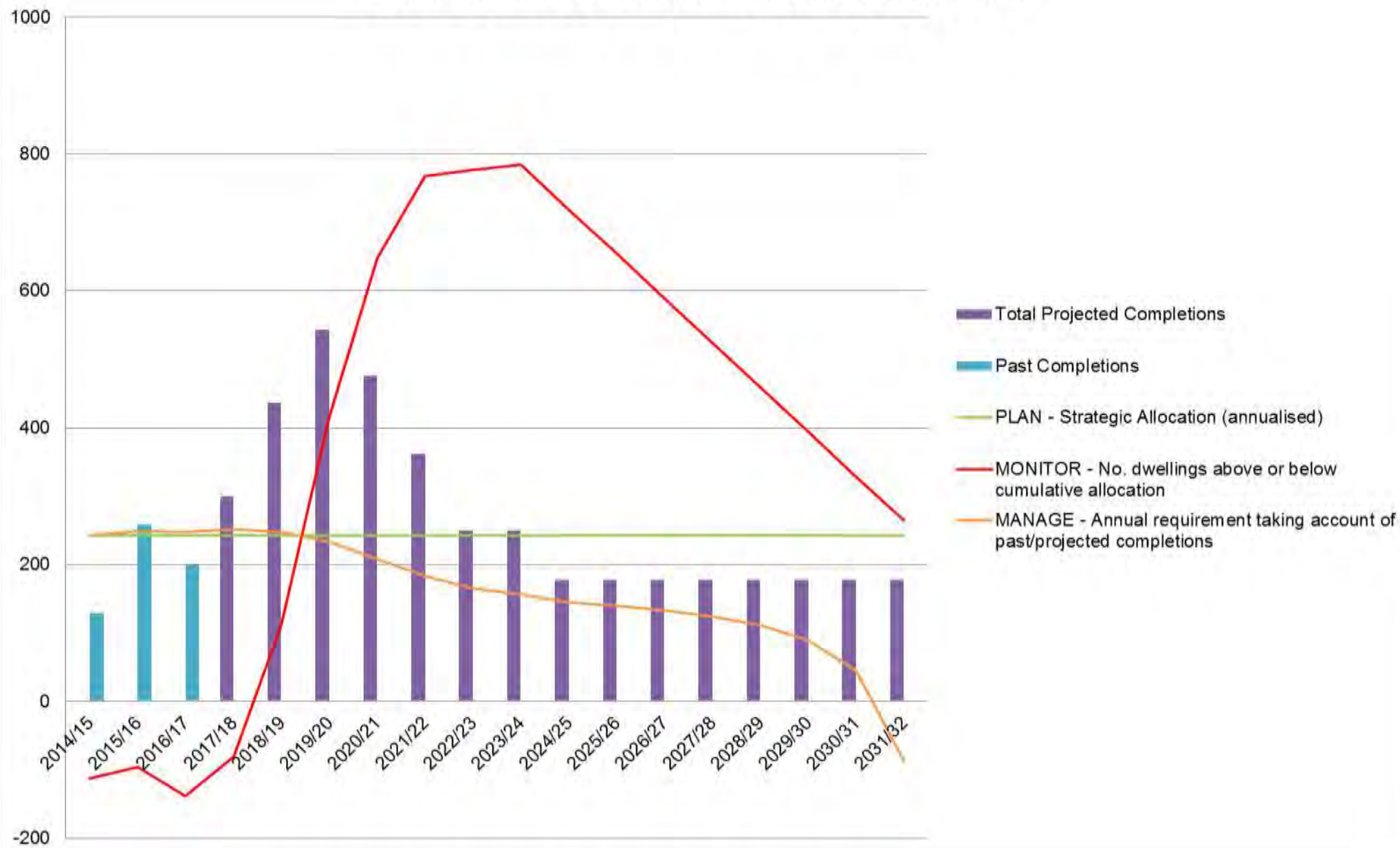
## Appendix 1 - Housing Targets and Distribution

	<b>Target (242)</b>	<b>Distribution</b>	<b>Site Allocations?</b>	<b>Completed</b>	<b>Already under construction or permitted</b>	<b>Windfall</b>	<b>Left to Allocate Residual Requirement (242)</b>	<b>Annual Requirement (242)</b>
Target	<del>3600</del> <u>4356</u>	100%						
<b>Towns</b>								
Penrith	<del>4800</del> <u>2178</u>	50%	Yes	<del>43</del> <u>227</u>	<del>254</del> <u>848</u>	<u>N/A</u>	<del>1503</del> <u>1103</u>	<del>83</del> <u>74</u>
Alston	<del>144</del> <u>131</u>	<del>4%</del> <u>3%</u>	Yes	<del>4</del> <u>6</u>	56	<u>N/A</u>	<del>87</del> <u>69</u>	5
Appleby	<del>324</del> <u>392</u>	9%	Yes	<del>7</del> <u>90</u>	<del>167</del> <u>92</u>	<u>N/A</u>	<del>150</del> <u>210</u>	<del>8</del> <u>14</u>
Kirkby Stephen	<del>252</del> <u>305</u>	7%	Yes	<del>16</del> <u>23</u>	<del>38</del> <u>32</u>	<u>N/A</u>	<del>198</del> <u>250</u>	<del>11</del> <u>17</u>
<b>Total Towns</b>	<del>2520</del> <u>3006</u>	<del>70%</del> <u>69%</u>		<del>67</del> <u>346</u>	<del>515</del> <u>1028</u>	<u>N/A</u>	<del>1938</del> <u>1632</u>	<del>108</del> <u>109</u>
<b>Rural Areas</b>								
Key Hubs	<del>720</del> <u>871</u>	20%	<u>Yes</u>	<del>34</del> <u>119</u>	<del>215</del> <u>249</u>	<u>261</u>	<del>472</del> <u>242</u>	<del>26</del> <u>16</u>
Villages and Hamlets	<del>360</del> <u>479</u>	<del>10%</del> <u>11%</u>	<u>No</u>	<del>21</del> <u>100</u>	<del>267</del> <u>437</u>	<u>N/A</u>	<del>72</del> <u>-57</u>	-4
<b>Total Rural</b>	<del>1080</del> <u>1350</u>	<del>30%</del> <u>31%</u>		<del>55</del> <u>219</u>	<del>482</del> <u>685</u>	<u>N/A</u>	<del>544</del> <u>185</u>	<del>30</del> <u>12</u>
<b>Total</b>	<del>3600</del> <u>4356</u>	100%		<del>122</del> <u>565</u>	<del>997</del> <u>1713</u>	<u>N/A</u>	<del>2484</del> <u>1817</u>	<del>138</del> <u>121</u>

Position at April 2015 2017. Small site permissions discounted to 75% to allow for non-implementation.

These proportions should not be seen as annualised caps to provide flexibility in spatial planning.

## Eden District Council - Housing Trajectory





## Appendix 2 - Allocations in Penrith

Land for housing is allocated on the following sites:

Ref	Address	Area (ha)	Phasing			Total
			2014-2019	2019-2024	2024-2032	
E1	Carleton	23.89		200 <u>205</u>	299 <u>300</u>	499 <u>505</u>
E3	Carleton - land at Longacres.	11.62		120	480 <u>141</u>	300 <u>261</u>
E4	Land at Carleton Hall Farm	3.8		54 32	54	408 <u>86</u>
N1	Salkeld Road/Fairhill Greenfield	4.40	50	50 <u>48</u>		400 <u>98</u>
<u>N1a</u>	<u>Salkeld Road/Fairhill</u>	<u>10.5</u>		<u>125</u>	<u>125</u>	<u>250</u>
N2	White Ox Farm	<del>8.38</del> <u>3.95</u>		49 <u>54</u>	406	455 <u>54</u>
N3	Raiselands	11.06	70	160	<u>75</u>	230 <u>305</u>
TC1	Old London Road	0.5		<del>27</del> <u>26</u>		27 <u>26</u>
P2	Gilwilly Road	0.33			47 <u>14</u>	47 <u>14</u>
P8	Myers Lane, Norfolk Road	0.63			32 <u>20</u>	32 <u>20</u>
<u>P54</u>	<u>Bellevue Farm, Salkeld Road</u>	<u>2.8</u>			<u>63</u>	<u>63</u>
<del>P61</del>	<del>Garage at Roper Street</del>	<del>0.37</del>		37		49
P71	Brent Road Garages	0.21	7			7
P93	Barn and Yard, Brunswick Road	0.1		5 <u>4</u>		5 <u>4</u>
P94	QEGS Annexe, Ullswater Road	0.58			29 <u>18</u>	29 <u>18</u>
P115	Car park off Brentfield Way	0.14	<u>7</u>	40		40 <u>7</u>
	<b>Total</b>		<b><del>125</del> <u>134</u></b>	<b><del>742</del> <u>774</u></b>	<b><del>747</del> <u>810</u></b>	<b><del>1554</del> <u>1718</u></b>

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

Ref	Address	Developable Area (ha)
2A	Gilwilly Industrial Estate extension	11.91
MPC	Skirsgill	3.29
	<b>Total</b>	<b>15.2</b>

### Appendix 3 - Allocations in Alston

Land for housing is allocated on the following sites:

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

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

Ref	Address	Developable Area (ha)
24	Skelgillside Workshops	1.31
26	High Mill (Mixed Use)	n/a
	<b>Total</b>	<b>1.31</b>

## Appendix 4 - Allocations in Appleby

Land for housing is allocated on the following sites:

Ref	Address	Area (ha)	Phasing			Total
			2014-2019	2019-2024	2024-2032	
AP10	Land to the South of Station Road	4.02		<del>30</del> <u>15</u>	<del>35</del> <u>30</u>	<del>65</del> <u>45</u>
AP11	Fields adjacent to the Coal Yard, Station Yard	3.44		<del>40</del> <u>15</u>	<del>50</del> <u>24</u>	<del>90</del> <u>39</u>
<u>AP16</u>	<u>Land behind Cross Croft</u>	<u>5.06</u>			<u>115</u>	<u>115</u>
<u>AP24</u>	<u>Land at Westmorland Road</u>	<u>0.49</u>			<u>15</u>	<u>15</u>
	<b>Total</b>			<b><u>70</u><del>30</del></b>	<b><u>85</u><del>184</del></b>	<b><u>155</u><del>214</del></b>

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

Ref	Address	Developable Area (ha)
19	Cross Croft Industrial Estate	2.56
21	The Old Creamery	1.98
23	Shire Hall	n/a
	<b>Total</b>	4.54

## Appendix 5 - Allocations in Kirkby Stephen

Land for housing is allocated on the following sites:

Ref	Address	Area	Phasing			Total
			2014-2019	2019-2024	2024-2032	
<u>KS3b</u>	<u>South Road/Whitehouse Farm</u>	<u>1.2</u>		<u>38</u>		<u>38</u>
KS13	Land to west of Faraday Road	<del>4.09</del> <u>5.39</u>		<del>40</del> <u>60</u>	<del>30</del> <u>68</u>	<del>70</del> <u>128</u>
KS15	Land adjacent Croglam Lane	2.55		30	30	60
KS17	Land behind Park Terrace	0.75		<del>23</del> <u>24</u>		<del>23</del> <u>24</u>
KS18	Land adj. to Croglam Park	1.18		<del>35</del> <u>13</u>		<del>35</del> <u>13</u>
<u>KS24</u>	<u>Land adj. to Manor Court</u>	<u>1.2</u>			<u>38</u>	<u>38</u>
<u>KS26</u>	<u>Land at Christian Head Care Home</u>	<u>0.2</u>			<u>9</u>	<u>9</u>
	<b>Total</b>		<b>0</b>	<b><del>428</del><u>135</u></b>	<b><del>60</del><u>115</u></b>	<b><del>488</del><u>250</u></b>

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

Ref	Address	Developable Area (ha)
33	Kirkby Stephen Business Park	3.33
<u>KS5</u>	<u>Land adjacent to Mountain Rescue</u>	<u>0.74</u>
	<b>Total</b>	4.07

## Appendix 6 - Allocations in the key hubs

### Land for housing is allocated on the following sites:

<u>Key hub</u>	<u>Ref</u>	<u>Address</u>	<u>Area (ha)</u>	<u>Total</u>
<u>Armathwaite</u>	<u>LAR3a</u>	<u>Land to north east of Armathwaite</u>	<u>0.73</u>	<u>15</u>
<u>Brough and Church Brough</u>	<u>LBR1</u>	<u>Rowan House</u>	<u>0.41</u>	<u>10</u>
<u>Culgaith</u>	<u>LCU3</u>	<u>Land at Lime Tree Farm</u>	<u>0.76</u>	<u>18</u>
<u>Greystoke</u>	<u>LGR5</u>	<u>Land east of Howard Park</u>	<u>1.4</u>	<u>28</u>
<u>High and Low Hesketh</u>	<u>LHH2</u>	<u>Land adjacent to Elm Close</u>	<u>1.06</u>	<u>15</u>
<u>Kirkby Thore</u>	<u>LKT1</u>	<u>Land opposite the Primary School</u>	<u>1.0</u>	<u>24</u>
	<u>LKT3</u>	<u>Townhead</u>	<u>0.6</u>	<u>14</u>
<u>Nenthead</u>	<u>LNE3</u>	<u>Wright Brothers Garage</u>	<u>0.56</u>	<u>13</u>
<u>Plumpton</u>	<u>LPL2</u>	<u>Land adjacent to Byrnes Close</u>	<u>1.26</u>	<u>28</u>
<u>Shap</u>	<u>LSH1</u>	<u>West Lane</u>	<u>0.27</u>	<u>8</u>
	<u>LSH5</u>	<u>Land behind Woodville Terrace</u>	<u>0.6</u>	<u>14</u>
	<u>LSH13</u>	<u>Land behind Carl Lofts</u>	<u>0.66</u>	<u>15</u>
	<u>LSH14</u>	<u>Land adjacent to the Library</u>	<u>0.17</u>	<u>5</u>
	<u>LSH16</u>	<u>Former Food Factory</u>	<u>0.63</u>	<u>15</u>
<u>Stainton</u>	<u>LST9</u>	<u>Land to the west of Lakeland Free Range Egg Company</u>	<u>1.57</u>	<u>20</u>

<u>Key hub</u>	<u>Ref</u>	<u>Address</u>	<u>Area (ha)</u>	<u>Total</u>
<u>Tebay</u>	<u>LTE5a</u>	<u>Land adjacent to the Cross Keys Inn</u>	<u>0.45</u>	<u>12</u>
	<u>LTE6</u>	<u>Land adjacent to Church Rise</u>	<u>0.4</u>	<u>9</u>
		<b><u>Total</u></b>		<b><u>263</u></b>

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

<u>Ref</u>	<u>Address</u>	<u>Developable Area (ha)</u>
<u>40</u>	<u>Brough Main Street</u>	<u>1.5</u>
<u>38b</u>	<u>Old Tebay Depot</u>	<u>1.42</u>
	<b><u>Total</u></b>	<b><u>2.92</u></b>

## Appendix 2 - Sustainability Appraisal of Main Modification Policies

Policy LS1 - Locational Strategy									
Sustainable Development Objectives	Questions	Timescale		Impact	Scale				Commentary
		Short Term	Long Term	Severity	Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	n/a							
	Will it increase the ability of people to influence decisions?	0	+	+	+	0	+	0	The policy refers to neighbourhood planning and enables people to have influence in this way. <b>Cumulative/synergistic effects identified – will rely on neighbourhood plans being brought forward to have an impact on decision making.</b> <b>MINOR POSITIVE IMPACT LIKELY</b>
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	0	+	+	+	0	++	+	The policy directs the majority of development to Penrith with moderate development to the 3 main market towns and development to sustain local services in 13 key hubs. <b>No cumulative/synergistic effects identified.</b> <b>MINOR POSITIVE IMPACT LIKELY</b>
	Will it improve access to facilities?	0	+	+	+	0	++	+	Directing development to areas where services are located will enable people to live in areas where they will have access to facilities. <b>No cumulative/synergistic effects identified.</b> <b>MINOR POSITIVE IMPACT LIKELY</b>



3. To provide everyone with a decent home	Will it improve the quality and location of housing?	+	++	++	++	0	+	+	The policy does not address quality as this is covered by other policies but it will improve the location of new houses allowing both the growth of the towns and appropriate rural development. <b>Cumulative/synergistic effects identified – will rely on other policies. POSITIVE IMPACT LIKELY</b>
	Will it increase the range and affordability of housing for all social groups?	n/a							
4. To improve the level of skills, education and training	Will it improve qualifications of children?	0	0	0	0	0	+	0	Rural housing can result in the continued operation of rural schools which will help in the education of young people. <b>No cumulative/synergistic effects identified. NEGATIVE IMPACT LIKELY</b>
	Will it improve qualifications and skills of adults?	n/a							
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	0	+	+	+	0	+	+	Placing development in settlements with a range of services will aid in access to health services although the provision of health services will rely on the decisions taken by the Clinical Commissioning Group and the Trust. <b>Cumulative/synergistic effects identified – will rely on other bodies for health service delivery. MINOR POSITIVE IMPACT LIKELY</b>
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	n/a							

6. To create vibrant, active, inclusive and open-minded communities with a strong sense of local history	Will it enhance the inclusiveness of communities?	0	+	+	+	0	+	0	It allows for development in rural hubs and smaller settlements where this is for local needs which will enable people to remain in their local area and enhance inclusiveness. <b>No cumulative/synergistic effects identified. MINOR POSITIVE IMPACT LIKELY</b>
	Will it contribute to cultural identity and crime reduction?	n/a							
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	0	0	0	0	0	0	0	The policy does not refer to biodiversity and it is likely that development will be on greenfield sites due to the nature of the district. The policy has been scored neutrally as other policies deal with this issue. <b>Cumulative/synergistic effects identified – will rely on other policies. NEUTRAL IMPACT LIKELY</b>
	Will it maintain and enhance sites designated for their nature conservation interests?	0	0	0	0	0	0	0	
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	0	+	+	+	0	+	0	As above, the policy does not refer to landscape etc and it is likely that development will be on greenfield sites due to the nature of the district. Other policies deal with this issue. However, directing development will protect the greater part of the District's rural land. <b>Cumulative/synergistic effects identified – will rely on other policies. MINOR POSITIVE IMPACT LIKELY</b>

	Will it reduce the amount of derelict, underused or degraded land in the district?	+	+	+	+	0	+	+	There is limited brownfield available in the District however, the direction of development will aid in its redevelopment. Within the smaller settlements, there is an emphasis on re use of sites. <b>No cumulative/synergistic effects identified. MINOR POSITIVE IMPACT LIKELY</b>
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	0	0	0	0	0	0	0	The policy does not refer to nature archaeology etc and it is likely that development will be on greenfield sites with potential due to the nature of the district. The policy has been scored neutrally as other policies deal with this issue. <b>Cumulative/ synergistic effects identified – will rely on other policies. NEUTRAL IMPACT LIKELY</b>
	Will it incorporate protection against flooding and inappropriate design?	0	0	0	0	0	0	0	As above, the policy does not refer to flooding. The policy has been scored neutrally as other policies deal with this issue. <b>Cumulative/synergistic effects identified – will rely on other policies. NEUTRAL IMPACT LIKELY</b>
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	-	-	-	-	0	-	-	The policy is supportive of new housing in appropriate settlements and will therefore not be effective in reducing energy but delivery of development is a key requirement of the Local Plan. <b>No cumulative/synergistic effects identified. MINOR NEGATIVE IMPACT LIKELY</b>
	Will it lead to an improvement in air quality?	-	-	-	-	0	-	-	The policy is supportive of new housing in appropriate settlements and will therefore not be effective in respect of air quality but delivery of development is a key requirement of the Local Plan, air quality is considered under a separate policy. <b>Cumulative/synergistic effects identified – will rely on other policies. MINOR NEGATIVE IMPACT LIKELY</b>

11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	0	-	-	-	0	-	-	The policy is supportive of new housing in appropriate settlements and will therefore not be effective in respect of water quality but delivery of development is a key requirement of the Local Plan, water quality is considered under a separate policy. <b>Cumulative/synergistic effects identified – will rely on other policies.</b> <b>MINOR NEGATIVE IMPACT LIKELY</b>
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	0	0	0	0	0	0	0	Larger scale development is directed to Penrith which will aid in the minimisation of loss of soils in the wider District. Brownfield land is constrained within Eden and therefore greenfield development will also make the greater proportion of development land. <b>No cumulative/synergistic effects identified.</b> <b>NEUTRAL IMPACT LIKELY</b>
	Will it maintain the present condition and use of land?	-	--	--	--	0	--	--	Larger scale development is directed to Penrith which will aid in the minimisation of loss of soils in the wider District. Brownfield land is constrained within Eden and therefore it is likely that the present condition and use of land is unlikely to be unchanged. <b>No cumulative/synergistic effects identified.</b> <b>NEGATIVE IMPACT LIKELY</b>
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	-	-	-	-	0	-	-	The policy supports household development which will increase household waste. <b>No cumulative/synergistic effects identified.</b> <b>MINOR NEGATIVE IMPACT LIKELY</b>
	Will it increase waste recovery and recycling?	+	+	+	+	0	+	+	Increased households will provide opportunities for increased waste recycling and recovery through the integration of areas for recycling storage etc. <b>No cumulative/synergistic effects identified.</b> <b>MINOR POSITIVE IMPACT LIKELY</b>

	Will it encourage energy efficiency and renewable energies?	n/a							
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	+	++	++	+	+	+	+	Increased housing will require various professions with a minor-positive trans-boundary to those who enter the District to work. <b>No cumulative/synergistic effects identified. POSITIVE IMPACT LIKELY</b>
	Will new employment opportunities be created with good access?	+	+	+	+	+	+	+	Increased house building will require various professions with a minor-positive trans-boundary to those who enter the District to work. It is not known where all the sites will be and therefore is scored as a minor positive. <b>No cumulative/synergistic effects identified. MINOR POSITIVE IMPACT LIKELY</b>
15. To improve access to jobs	Will it reduce the need to travel?	+	+	+	+	+	+	+	New development is focused in the market towns, but it is recognised that a healthy rural economy is essential, which may mean that a reduction in the need to travel in some rural areas will be helped with some small scale growth. <b>No cumulative/synergistic effects identified. MINOR POSITIVE IMPACT LIKELY</b>
	Will it improve accessibility to work?	+	+	+	+	0	+	+	The policy supports employment throughout the different hierarchy of settlements at a scale which is appropriate to the settlement. <b>No cumulative/synergistic effects identified. MINOR POSITIVE IMPACT LIKELY</b>
	Will it reduce congestion?	0	0	0	0	0	0	0	Focusing development in the market towns will possibly reduce the need to travel, but behaviour change is difficult to attain and therefore more cars on roads are likely. Transport and congestion is considered under a separate policy. <b>Cumulative/synergistic effects identified – will rely on other policies. NEUTRAL IMPACT LIKELY</b>

	Will it reduce journey times between key destinations?	0	0	0	0	0	0	0	Focusing growth in the market towns is likely to increase journey times in these areas and if new development will focus on keeping talent in the local area then less migration will occur, improving journey times elsewhere. <b>Cumulative/synergistic effects identified – will rely on other policies.</b> <b>NEUTRAL IMPACT LIKELY</b>
16. To diversify and strengthen the local economy	Will it encourage inward investment?	+	+	+	+	0	+	++	The policy is seeking to provide new development and therefore could be said to be encouraging investment, in all areas. As most development is provided in the market towns, a major positive impact is likely to be in the urban areas. <b>No cumulative/synergistic effects identified.</b> <b>MINOR POSITIVE IMPACT LIKELY</b>
	Will it make efficient use of economic land and property?	n/a							The policy does not cover this and is related to distribution only.
Summary/Comments	The policy has some negative markers in relation to changes in the use of land and the consequences of development such as air quality, energy consumption and transport. However, these are all covered under separate policies within the Plan and as such it is not considered that any changes are made to the policy.								

Policy LS2 - Housing Targets and Distribution									
Sustainable Development Objectives	Questions	Timescale		Impact	Scale				Commentary
		Short Term	Long Term	Severity	Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	n/a							
	Will it increase the ability of people to influence decisions?	n/a							
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	0	+	+	+	0	+	+	<p>The majority of development is guided to Penrith which is the major town and then the smaller towns. This will enable access to facilities for residents in the new homes and the homes will support the retention of services. Housing within the key hubs will have a more positive effect due to the retention of services in rural areas which can be more easily accessed.</p> <p><b>No cumulative/synergistic effects identified. MINOR POSITIVE IMPACT LIKELY</b></p>
	Will it improve access to facilities?	0	+	+	+	0	+	+	<p>Directing development to areas where services are located will enable people to live in areas where they will have access to facilities.</p> <p><b>No cumulative/synergistic effects identified. MINOR POSITIVE IMPACT LIKELY</b></p>

3. To provide everyone with a decent home	Will it improve the quality and location of housing?	+	+	+	+	0	+	+	The policy does not address quality as this is covered by other policies but it will improve the location of new houses allowing both the growth of the towns and appropriate rural development. <b>Cumulative/synergistic effects identified – will rely on other policies.</b> <b>MINOR POSITIVE IMPACT LIKELY</b>
	Will it increase the range and affordability of housing for all social groups?	n/a							
4. To improve the level of skills, education and training	Will it improve qualifications of children?	n/a							
	Will it improve qualifications and skills of adults?	n/a							
5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	0	+	+	+	0	+	+	Health services would be able to plan for population increase and focus on hubs therefore considered positively. <b>Cumulative/synergistic effects identified – will rely on other policies.</b> <b>MINOR POSITIVE IMPACT LIKELY</b>
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	n/a							
6. To create vibrant, active, inclusive and open-minded communities with a strong sense of local history	Will it enhance the inclusiveness of communities?	0	+	+	+	0	+	0	The distribution allows for rural development which will aid people who want to remain in their locality. <b>No cumulative/synergistic effects identified.</b> <b>MINOR POSITIVE IMPACT LIKELY</b>
	Will it contribute to cultural identity and crime reduction?	n/a							



7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	n/a							
	Will it maintain and enhance sites designated for their nature conservation interests?	n/a							
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	0	+	+	+	0	+	+	The focus of development on the market towns with limited growth outside these settlements will protect the wider rural environment. The policy does not specifically cover this but it is considered within other policies. <b>Cumulative/synergistic effects identified – will rely on other policies.</b> <b>MINOR POSITIVE IMPACT LIKELY</b>
	Will it reduce the amount of derelict, underused or degraded land in the district?	n/a							
9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	n/a						The policy does not refer to nature archaeology etc and it is likely that development will be on greenfield sites with potential due to the nature of the district but relates to distribution of numbers only. The issues are covered within other policies.	
	Will it incorporate protection against flooding and inappropriate design?	n/a							

10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	-	-	-	-	0	-	-	The policy supports new development which will have an impact on energy consumption. However, the provision of new housing is key to the success of the Plan and efficiency is considered separately under other legislation ie Building Regs. <b>Cumulative/synergistic effects identified – will rely on other policies.</b> <b>MINOR NEGATIVE IMPACT LIKELY</b>
	Will it lead to an improvement in air quality?	-	-	-	-	0	-	-	The policy is supportive of new housing in appropriate settlements and will therefore not be effective in respect of air quality but delivery of development is a key requirement of the Local Plan, air quality is considered under a separate policy. <b>Cumulative/synergistic effects identified – will rely on other policies.</b> <b>MINOR NEGATIVE IMPACT LIKELY</b>
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	-	-	-	-	0	-	-	The policy is supportive of new housing in appropriate settlements and will therefore not be effective in respect of water quality but delivery of development is a key requirement of the Local Plan, water quality is considered under a separate policy. <b>Cumulative/synergistic effects identified – will rely on other policies.</b> <b>MINOR NEGATIVE IMPACT LIKELY</b>
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	0	0	0	0	0	0	0	Larger scale development is directed to Penrith which will aid in the minimisation of loss of soils in the wider District. Brownfield land is constrained within Eden and therefore greenfield development will also make the greater proportion of development land. <b>No cumulative/synergistic effects identified.</b> <b>NEUTRAL IMPACT LIKELY</b>

	Will it maintain the present condition and use of land?	-	-	-	-	0	-	-	Larger scale development is directed to Penrith which will aid in the minimisation of loss of soils in the wider District. Brownfield land is constrained within Eden and therefore it is likely that the present condition and use of land is unlikely to be unchanged. <b>No cumulative/synergistic effects identified. MINOR NEGATIVE IMPACT LIKELY</b>
13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	n/a							
	Will it increase waste recovery and recycling?	n/a							
	Will it encourage energy efficiency and renewable energies?	n/a							
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	+	++	++	++	+	+	+	New development will enable people to move into and stay in the District supporting the labour pool and aiding in the retention of jobs in the District. <b>No cumulative/synergistic effects identified. POSITIVE IMPACT LIKELY</b>
	Will new employment opportunities be created with good access?	n/a							
15. To improve access to jobs	Will it reduce the need to travel?	0	0	0	0	0	0	0	Providing housing in towns and key hubs is likely to reduce the reliance on the private car for activities such as day to day shopping etc. It is considered that there will be a neutral effect. Transport is also covered under other policies. <b>Cumulative/synergistic effects identified – will rely on other policies. NEUTRAL IMPACT LIKELY</b>
	Will it improve accessibility to work?	n/a							

	Will it reduce congestion?	0	0	0	0	0	0	0	Increased development may have some impact on congestion particularly within Penrith but is considered neutrally over the whole District. Transport is also covered under other policies. <b>Cumulative/synergistic effects identified – will rely on other policies. NEUTRAL IMPACT LIKELY</b>
	Will it reduce journey times between key destinations?	n/a							
16. To diversify and strengthen the local economy	Will it encourage inward investment?	+	+	+	+	0	+	+	Certainty over appropriate locations for housing developments will offer external companies the ability to make better investment decisions. <b>No cumulative/synergistic effects identified. POSITIVE IMPACT LIKELY</b>
	Will it make efficient use of economic land and property?	n/a							
Summary/Comments:	The policy has potential negative effects in relation to environmental factors such as water and energy consumption etc but housing is required in the District and therefore the policy scores well in relation to social and economic factors.								

RUR1 - A Plan for the Key Hubs									
Sustainable Development Objectives	Questions	Timescale		Impact	Scale				Commentary
		Short Term	Long Term	Severity	Local	Trans-boundary	Rural	Urban	
1. To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	n/a							
	Will it increase the ability of people to influence decisions?	n/a							
2. To improve access to services, facilities, the countryside and open spaces	Will it improve accessibility to key services?	0	+	+	+	n/a	+	+	Provision of additional housing in the Key Hubs will aid in the support and retention of services that they offer not only for the individual settlement but the wider area. <b>No cumulative/synergistic effects identified</b> <b>MINOR POSITIVE IMPACT</b>
	Will it improve access to facilities?	0	+	+	+	n/a	+	+	
3. To provide everyone with a decent home	Will it improve the quality and location of housing?	0	++	++	++	0	+	+	The policy provides for housing within the Key Hubs which will include a proportion of affordable units and provides a positive framework for the delivery of housing outside the four towns to encourage investment. <b>No cumulative/synergistic effects identified</b> <b>POSITIVE IMPACT</b>
	Will it increase the range and affordability of housing for all social groups?	+	++	++	++	0	+	+	
4. To improve the level of skills, education and training	Will it improve qualifications of children?	n/a							
	Will it improve qualifications and skills of adults?	n/a							

5. To improve the health and sense of well-being of people	Will it increase the access to, and availability of health services?	0	+	+	+	0	+	+	<p>The provision of housing and employment will have positive effects on the health and well-being of residents.</p> <p><b>No cumulative/synergistic effects identified</b></p> <p><b>MINOR POSITIVE IMPACT</b></p>
	Will it positively affect the wellbeing of people? Will it reduce the need for health benefits?	0	+	+	+	0	+	+	
6. To create vibrant, active, inclusive and open-minded communities with a strong sense of local history	Will it enhance the inclusiveness of communities?	0	0	0	0	0	0	0	<p>The policy does not contain any criteria in relation to design and inclusivity as it is distributing development within the settlement. However, this issue is considered under other policies within the Plan.</p> <p><b>Cumulative/synergistic effects identified – will rely on other policies within the Plan.</b></p> <p><b>NEUTRAL IMPACT</b></p>
	Will it contribute to cultural identity and crime reduction?	0	0	0	0	0	0	0	
7. To protect and enhance biodiversity and geodiversity	Will it protect and enhance biodiversity?	n/a							
	Will it maintain and enhance sites designated for their nature conservation interests?	n/a							
8. To preserve, enhance and manage landscape quality and character for future generations	Will it improve the landscape and ecological quality and character of the environment?	0	0	0	0	0	0	0	<p>The policy has been scored neutrally. Sites picked have been separately scored under Sustainability Criteria. Consideration of landscape impact falls under other policies within the Plan which ensures consideration but it is important that all policies are correctly applied.</p> <p><b>Cumulative/synergistic effects identified – will rely on other policies within the Plan.</b></p> <p><b>NEUTRAL IMPACT</b></p>
	Will it reduce the amount of derelict, underused or degraded land in the district?	0	0	0	0	0	0	0	

9. To improve the quality of the built environment	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?	0	0	0	0	0	0	0	As above, the policy has been scored neutrally. The sites picked have been separately scored under Sustainability Criteria. Consideration impact falls under other policies within the Plan which ensures consideration but it is important that all policies are correctly applied. <b>Cumulative/synergistic effects identified – will rely on other policies within the Plan. NEUTRAL IMPACT</b>
	Will it incorporate protection against flooding and inappropriate design?	n/a							
10. To improve local air quality and reduce greenhouse gas emissions	Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	-	-	-	n/a	-	-	The policy encourages development and therefore will lead to an increase in energy consumption through increased housing units and employment. It is scored neutrally in respect of air quality. <b>No Cumulative/synergistic effects identified NEUTRAL IMPACT</b>
	Will it lead to an improvement in air quality?	0	0	0	0	n/a	0	0	
11. To improve water quality and water resources	Will it improve water quality and reduce consumption?	0	0	0	0	n/a	0	0	The use of SUDS etc may lead to an improvement in water quality although increased development may increase consumption locally. <b>Cumulative/synergistic effects identified – will rely on other policies within the Plan. NEUTRAL IMPACT</b>
12. To restore and protect land and soil	Will it minimise the loss of soils to development?	-	-	-	-	n/a	-	-	The policy allocates greenfield land generally which is due to the limited availability of brownfield sites in rural areas. Wherever possible, brownfield sites have been considered and allocated but development supported. <b>No Cumulative/synergistic effects identified NEGATIVE IMPACT</b>
	Will it maintain the present condition and use of land?	--	--	--	--	n/a	--	--	

13. To manage mineral resources sustainably and minimise waste	Will it reduce household waste?	0	-	-	-	n/a	-	-	Increasing households will result in increased household waste. However, the units are required to meet the housing needs of the district and therefore necessary. The policy is neutral in all other respects. <b>No Cumulative/synergistic effects identified NEUTRAL IMPACT</b>
	Will it increase waste recovery and recycling?	0	0	0	0	n/a	0	0	
	Will it encourage energy efficiency and renewable energies?	0	0	0	0	n/a	0	0	
14. To retain existing jobs and create new employment opportunities	Will it retain existing jobs?	0	+	+	+	n/a	+	+	The support for housing and employment development provides a positive environment in which the labour pool can be maintained and enlarged, supporting local businesses and maintaining job rates. As development in rural areas was previously directed to 46 local service centres, this is considered to be neutral in the short term. <b>No Cumulative/synergistic effects identified MINOR POSITIVE IMPACT</b>
	Will new employment opportunities be created with good access?	0	+	+	+	n/a	+	+	
15. To improve access to jobs	Will it reduce the need to travel?	0	+	+	+	n/a	+	+	The support for housing and employment development will provide a positive environment in which the labour pool can be maintained and enlarged, supporting local businesses and maintaining job rates. As development in rural areas was previously directed to 46 local service centres, this is considered to be neutral in the short term. <b>No Cumulative/synergistic effects identified NEUTRAL/MINOR POSITIVE IMPACT</b>
	Will it improve accessibility to work?	0	+	+	+	n/a	+	+	
	Will it reduce congestion?	0	0	0	0	n/a	0	0	
	Will it reduce journey times between key destinations?	0	0	0	0	n/a	0	0	
16. To diversify and strengthen the local economy	Will it encourage inward investment?	0	+	+	+	n/a	+	+	The plan allocates land and offers certainty and therefore will encourage inward investment. <b>No Cumulative/synergistic effects identified MINOR POSITIVE IMPACT</b>
	Will it make efficient use of economic land and property?								
Summary/Comments:	The policy builds on LS2 and the distribution strategy by allocating sites for housing and employment development in the Key Hubs. Whilst the policy has potentially negative impacts on landscaping, biodiversity, water quality etc, these elements are separately covered by other Policies within the Plan and it is important that other policies are referenced in the decision making process								



### Appendix 3 - Sustainability Appraisal of Main Modification Sites in Penrith

Objective	Details	Indicator	Score	Appraisal Tool	Source	P54: Bellevue Farm 2.8ha (84 units @ 30DPH). Penrith North	
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)	-	Penrith Methodist church hall 1515m 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 1863m 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)	+	PO (Spar) 1863m 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 on Beacon edge 446m 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)	+	Right of way from SE 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)	++	No issues noted on or near to site
			+	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).	-	St Catherine's school 2257m from site
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	Ullswater school 4.4km from site
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Adult education facilities are based at Ullswater school. Newton Rigg college is also accessible to all sites.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	+	22%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	+	28%
			+	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).	-	Penrith medical centres 2.5km 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	+	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	++	18%
			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)	+	Fairhill playing field 767m 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	Development of site would not affect amenity in a positive or negative way.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			

SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	N/-	Site would fit together with masterplan option N1, though would be unsuitable in isolation.
			+	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)	++	Penrith supports a number of facilities, all of which are accessible within 3km
			+	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 noted for potential key species, including red squirrels, European otter and great crested newts. Site adjacent to priority habitat woodland.
			+	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	Design needs to integrate trees into layout with suitable separation distances and retain boundary hedges and protect with conditions?
			+	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 classified as sandstone ridge under the county landscape classification. Site is in prominent location and will affect the ridgeline from a number of locations
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	No effect
			-	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	Limited impact on the built environment
			+	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	--	Air quality Management area at Penrith - mitigation may be required.
			+	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
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			

NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	Recent correspondence from UU has indicated that once the WWtW have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the proposed scale of development.
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-/-	Site on the outer limit of the town. Whilst boundary includes farm building, site is greenfield in nature.
			+	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	Former farm building.
			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.	++	ALC Urban Classification
			+	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)	N/+	Facility 1400m from 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	++	102% UK 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 )	++	All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town.
			+	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						++	

## Appendix 4 - Sustainability Appraisal of Main Modification Sites in Alston

Objective	Details	Indicator	Score	Appraisal Tool	Source	AL8: Tyne Café and garage buildings 0.35ha (18 units @ 50DPH)	
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)	++	Alston town hall 208m 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 35m 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)	++	PO 396m 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 stops 859m 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)	+	Right of way passes edge of site, also appear to be right of access for the site for school, garages and a dwelling
			+	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)	++	No evidence of flooding or standing 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).	-	Alston primary school 813m from site
			+	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).	++	King Samuel secondary school 449m from site
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Cybermoor, Front Street
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	N	23%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	28%
			+	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).	+	Alston GP/Hospital 531m 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	-	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	++	20%
			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)	+	Alston play area 704m 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/-	Redevelopment of site would involve change of use from garage. Site backs onto secondary school, which may result in disturbances during term time, though effects are unlikely to be significant. Further information required.
			+	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.	++	Brownfield site, which is clearly within the historical form of the town.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Library and bowling green in settlement
			+	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,	-	Number of key species potentially on site, including black grouse and water vole.
			+	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	No issues
			+	Would result in net increase in tree cover, hedge etc			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc			
			--	Would result in significant loss of tree cover, hedge etc			

EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	Urban Site will enhance character of area, however does not correspond with landscape objectives
			+	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.	++	Building already integrated into fabric of townscape.
			-	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 northernmost tip of this site falls within Alston conservation area. It is likely that new development would lead to significant effects. The buildings associated with the site are currently in a state of disrepair and appropriate development could lead to enhancements to the area which may benefit the character of the conservation area.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
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	++	Though the settlement is spatially remote, the town and potential sites are well located to facilities, services and employment areas.
			+	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 information
			+	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)	?	Limited data. Awaiting information from Northumbrian water
			+	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	++	Brownfield site clearly defined within 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	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.	+	Grade 4 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)	++	Facility 297m from 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	-	86% 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 )	++	Employment areas to the east of the settlement, within 2km of all sites.
			+	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						++	

## Appendix 5 - Sustainability Appraisal of Main Modification Sites in Appleby

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP16: Land behind Cross Croft (23 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)	-	1300m to 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)	+	890m 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)	+	1180m 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)	++	280m from bus stop at Bongate.
			+	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).	-	1600m 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).	+	1775m 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).	+	1400m 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)	++	400m to grass area at Jubilee Bridge.
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	-	Site is adjacent to the railway line which has the potential to inflict light, noise, vibration and pollution disturbance on residents. Industrial uses including a garage are located adjacent to the north of the site, which may cause further 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.	N	The site is currently located outside the settlement boundary, it would be well related if sites AP 4 and AP 5 are developed. Its development would extend the settlement boundary considerably.
			+	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	-	Development of the site would extend the settlement into open countryside quite significantly, and as such, it has the potential to negatively affect 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, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	The site borders both the Settle-Carlisle Conservation Area and the Appleby Conservation Area. As long as the design of any residential development is sympathetic to the surroundings it is unlikely to have any direct effect on the conservation areas.
			+	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 located 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	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 access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays )	++	Employment centres within Appleby.		
			+	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	

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP24: Land adj Westmorland Road (15 units @ 30DPH)	
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)	-	980m to 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)	++	770m 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)	+	940m 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)	++	400m from Appleby train 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).	++	200m 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).	+	960m 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).	+	1160m 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)	++	340m to Appleby Primary School playing field.
			+	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 railway line which has the potential to inflict light, noise, vibration and pollution disturbance on residents. Industrial uses including a garage are located adjacent to the north of the site, which may cause further 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 currently located within a residential area of the town.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		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	++	As a brownfield site, redevelopment has the potential to positively affect 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, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	The site borders both the Settle-Carlisle Conservation Area. As long as the design of any residential development is sympathetic to the surroundings it is unlikely to have any direct effect on the conservation area.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
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	++	Brownfield site located clearly defined within 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	As previously developed land there is possible contamination on the site.
			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.	++	Agricultural land classification Urban.
			+	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 Appleby Primary School, 200m 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 access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays )	++	Employment centres within Appleby.	
			+	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

## Appendix 6 - Sustainability Appraisal of Main Modification Sites in Kirkby Stephen

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS3: Whitehouse Farm 1.8ha (54 units @ 30DPH)	
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 379m 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 295m 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)	++	500m 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 on Nateby Road 500m 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)	+	Right of way runs through the site in the SW 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).	+	KS primary school 512m from site. This may be reduced if a footpath was created to Nateby road, though not yet planned.
			+	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).	+	1025 m.
			+	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 1km 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 40m from 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	N	Part of the site borders the main road; therefore residents may be affected by noise, light and pollution 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.	+	Although towards the edge of the settlement the site is well related to existing properties and in keeping with the pattern of development
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Town has a number of facilities including a library, leisure centre etc
			+	Facility within 6km			
			N	Facility within 8km			
			-	Facility within 10km			
			--	No Facilities within 10km			
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 350m from the River Eden SAC/SSI. Potential for a number of other key species on site including bats in existing buildings.
			+	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	-	Site forms part of tight field pattern with mature trees and hedges. Development has the potentially to dramatically alter the landscape character of the area.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	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	++	There has been a recent refusal of a planning application for the Northern aspect of this site, which would have involved development in the KS conservation area, and demolishing a farm house of significance. The wider development of the site may allow for sympathetic redevelopment of the farm house.
			+	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	-	Small Brownfield area to the North of the site, majority Greenfield agricultural land. Located 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	-	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	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 1100m 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

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS24: Land adjacent Manor Court 1.20ha (36 units @ 30DPH)	
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 250m 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 and Co-op store 400m 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)	++	485m 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 the Primary School 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.
			+	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).	++	100m
			+	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).	+	1020m 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 960m 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 100m from play area at Kirkby Stephen Primary 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	+	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 but is well related to surrounding residential developments.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Town has a number of facilities including a library, leisure centre etc.
			+	Facility within 6km			
			N	Facility within 8km			
			-	Facility within 10km			
			--	No Facilities within 10km			
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 150m 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	-	Site forms part of tight field pattern with mature trees and hedges. Development has the potentially to dramatically alter the landscape character of the area.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	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	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 1050m 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

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS26: Land at Christian Head 0.20ha (9 units @ 30DPH)	
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 400m from site.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Co-op supermarket 300m from site.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	360m from site.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	2 bus stops (North Road and Kirkby Stephen Grammar School) within 240m of the site.
			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	Public Right of Way to south east corner of site
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
			--	Public rights of way would be lost as a result of development			

SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Site not in flood zone or >8m from body of water.
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	600m
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	KS Grammar School 90m from site.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Appleby Heritage Centre nearest facility, around 17km from town. 28mins to town via 574 bus.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	27%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
			-	20-22%			
			--	<20%			

SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	++	Kirkby Stephen Medical Centre 100m from site.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	N	81%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	21%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	400m from 'Frank's Bridge' recreational area (via foot bridge)
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N/-	Site is adjacent to other residential uses on majority of the boundary. To the south is the auction mart, which could cause noise and air pollution.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			

SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	++	The site is within the settlement of Kirkby Stephen.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Town has a number of facilities including a library, leisure centre etc.
			+	Facility within 6km			
			N	Facility within 8km			
			-	Facility within 10km			
			--	No Facilities within 10km			
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 230m 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	-	Site is within the grounds of a care home and therefore would affect the landscape character surrounding the building.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape.
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	On the boundary of the conservation area and adjacent to a listed building. The design of the site would need to take this into account but it could be sympathetically developed.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	Site is close to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			

NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	United Utilities confirm no issues following modelling (Jan 2014).
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	N	Greenfield site clearly defined within settlement
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	+	No known contamination on site or nearby that is likely to impact on development
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.			
			-	Possible significant contamination on site that could require significant remediation.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	ALC grade 3
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	++	Site 300m 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

## Appendix 7 - Sustainability Appraisal of Main Modification Sites in the Key Hubs

Objective	Details	Indicator	Score	Appraisal Tool	Source	LAR3: Land to north east of Armathwaite	
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)	+	Old School Hall 670m
			+	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)	++	Front Street 705m
			+	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)	++	Armathwaite post office 720m
			+	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)	++	220m
			+	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 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).	++	Armathwaite Primary adjacent to site
			+	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).	--	QEGS/Ullswater Penrith 9km
			+	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).	+	Carlisle and Penrith 16km from village, though rail access to Carlisle at reasonable times in 20mins.
			+	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	++	19%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	+	28%
			+	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).	--	Penrith 9km
			+	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	+	86%
			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	++	15%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	-	Village Green& Play area 1.1km
			+	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	-	School/railway next the 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.	N	Located on the edge of the settlement, would extend the village
			+	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)	+	Ainstable Swimming pool 2.3km. Penrith 9km
			+	Facility within 6km			
			N	Facility within 8km			
			-	Facility within 10km			
			--	No Facilities within 10km			
Social Summary						+/N	
ENVIRONMENTAL							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	+	540m from River Eden SAC/SSSI. Site close to Priory Wood Ancient woodland
			+	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	-	Armathwaite is classed as 'gorges'. The distinctive sandstone vernacular and traditional scale villages are sensitive to unsympathetic expansion. Planned or incremental village expansion and could change the generally undeveloped and vernacular character of the landscape.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	No nearby Listed Buildings or Scheduled Ancient Monuments where development would detract
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	No issues - small scale development/rural area.
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of 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)	++	Infrastructure capacity
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	540m from River Eden SAC/SSSI - Favourable Quality.
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	
			+	Brownfield site 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	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)	++	20m
			+	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	++	115% UK 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 )	-	Penrith 9km, not accessible within 30 minutes
			+	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



Objective	Details	Indicator	Score	Appraisal Tool	Source	LBR1: Rowan House, Brough	
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)	++	Brough Memorial Hall 390m
			+	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)	++	Brough Villages Stores and Post office 407m
			+	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)	++	Brough Villages Stores and Post office 407m
			+	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)	++	Main Street 150m
			+	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 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).	+	Church Brough Primary 740m
			+	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).	--	Kirkby Stephen Grammar 7km
			+	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).	+	563 bus takes approximately 20 mins from village - can then access Appleby heritage centre
			+	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	++	21%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	+	28%
			+	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).	++	Brough Medical Centre 160m
			+	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)	++	Play area 175m
			+	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	-	Next to A66
			+	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.	+	On edge but respects character
			+	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)	N	Kirkby Stephen 7km - Library, Museum, Outdoor Swimming Pool
			+	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,	+	1.1km to Helbeck Wood SSSI/SAC
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	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	+	On edge /within settlement, next to A66. Brough is classed as 'gorges'. The distinctive sandstone vernacular and traditional scale villages are sensitive to unsympathetic expansion. Planned or incremental village expansion and could change the generally undeveloped and vernacular character of the landscape.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	No nearby Listed Buildings or Scheduled Ancient Monuments where development would detract
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	No issues - small scale development/rural area.
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of 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)	++	Infrastructure capacity
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	There is no watercourse running through the site. Swindale Beck runs through Brough, but there is no Water Quality data.
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	
			+	Brownfield site 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	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)	++	260m
			+	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	+	102% 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 )	+	Kirkby Stephen 7km, site within 30 minutes by bus
			+	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	Second from bottom quartile
			+	Site in ward in second bottom quartile for deprivation			
			N	Site is least deprived 50% of wards			
Economic Summary							+/N

Objective	Details	Indicator	Score	Appraisal Tool	Source	LCU3: Land at Lime Tree Farm, Culgaith	
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)	+	Culgaith Victoria Institute 300m
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	Garden centre selling basic goods 1km
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	--	Langwathby Post office 5.8km
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	War Memorial 300m
			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	Right of way on western edge
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
			--	Public rights of way would be lost as a result of development			



SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Not in flood zone
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Culgaith Primary School 700m
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	--	Ullswater Community College 11km
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	--	132 bus service reaches Penrith in 45 mins (infrequent)
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	15%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	++	37%
			+	25-29%			
			N	22-24%			
			-	20-22%			
			--	<20%			

SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	-	Temple Sowerby Medical Practice 3km
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	+	83%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	17%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	Village green 450m
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	Surrounded by residential/fields
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			

SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	++	Site clearly defined within settlement
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Winderwath Gardens and Acorn Bank within 6km
			+	Facility within 6km			
			N	Facility within 8km			
			-	Facility within 10km			
			--	No Facilities within 10km			
Social Summary						+/N	
ENVIRONMENTAL							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	+	Site is 600m from River Eden SAC/SSSI.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	Housing Matrices/Tree Surveys	N	There are no TPOs on site, 450m from Ancient Woodland.
			+	Would result in net increase in tree cover, hedge etc			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc			
			--	Would result in significant loss of tree cover, hedge etc			

EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	Brownfield site within the settlement.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	No effect of designated landscape
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	The site is within 250m of the Settle to Carlisle Railway Conservation Area.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	No issues - small scale development/rural area.
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of 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)	+	Infrastructure capacity
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	N	River Eden SAC within 500m of village. Brownfield site so should not affect water quality.
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	++	Brownfield site clearly defined within settlement
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	N	Previously a farm so possible contamination either onsite or nearby which could result in remedial enhancements.
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.			
			-	Possible significant contamination on site that could require significant remediation.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	Grade 3
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	++	Near Primary School 700m
			+	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	+	104% Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
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 )	--	Fellrunner bus service reaches Penrith (45 mins) and Carlisle (1h10m).
			+	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/--	

Objective	Details	Indicator	Score	Appraisal Tool	Source	LGR5: Land east of Howard Park, Greystoke	
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)	++	Greystoke Village Hall 300m
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Post Office & Store 360m
			+	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)	++	Post Office & Store 360m
			+	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)	--	No public transport to village
			+	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 through western section
			+	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)	N	Flood zone 2/3 on the western boundary and approximately 50m from eastern boundary
			+	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).	++	Greystoke School 360m
			+	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).	--	QEGS/Ullswater College Penrith 11km
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	--	No public transport
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	22%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	++	39%
			+	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).	--	Penrith 11km
			+	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	+	85%
			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)	++	Playing pitch 150m
			+	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	Next to small scale housing/countryside
			+	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.	+	Would extend the village
			+	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)	+	Outdoor swimming pool in village
			+	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,	+	No nearby sites
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	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	+	On edge but would respect character. Greystoke is classed as 'limestone foothills.' Rolling undulating topography, large blocks of forest. Small scale vernacular villages of limestone & sandstone sensitive to expansion, development needs to be sensitive to local form.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	-	Close to a number of Grade II listed buildings, potential to affect setting.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	No issues - small scale development/rural area.
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of 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)	++	Infrastructure capacity
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No nearby sites
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	
			+	Brownfield site 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	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)	++	500m
			+	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	+	101% 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 )	+	Penrith 11km, accessible by bus within 30 minutes
			+	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

Objective	Details	Indicator	Score	Appraisal Tool	Source	LHH2: Land adjacent to Elm Close, High Hesket	
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)	-	Low Hesket Village Hall 1.6km
			+	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)	--	No shop
			+	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)	-	Mobile Only. Armathwaite 5km
			+	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)	+	664m
			+	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 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).	+	High Hesket C of E School 720m
			+	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).	--	QEGS/Ullswater College Penrith 17km
			+	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).	+	Village 22mins to Penrith/Carlisle via 104 bus, including access to adult education
			+	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	++	18%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	++	45%
			+	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).	++	Low Hesketh Surgery 700m
			+	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	+	84%
			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	++	15%
			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)	+	Playing pitch 750m
			+	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	Possible road noise from A6 may require mitigation
			+	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.	+	Would extend the village but respects form
			+	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)	+	Ainstable Outdoor swimming pool 5.5km
			+	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,	+	No nearby sites
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	Housing Matrices/Tree Surveys	N	Hedgerows on edge of site
			+	Would result in net increase in tree cover, hedge etc			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc			
			--	Would result in significant loss of tree cover, hedge etc			

EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	Site is on edge of village, A6 to the west. High Hesket is classed as 'intermediate farmland'. Development must conserve and enhance stone built farm buildings/use roadside planting
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	No nearby Listed Buildings or Scheduled Ancient Monuments where development would detract
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	No issues - small scale development/rural area.
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of 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)	+	Infrastructure capacity not widely available - potential requirements for investment to meet demand and/or reduce capacity elsewhere.
			+	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 nearby sites
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	
			+	Brownfield site 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.	-	ALC grade 2
			+	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)	++	650m
			+	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	++	106% UK 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 )	+	Penrith 17km, accessible within 30 minutes by bus
			+	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	

Objective	Details	Indicator	Score	Appraisal Tool	Source	LKT1: Land opposite Primary School, Kirkby Thore	
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)	+	Kirkby Thore Memorial Hall 411m
			+	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)	++	Villages Stores & Post office 320m
			+	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)	++	Villages Stores & Post office 320m
			+	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)	++	Main Street 400m
			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	Right of way on northern 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)	+	30yr surface water in northern and central area of site
			+	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).	++	Kirkby Thore School 30m
			+	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).	--	Appleby Grammar School 8km
			+	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).	+	563 bus service reaches Penrith in 21 mins
			+	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	+	21%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	+	28%
			+	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).	--	Appleby Medical Practice 8km
			+	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	+	84%
			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	++	15%
			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)	++	Playing pitch 70m
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	Surrounded on residential/fields
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			

SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	Would extend the village.
			+	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)	N	Appleby 8km - Library, Golf, Leisure Centre
			+	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 is 680m 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	<p>Recently planted hedgerow on north boundary, woodland in adjacent site at The Rectory/The Old Rectory.</p> <p>The woodland to the south is distinctive within the landscape and overhangs the site by 6-8m; this will shade a significant part of the site therefore any future design will need to take this into account. The wood has been under planted along the boundary with a cypress hedge and this has little amenity value. The hedgerow alongside the public footpath should be retained and if required, protected by condition if consent is given; it also contains one semi-mature sycamore that has future public amenity value. Consider TPO for trees on adjacent land, and consider protecting the hedgerow with a condition should development take place.</p>
			+	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	+	On edge of the village. Kirkby Thore is within 'Broad Valley' classification. - Wide deep valleys, open floodplains, rural farmland. Development should minimise impact on local character, conserve and protect character of historic stone built villages in their landscape settings.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	No nearby Listed Buildings or Scheduled Ancient Monuments where development would detract
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	No issues - small scale development/rural area.
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of 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)	++	Infrastructure capacity
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	Site is 680m from River Eden SAC/SSSI- Favourable status
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	
			+	Brownfield site 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	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)	++	450m
			+	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	+	104% Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
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 )	+	563 bus service reaches Penrith in 21 mins. Appleby 8km, accessible within 30 minutes by bus
			+	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

Objective	Details	Indicator	Score	Appraisal Tool	Source	LKT3: Townhead, Kirkby Thore	
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)	++	Kirkby Thore Memorial Hall 344m
			+	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)	++	Villages Stores & Post office 420m
			+	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)	++	Villages Stores & Post office 420m
			+	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)	++	Main Street 51m
			+	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 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).	+	Kirkby Thore School 880m
			+	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).	--	Appleby Grammar School 8km
			+	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).	+	563 bus service reaches Penrith in 21 mins
			+	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	+	21%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	+	28%
			+	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).	--	Appleby Medical Practice 8km
			+	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	+	84%
			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	++	15%
			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)	+	Playing area 270m
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	Surrounded on residential/fields
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			

SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	Would extend the village
			+	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)	N	Appleby 8km - Library, Golf, Leisure Centre
			+	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 is 440m 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	+	On edge of the village. Kirkby Thore is within 'Broad Valley' classification, - wide deep valleys, open floodplains, rural farmland. Development should minimise impact on local character, conserve and protect character of historic stone built villages in their landscape settings.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	No nearby Listed Buildings or Scheduled Ancient Monuments where development would detract
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	No issues - small scale development/rural area.
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of 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)	++	Infrastructure capacity
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	Site is 440m from River Eden SAC/SSSI - Favourable status
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	
			+	Brownfield site 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	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)	++	320m
			+	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	+	104% Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
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 )	+	563 bus service reaches Penrith in 21 mins. Appleby 8km, accessible within 30 minutes by bus
			+	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

Objective	Details	Indicator	Score	Appraisal Tool	Source	LNE3: Wright Brothers Garage, Nenthead	
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)	++	Nenthead Village Hall 200m
			+	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)	++	Nenthead Community Shop and Post office
			+	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)	++	Nenthead Community Shop and 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)	-	0m bus stop adjacent to site, infrequent
			+	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 to south west of the site
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
			--	Public rights of way would be lost as a result of development			

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)	N	Flood zone 2/3 and River Nent adjacent to west of site.
			+	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).	++	Nenthead Primary 300m
			+	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).	--	Samuel King's School, Alston 7.3km
			+	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).	--	Carlisle offer nearest facilities in Cumbria. 90min bus journey.
			+	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	+	28%
			+	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).	--	Alston Medical Practice 7.7km
			+	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	-	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	++	20%
			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)	++	Park adjacent to 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	No issues, adjacent to park and residential
			+	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.	++	Within the settlement.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	N	Alston 7.7km - Library, Museum
			+	Facility within 6km			
			N	Facility within 8km			
			-	Facility within 10km			
			--	No Facilities within 10km			
Social Summary						+/N	
ENVIRONMENTAL							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	+	
			+	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	No TPO trees on site
			+	Would result in net increase in tree cover, hedge etc			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc			
			--	Would result in significant loss of tree cover, hedge etc			

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	+	Within the settlement. Nenthead lies within the 'Dales' classification. This comprises distinctive upland valleys, angular limestone scarps and steep slope and small traditional villages. There are sensitive open and expansive uninterrupted views, new development to resist the proliferation of minor intrusions such as fences and tracks
			+	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.	-	North Pennines AONB
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	++	Within setting of Grade II listed church and Nenthead Mines SAM. Brownfield site in poor state so has potential to enhance the historic environment.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	No issues - small scale development/rural area.
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of 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)	++	Infrastructure capacity
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No nearby sites
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	++	
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	N	Previously developed with potential contamination
			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.	+	Grade 4
			+	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)	++	Adjacent to 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	-	86% 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 )	+	Alston 7.2km, bus service available
			+	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	

Objective	Details	Indicator	Score	Appraisal Tool	Source	LPL2 Land adjacent to Byrnes Close, Plumpton	
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)	++	Plumpton School 226m
			+	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)	++	Stores and Post Office 302m
			+	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)	++	Stores and Post Office 302m
			+	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)	++	347m
			+	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 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).	++	Plumpton C of E School 210m
			+	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).	--	QEGS/Ullswater College Penrith 11km
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	104 bus service takes 10 mins to reach Penrith
			+	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	++	18%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	++	45%
			+	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).	--	Penrith 11km
			+	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	+	84%
			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	++	15%
			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)	++	Playing field 170m 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	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.	++	Located within the settlement.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	--	None
			+	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,	+	No nearby sites
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	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	+	Located within the settlement. Plumpton is classed as 'intermediate farmland'. Development must conserve and enhance stone built farm buildings/use roadside planting
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	No nearby Listed Buildings or Scheduled Ancient Monuments where development would detract
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	No issues - small scale development/rural area.
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of 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)	++	Infrastructure capacity
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No nearby sites
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	
			+	Brownfield site 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.	-	Half grade 2, half 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)	++	450m
			+	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	++	106% UK 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 )	+	Penrith 11km, bus available. 104 bus service takes 10 mins to reach Penrith
			+	Employment centre accessed by appropriate public transport within 30 mins.			
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Employment centre >10km of site not accessible 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

Objective	Details	Indicator	Score	Appraisal Tool	Source	LSH1: West Lane, Shap	
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)	+	Shap Memorial Hall 480m
			+	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 220m
			+	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)	++	Post Office 220m
			+	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)	++	102m
			+	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 to east of the site
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
			--	Public rights of way would be lost as a result of development			

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)	+	30 year surface water at south east edge of the site
			+	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).	+	Shap C of E Primary School 430m
			+	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).	--	QEGS/Ullswater College Penrith 16.2km
			+	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).	++	Shap community development centre in village
			+	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	-	20%
			+	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).	++	West Lane Surgery 90m
			+	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	+	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	++	18%
			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)	+	Park/Playing field 500m 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	Slight noise from road/railway may need mitigation
			+	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.	+	On edge of the settlement but would respect character.
			+	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)	++	Games Court, Library, Outdoor Swimming Pool, Tennis
			+	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,	+	No nearby sites
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	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	+	Shap is classified as 'Limestone Farmland'- rolling upland farmed landscape with distinctive limestone characteristics. Development of villages needs to sensitive to the historic form, local topography and vernacular to prevent erosion of 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 affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	No nearby Listed Buildings or Scheduled Ancient Monuments where development would detract
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	No issues - small scale development/rural area.
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of 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)	++	Infrastructure capacity
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No nearby sites
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	
			+	Brownfield site 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.	+	Grade 4
			+	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)	++	490m
			+	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	-	82% 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 )	+	Penrith 16.2km, bus available
			+	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



Objective	Details	Indicator	Score	Appraisal Tool	Source	LSH5: Land Woodville Terrace, Shap	
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)	+	Shap Memorial Hall 540m
			+	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 872m
			+	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)	+	Post Office 872m
			+	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)	++	113m
			+	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)	+	30 year surface water at north edge of the site and to the west
			+	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).	+	Shap C of E Primary School 570m
			+	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).	--	QEGS/Ullswater College Penrith 16.2km
			+	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).	++	Shap community development centre in village
			+	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	-	20%
			+	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).	+	Shap Medical Practice 890m
			+	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	+	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	++	18%
			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)	+	Park/Playing field 410m 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	Slight noise from road, rail noise very loud. May need mitigation
			+	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.	+	On edge of the settlement, would extend linear settlement.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Games Court, Library, Outdoor Swimming Pool, Tennis
			+	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,	+	No nearby sites
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	Housing Matrices/Tree Surveys	-	Significant trees on site
			+	Would result in net increase in tree cover, hedge etc			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc			
			--	Would result in significant loss of tree cover, hedge etc			

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	+	On edge of the settlement, would extend linear settlement. Shap is classified as 'Limestone Farmland-rolling upland farmed landscape with distinctive limestone characteristics. Development of villages needs to be sensitive to the historic form, local topography and vernacular to prevent erosion of 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 affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	No nearby Listed Buildings or Scheduled Ancient Monuments where development would detract
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	No issues - small scale development/rural area.
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of 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)	++	Infrastructure capacity
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No nearby sites
			+	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	
			+	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.	+	Grade 4
			+	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)	++	520m
			+	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	-	82% 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 )	+	Penrith 16.2km, bus available
			+	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

Objective	Details	Indicator	Score	Appraisal Tool	Source	LSH13: Land behind Carl Lofts, Shap	
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)	+	Shap Memorial Hall 540m
			+	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 872m
			+	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)	+	Post Office 872m
			+	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)	++	113m
			+	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)	+	30 year surface water at north edge of the site and to the west
			+	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).	+	Shap C of E Primary School 570m
			+	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).	--	QEGS/Ullswater College Penrith 16.2km
			+	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).	++	Shap community development centre in village
			+	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	-	20%
			+	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).	+	Shap Medical Practice 890m
			+	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	+	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	++	18%
			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)	+	Park/Playing field 410m 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	Slight noise from road, rail noise very loud. May need mitigation
			+	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.	+	On edge of the settlement, would extend linear settlement.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Games Court, Library, Outdoor Swimming Pool, Tennis
			+	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,	+	No nearby sites
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	Housing Matrices/Tree Surveys	-	Significant trees on site
			+	Would result in net increase in tree cover, hedge etc			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc			
			--	Would result in significant loss of tree cover, hedge etc			

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	+	On edge of the settlement, would extend linear settlement. Shap is classified as 'Limestone Farmland-rolling upland farmed landscape with distinctive limestone characteristics. Development of villages needs to be sensitive to the historic form, local topography and vernacular to prevent erosion of 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 affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	No nearby Listed Buildings or Scheduled Ancient Monuments where development would detract
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	No issues - small scale development/rural area.
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of 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)	++	Infrastructure capacity
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No nearby sites
			+	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	
			+	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.	+	Grade 4
			+	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)	++	520m
			+	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	-	82% 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 )	+	Penrith 16.2km, bus available
			+	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

Objective	Details	Indicator	Score	Appraisal Tool	Source	LSH14: Land adjacent to the Library, Shap	
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)	++	Shap Memorial Hall 200m
			+	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 400m
			+	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)	++	Post Office 400m
			+	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)	-	300m
			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	On eastern boundary
			+	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 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).	+	Shap C of E Primary School 180m
			+	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).	--	QEGS/Ullswater College Penrith 15.2km
			+	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).	++	Shap community development centre in village
			+	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	-	20%
			+	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).	++	Shap Medical Practice adjacent to 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	+	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	++	18%
			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)	+	Park/Playing field 280m 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	Slight noise from road and rail.
			+	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.	++	Within settlement
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Games Court, Library, Outdoor Swimming Pool, Tennis
			+	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,	+	No nearby sites
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	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	+	Brownfield site, disused, surrounded by residential/health facility. Shap is classified as 'Limestone Farmland-rolling upland farmed landscape with distinctive limestone characteristics. Development of villages needs to be sensitive to the historic form, local topography and vernacular to prevent erosion of 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 affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	No nearby Listed Buildings or Scheduled Ancient Monuments where development would detract
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	No issues - small scale development/rural area.
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of 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)	++	Infrastructure capacity
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No nearby sites
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	++	
			+	Brownfield site 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	Brownfield site
			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.	+	Grade 4
			+	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)	++	300m
			+	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	-	82% 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 )	+	Penrith 15.2km, bus available
			+	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	

Objective	Details	Indicator	Score	Appraisal Tool	Source	LSH16: Former Food Factory, Shap	
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)	+	Shap Memorial Hall 700m
			+	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 1km
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	Post Office 1km
			+	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)	-	260m
			+	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)	+	West 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)	N	Flood zone 2 50m from site boundary
			+	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).	+	Shap C of E Primary School 800m
			+	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).	--	QEGS/Ullswater College Penrith 17km
			+	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).	++	Shap community development centre in village
			+	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	-	20%
			+	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).	+	Shap Medical Practice 1km
			+	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	+	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	++	18%
			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)	+	Park/Playing field 600m 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	Slight noise from road, rail noise very loud. May need mitigation
			+	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.	+	On edge of the settlement, brownfield site.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Games Court, Library, Outdoor Swimming Pool, Tennis
			+	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,	+	No nearby sites
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	Housing Matrices/Tree Surveys	+	Factory site – no vegetation
			+	Would result in net increase in tree cover, hedge etc			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc			
			--	Would result in significant loss of tree cover, hedge etc			

EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	Brownfield site on edge of the settlement. Shap is classified as 'Limestone Farmland- rolling upland farmed landscape with distinctive limestone characteristics. Development of villages needs to be sensitive to the historic form, local topography and vernacular to prevent erosion of 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 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	++	Adjacent to Grade II listed farmhouse, redundant factory – redevelopment could significantly improve setting.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	No issues - small scale development/rural area.
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of 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)	++	Infrastructure capacity
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No nearby sites
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	+	
			+	Brownfield site 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	-	Former factory
			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.	+	Grade 4
			+	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)	++	600m
			+	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	-	82% 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 )	+	Penrith 17km, bus available
			+	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	

Objective	Details	Indicator	Score	Appraisal Tool	Source	LST9: Land to west of Lakeland Free Range Egg Company, Stainton	
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)	+	Stainton Village Hall 420m
			+	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)	++	King's Arms Shop and Post Office 460m
			+	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)	++	King's Arms Shop and Post Office 460m
			+	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)	++	300m
			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	Right of way along east west and south boundary
			+	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 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).	-	Stainton C of E School 900m
			+	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).	--	QEGS/Ullswater College Penrith 5.8km
			+	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).	++	Penrith adult learning centre (Ullswater school) 4.2km from village
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	20%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	++	35%
			+	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).	--	Penrith 5.8km
			+	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)	+	Playing field 750m 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	Some noise evident from the A66.
			+	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.	+	Development is on the edge of the village but would extend into open countryside.
			+	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)	++	Penrith 5.8km - Cinema, Theatre, Tennis, Leisure Centre, Golf, Gyms, Library
			+	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,	+	No nearby sites
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	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 is on the edge of the village but would extend into open countryside. Stainton is classed as 'limestone foothills.' Rolling undulating topography, large blocks of forest. Small scale vernacular villages of limestone & sandstone sensitive to expansion, development needs to be sensitive to local form.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	No nearby Listed Buildings or Scheduled Ancient Monuments where development would detract
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	No issues - small scale development/rural area.
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of 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)	++	Infrastructure capacity
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No nearby sites
			+	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	
			+	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.	+	Grade 4
			+	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)	--	420m
			+	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	++	105% UK 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 )	+	Penrith 5.8km, bus available
			+	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

Objective	Details	Indicator	Score	Appraisal Tool	Source	LTE5a: Land adjacent to the Cross Keys Inn, Tebay	
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)	++	Tebay Sports and Social Club 186m
			+	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)	+	J38 Shop 837m
			+	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)	++	Post Office 190m
			+	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)	++	Adjacent to 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 to western point of the site
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
			--	Public rights of way would be lost as a result of development			

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 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).	++	Tebay Community Primary School 15m
			+	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).	--	Kirkby Stephen Grammar School 19.4km
			+	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).	+	106 bus takes 29 mins to reach Kendal, with employment centre.
			+	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	+	29%
			+	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).	++	Tebay Surgery 100m
			+	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	80%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	N	20%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	Village Green/playing pitch 260m
			+	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	Some rail noise evident, road noise from the M6.
			+	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 outside the settlement, and is large in scale.
			+	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)	+	Games/Tennis Court
			+	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,	+	No nearby sites
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	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 is outside the settlement, and is large in scale. Tebay is classified as within 'Valley Corridors' - a narrow gorge between high fells, with steep sides, pasture and woodland. The Lune Gorge at Tebay is a large scale, dramatically enclosed landscape with discordance between its rough and wild texture and the presence of heavy motorway traffic.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	No nearby Listed Buildings or Scheduled Ancient Monuments where development would detract
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	No issues - small scale development/rural area.
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of 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)	++	Infrastructure capacity
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	?	Site is close to River Lune - no water quality data at present.
			+	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	
			+	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.	+	Grade 4
			+	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)	++	350m
			+	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	93% 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 )	+	106 bus takes 29 mins to reach Kendal, with 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	Second from bottom quartile
			+	Site in ward in second bottom quartile for deprivation			
			N	Site is least deprived 50% of wards			
Economic Summary							+/N

Objective	Details	Indicator	Score	Appraisal Tool	Source	LTE6: Land adjacent to Church Rise, Tebay	
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)	++	Tebay Sports and Social Club 84m
			+	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)	++	J38 Shop 650m
			+	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)	++	Post Office 130m
			+	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)	++	67m
			+	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 across NW 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 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).	++	Tebay Community Primary School 300m
			+	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).	--	Kirkby Stephen Grammar School 19.4km
			+	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).	+	106 bus takes 29 mins to reach Kendal, with employment centre.
			+	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	+	29%
			+	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).	++	Tebay Surgery 110m
			+	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	80%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	N	20%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	Village Green/playing pitch 120m
			+	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	Some rail noise evident, road noise from the M6.
			+	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 located within the settlement.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	+	Games/Tennis Court
			+	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,	+	No nearby sites
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	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 is located within the settlement. Tebay is classified as within 'Valley Corridors' - a narrow gorge between high fells, with steep sides, pasture and woodland. The Lune Gorge at Tebay is a large scale, dramatically enclosed landscape with discordance between its rough and wild texture and the presence of heavy motorway traffic.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	No nearby Listed Buildings or Scheduled Ancient Monuments where development would detract
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	No issues - small scale development/rural area.
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of 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)	++	Infrastructure capacity
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	?	Site is close to River Lune - no water quality data at present.
			+	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	
			+	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.	+	Grade 4
			+	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)	++	200m
			+	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	93% 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 )	+	106 bus takes 29 mins to reach Kendal, with 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	Second from bottom quartile
			+	Site in ward in second bottom quartile for deprivation			
			N	Site is least deprived 50% of wards			
Economic Summary						+/N	

## Appendix 8 - Sustainability Appraisal of Main Modification Employment Sites

Objective	Details	Indicator	Score	Appraisal Tool	Source	Land adj. to Mountain Rescue Post	
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 250m from the A685. The A66 is approximately 7km and the M6 19km. This means that traffic accessing the M6 has to travel through the village, causing noise and congestion for residents
			+	A road within 1km and motorway within 5km			
			-	A road >3km and motorway within 10km			
			--	Motorway >10km			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	From the centre of the site the closest bus stop is about 370m away. The site could be accessed by customers and employees by public transport, therefore promotes sustainable transport and easy access will also help deliver a more viable business
			+	Bus stop or rail station with regular service >800m from site			
			N	Within 2 km of bus or rail service			
			--	Bus or rail <2km from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	There is a public right of way through the site which runs along the service road from north to south. This will need to be retained during any development.
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
			--	Public rights of way would be lost as a result of development			

SP4	To improve the level of skills, education and training	Apprenticeships	++	>4%	Census data	-	3.2% of people in this ward have undertaken an apprenticeship
			+	3.5-4%			
			-	<3.2%			
			--	<3%			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Appleby Heritage Centre nearest facility, around 17km from town. 28mins to town via 574 bus.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	N	27%
			+	22-25%			
			N	25-30%			
			-	>30%			
		% population with NVQ4 and above	++	>30% +	Census data	+	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	N	80%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	Census data	-	22%
			-	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	The site is about 500m from Frank's Bridge.
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	The site is surrounded by industrial uses and the medical centre.
			+	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.	++	All areas surrounding the site have been developed.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			

Social Summary					+/N		
ENVIRONMENTAL							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site is 280m from the 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	site visit/ 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/ <b>Cumbria Landscape Toolkit</b>
+	Site unlikely to have negative landscape considerations						
-	Potential negative issues with landscape character						
--	Highly likely potential for negative effects on landscape character						
Effect on designated landscape	++			Development does not affect designated landscape	GIS layers.	++	The development does not affect a designated landscape
	-			Development affects setting of designated landscape			
	--			Development directly affects designated landscape			

EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ <b>Heritage Assessments</b>	N	Relatively close spatially to Conservation area but given topography there would be no impact of residential development on it.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
		Impact on local character, sense of place etc	++	Potential to enhance the local character contributing to enhancements		N	As a greenfield site there is limited potential for improvement, however the land is surrounded by industrial/employment uses so negative effects on the local character are 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).			
		% of identified site which is at risk of flooding	++	0%		++	Site not in flood zone or >8m from body of water.
			+	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	+	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 based contaminants	++	Greenfield site, previously undeveloped	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++	
			+	Site previously developed but no known contamination on site			
			-	Possible contamination which could result in remedial enhancements			
			--	Possible significant contamination.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	Grade 3
			+	ALC grade 4			
			-	ALC grade 3 (a & b)			
			--	ALC grade 1-2			
NR4	To manage <b>natural</b> (was <u>mineral</u> ) resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield within settlement	GIS: (Generic Overlays > Local Information)	N	Greenfield within settlement.
			+	Brownfield on edge of settlement			
			N	Greenfield within settlement			
			-	Greenfield on edge of settlement			
			--	Greenfield in rural area			
Environmental Summary						N/+	
ECONOMIC							
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase		N	The site is unlikely to impact on existing or likely future tourist attractions
			-	Decrease			
		% tourism Jobs	+	Increase		N	It is unlikely that the scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at the site are unlikely to alter the % of tourism jobs although the additional jobs likely to be created on the site might reduce unemployment.
			-	Decrease			
		Average Salary	++	Average gross weekly pay >UK average	Nomis	N	The average salary is approximately 92% of the NW average
			+	Average gross weekly pay >NW average			
			N	Average gross weekly pay = 90% of NW average			
			-	Average gross weekly pay 80% of NW average			
			--	Average gross weekly <80% of NW average			



EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: (Generic Overlays > Local Information)	++	The site is adjacent to the employment centre of Kirkby Stephen. Therefore it would be in a sustainable location adjacent to other employment uses.
			+	Employment centre accessed by appropriate public transport within 30 mins			
			-	Employment centre 5-10km 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 locate on this site.
			+	25% new jobs in public admin, education and health			
			-	<23% new jobs in public admin, education and health			
			--	net loss of businesses in public admin, education and health			
Economic Summary						N/+	
Objective	Details	Indicator	Score	Appraisal Tool	Source	Brough Main Street, Brough	
SOCIAL							
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network	++	Motorway within 1km	GIS: (Generic Overlays> Eden LDF)	+/-	The site is about 440m from A66. The site is on the western edge of the settlement, with access from the A66 to the west. The main junction to the A66 would require traffic to move through the centre of the town, therefore there could be some congestion and traffic issues. Brough is about 26km from the M6 which makes accessibility
			+	A road within 1km and motorway within 5km			
			-	A road >3km and motorway within 10km			
			--	Motorway >10km			

Objective	Details	Indicator	Score	Appraisal Tool	Source	Brough Main Street, Brough	
							to wider markets more difficult.
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	From the centre of the site, the bus stop is about 100m away. Brough is served by a number of services from Appleby, Penrith, Kendal, Newcastle, Darlington and so on. Therefore the site could be accessed by customers and employees by public transport, therefore promotes sustainable development but will also help deliver a more viable business.
			+	Bus stop or rail station with regular service >800m from site			
			N	Within 2 km of bus or rail service			
			--	Bus or rail <2km from site			

		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	There is no public right of way on the site
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
			--	Public rights of way would be lost as a result of development			
SP4	To improve the level of skills, education and training	Apprenticeships	++	>4%	Census data	-	In Brough ward, 3.2% of people in this ward have undertaken an apprenticeship
			+	3.5-4%			
			-	<3.2%			
			--	<3%			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	The nearest Adult Education facility is Appleby Heritage Centre, which is about 12.6km from the centre of the site and would take about 20minutes to get to by public transport. Due to the distance and the possibility of public transport linking the two settlements, there is potential that people could undertake further education, and there is potential to improve the skills base in Brough.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	+	23%
			+	22-25%			
			N	25-30%			
			-	>30%			
		% population with NVQ4 and above	++	>30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
			-	20-22%			
			--	<20%			

SP5	To improve the health and sense of well-being of people	%population in good or very good health	+	>82% population in good or very good health	Census data	+	83%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	Census data	+	17%
			-	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	The site is about 100m from an area of accessible green space. The impact of this is positive, as access to such space makes the development more desirable, as people would like to have access to such spaces close to where they work, but also as such spaces help to provide an attractive development and help to meet health and well-being objectives.
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	-	The site is already an employment site and is used by a bus company. It is directly adjacent to some residential dwellings to the east. If a similar use was found, there would not be a further impact on residential amenity given that there is already an employment use adjacent to the dwellings. However should the use of the site intensify it might be necessary to implement mitigation measures to limit noise, light and air emissions to protect residential amenity.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			

SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	The site is very much on the edge of the settlement, but is well related to it having been in use for many years.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
Social Summary							+/-
ENVIRONMENTAL							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	+	There are no known issues on this site. Development does not affect key habitats
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	site visit/Tree Surveys	-	The edge of the road and the boundary of the site has trees, which would not be lost if they are incorporated into the design of the development. There are also trees along the rear boundary of the site which should be protected since they provide useful screening of the site.
			+	would result in net increase in tree cover, hedge etc			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc			
			--	Would result in significant loss of tree cover, hedge etc			

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

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



NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	?	No data is available about air quality in Brough. Traffic volumes are lower in a rural area like Brough than in a heavily built up town. It is therefore assumed that there are no existing air quality problems. The scale of the development site is such that development would be unlikely to adversely affect local air quality.
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	-	The SAM may restrict the use of wind turbines in the area. But the site has potential to deliver some renewable energy.
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	There are no known capacity issues for potable or industrial water supplies in Brough.
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	?	No watercourse running through the site. Swindale Beck runs through Brough, but there is no Water Quality data.
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			

NR3	To restore and protect land and soil	Site based contaminants	++	Greenfield site, previously undeveloped	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	-	Historical land use as a motor vehicle garage may mean that there are some contamination issues, which might require remedial work prior to redevelopment as an alternative use.
			+	Site previously developed but no known contamination on site			
			-	Possible contamination which could result in remedial enhancements			
			--	Possible significant contamination.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	++/-	Most of the site is brownfield, but the site includes a paddock south of the A66, which could be of grade 3 potential.
			+	ALC grade 4			
			-	ALC grade 3 (a & b)			
			--	ALC grade 1-2			
NR4	To manage <b>natural</b> (was mineral) resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield within settlement	GIS: (Generic Overlays > Local Information)	+	The site is mainly brownfield land, on the edge of a settlement, it is well related to the village and would provide an appropriate site for employment.
			+	Brownfield on edge of settlement			
			N	Greenfield within settlement			
			-	Greenfield on edge of settlement			
			--	Greenfield in rural area			

Environmental Summary							+
ECONOMIC							
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase		N	The site is unlikely to impact on existing or likely future tourist attractions
			-	Decrease			
		% tourism Jobs	+	Increase		N	It is unlikely that the scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at the site is unlikely to alter the % of tourism jobs although the additional jobs likely to be created on the site might reduce unemployment
			-	Decrease			
		Average Salary	++	Average gross weekly pay >UK average	Nomis	N	The average salary is approximately 92% of the NW average
			+	Average gross weekly pay >NW average			
			N	Average gross weekly pay = 90% of NW average			
			-	Average gross weekly pay 80% of NW average			
			--	Average gross weekly <80% of NW average			

EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: (Generic Overlays > Local Information)	+	The site is about 7.5 km from Kirkby Stephen Industrial estate, which is seen as an employment centre. Although this is a fair distance, there are public transport routes. But also providing employment in Brough may provide a new economic activity in the village and provide a sustainable solution to work in the area.
			+	Employment centre accessed by appropriate public transport within 30 mins			
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			
			-	Employment centre >10km of site not accessible by public transport			
		Regeneration benefits	++	Site in bottom quartile for deprivation		++	Brough ward is the 4th most deprived ward in the district and is in the most deprived quartile. It is in the more deprived wards that the benefits of job creation are most likely to be felt. Providing employment in this location is therefore considered to be of significant benefit.
			+	Site in second from bottom quartile ward for deprivation			
			N	Site in ward in least deprived 50% of wards			

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

Objective	Details	Indicator	Score	Appraisal Tool	Source	Old Tebay Depot, Tebay	
SOCIAL							
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network	++	Motorway within 1km	GIS: (Generic Overlays> Eden LDF)	+	The site is about 1700m from the M6 and the site access road connects directly to the A685. The M6 junction is to the North of Tebay whilst the site is to the South. This means that traffic accessing the M6 has to travel through the village, causing noise and congestion for residents
			+	A road within 1km and motorway within 5km			
			-	A road >3km and motorway within 10km			
			--	Motorway >10km			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	From the centre of the site the closest bus stop is about 370m away. The site could be accessed by customers and employees by public transport, therefore promotes sustainable transport and easy access will also help deliver a more viable business
			+	Bus stop or rail station with regular service >800m from site			
			N	Within 2 km of bus or rail service			
			--	Bus or rail <2km from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	-	There is a public right of way through the site which runs along the service road from north to south. This will need to be retained during any development.
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
			--	Public rights of way would be lost as a result of development			

SP4	To improve the level of skills, education and training	Apprenticeships	++	>4%	Census data	+	3.7% of people in this ward have undertaken an apprenticeship
			+	3.5-4%			
			-	<3.2%			
			--	<3%			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	--	Great Asby Village Hall with its adult education facilities is about 12.5km from the centre of the site. Due to the distance and lack of efficient public transport, it is more difficult for people in Tebay to easily access further education and higher level qualifications. This may have a detrimental impact on the employment development potential of the site, as people with the correct skills may not be located in Tebay and therefore an appropriately skilled workforce may not exist in the locality.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	+	22%
			+	22-25%			
			N	25-30%			
			-	>30%			
		% population with NVQ4 and above	++	>30% +	Census data	+	29%
			+	25-29%			
			N	22-24%			
			-	20-22%			
			--	<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	-	58%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	Census data	+	19%
			-	>20% population with limited day-to-day activity			
		Distance to children's play areas/accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	-	The site is about 850m from an area of accessible green space. The impact of this is negative as access to such space makes the development more desirable as people would like to have access to such spaces close to where they work, and also such spaces help to provide an attractive development and help to meet the health and well-being objectives. 800m is considered too far for people to be likely to access the facility.
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	The site is largely surrounded by open farmland; however there are a number of dwellings close to the south east corner of the site. Provided that appropriate site design mitigation and environmental controls are implemented there should not be a risk to human health from the redevelopment of this site. Problems are more likely to occur during construction with the risk of disturbing contaminated material arising from the site's former use. This would require appropriate treatment to ensure the site is suitable for use.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			



SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	N	This is an existing site situated three hundred metres away from the centre of Tebay village. The village itself is compact and the sidings are separated from the village by fields, but there is additional residential development to the south of the site
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
Social Summary							+
ENVIRONMENTAL							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	+	There are no known issues on this site. Development does not affect key habitats.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	site visit/ Tree Surveys	N	This is a brownfield site. There is a woodland buffer along the western boundary of the site (which is subject to flooding) and the remainder of the site is hardstanding. It is expected that the existing trees would be retained and there would be no loss of tree cover.
			+	would result in net increase in tree cover, hedge etc			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc			
			--	Would result in significant loss of tree cover, hedge etc			

EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/ <b>Cumbria Landscape Toolkit</b>	-	<p>This site is not within the AONB. The site is situated within the Valley Corridors character area and such areas are typically steep-sided valleys containing primary communication routes. It is mainly pastoral with a patchwork of fields bounded by dry stone walls and hedges interspersed with woodlands and isolated trees. The River Lune (which is adjacent to the site) is within a low valley at Tebay and then drives deeper into a gorge as it flows south. Landscape guidance for this type of landscape type notes that farmlands should be enhanced but new buildings should be carefully sited, breaking down mass, choosing sympathetic colours and non-reflective finishes and appropriate planting. It is likely that any development larger than that currently on the site would be overlooked from the Howgill Fells, a popular tourist destination, and the open nature of the landscape means that development is likely to be a visible and obtrusive feature in the landscape.</p>
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated 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)/ <b>Heritage Assessments</b>	N	There are no issues with historic environment. The closest designated asset is over 1km away on the northern side of the M6 junction but due to its distance and the features between the site and asset there would be no impact.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
		Impact on local character, sense of place etc	++	Potential to enhance the local character contributing to enhancements		N	The site is slightly removed from the village. It is brownfield land and already partially developed. Further development of a similar nature would have little impact on the sense of place or local character.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
		% of identified site which is at risk of flooding	++	0%		+	The western fringe of the site is subject to flooding
			+	Site margins			
			-	Up to 50%			
			--	50%			

NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	The site is not within a designated AQMA. There is no monitoring location close to the roads which serve the site and no data for the Tebay area. On its own this site is unlikely to cause a significant deterioration in air quality.
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	+	The site is in an open landscape and wind turbines are unlikely to be considered suitable here. It may be possible that parts of the River Lune could provide hydropower (although this would restrict access to the river which is used for fishing and kayaking) but solar panels on buildings and ground source heat might offer opportunities for renewable and low-carbon energy on the site.
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			

NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	N	There are no known capacity issues with water or sewerage provision in the Tebay area.
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	N	The site is immediately adjacent to the River Lune. No data is available about the river quality in the Lune at this point. It is presumed that, given the likely contamination from its former railway use, further development is unlikely to increase the risk of contaminants flowing into the river.
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			

NR3	To restore and protect land and soil	Site based contaminants	++	Greenfield site, previously undeveloped	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health		-	Given the former railway sidings land use there is potential for contamination to be present at the site. A phased assessment of the contamination status of the site would be required to investigate the potential risks to receptors such as humans and controlled waters. The level of risk to future human receptors will depend upon the proposed land use at the site. For example, potential risks under a low sensitivity end use comprising commercial/industrial use (as proposed) are likely to be lower than for a more sensitive land use such as residential housing. Where unacceptable risks are identified there may then be a requirement for remediation to mitigate the risks to receptors. The remedial action required should be assessed by an options appraisal and will be influenced by a variety of factors including timescale, practicability and cost. Remediation for a low sensitivity commercial end use may potentially be less extensive than for a more sensitive housing end use.
			+	Site previously developed but no known contamination on site				
			-	Possible contamination which could result in remedial enhancements				
			--	Possible significant contamination.				
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.		++	ALC Urban Classification
			+	ALC grade 4				
			-	ALC grade 3 (a & b)				
			--	ALC grade 1-2				

NR4	To manage <b>natural</b> (was <u>mineral</u> ) resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield within settlement	GIS: (Generic Overlays > Local Information)	+	The site is brownfield but is located approximately 300m from the village of Tebay. It is separated from the village by open fields.
			+	Brownfield on edge of settlement			
			N	Greenfield within settlement			
			-	Greenfield on edge of settlement			
			--	Greenfield in rural area			
Environmental Summary							N/+
ECONOMIC							
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase		N	The site is unlikely to impact on existing or likely future tourist attractions
			-	Decrease			
		% tourism Jobs	+	Increase		N	It is unlikely that the scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at the site are unlikely to alter the % of tourism jobs although the additional jobs likely to be created on the site might reduce unemployment.
			-	Decrease			
		Average Salary	++	Average gross weekly pay >UK average	Nomis	N	The average salary is approximately 92% of the NW average
			+	Average gross weekly pay >NW average			
			N	Average gross weekly pay = 90% of NW average			
			-	Average gross weekly pay 80% of NW average			
			--	Average gross weekly <80% of NW average			

EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: (Generic Overlays > Local Information)	--	Kirkby Stephen is the nearest employment centre although there is no direct public transport link between Kirkby Stephen and Tebay. There is a bus between Penrith and Tebay which might facilitate employee travel although people working at this site are likely to either live very locally or commute by car.
			+	Employment centre accessed by appropriate public transport within 30 mins			
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			
			-	Employment centre >10km of site not accessible by public transport			
		Regeneration benefits	++	Site in bottom quartile for deprivation		++	Orton with Tebay is the second most deprived ward in the district and falls within the most deprived quartile. Any jobs created here are likely to have a significant benefit to the community in terms of increasing job opportunities.
			+	Site in second from bottom quartile ward for deprivation			
			N	Site in ward in least deprived 50% of wards			



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