

Appendix 6 Completed Qualitative Site Assessments

Site Name: Site 11, Robinson Street

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.70 ha
General Site Description	<p>The site is a 1970s service yard with low quality buildings. Pet foods/equestrian food/carpet wholesale</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 003E Lower Layer Super Output Area ▪ Ward: Penrith West ▪ Sub-Area: Penrith <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated 	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment		✓		
	Quality of the external environment			✓	
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses			✓	
	Road frontage visibility		✓		
	Perception of the wider environmental quality		✓		
	Availability of local facilities including retail and housing			✓	
Accessibility	Ease of access to the Strategic Highway Network	✓			
	Quality of local road access		✓		
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability				✓
	Marketing and enquiry interest	✓			
Ownership	Ownership / owner aspirations			✓	
Site Development Constraints	Environmental Constraints and abnormal development requirements			✓	
	Physical site features	✓			
	Ground conditions / Contamination			✓	
	Flooding				✓
Market Attractiveness Score		3			

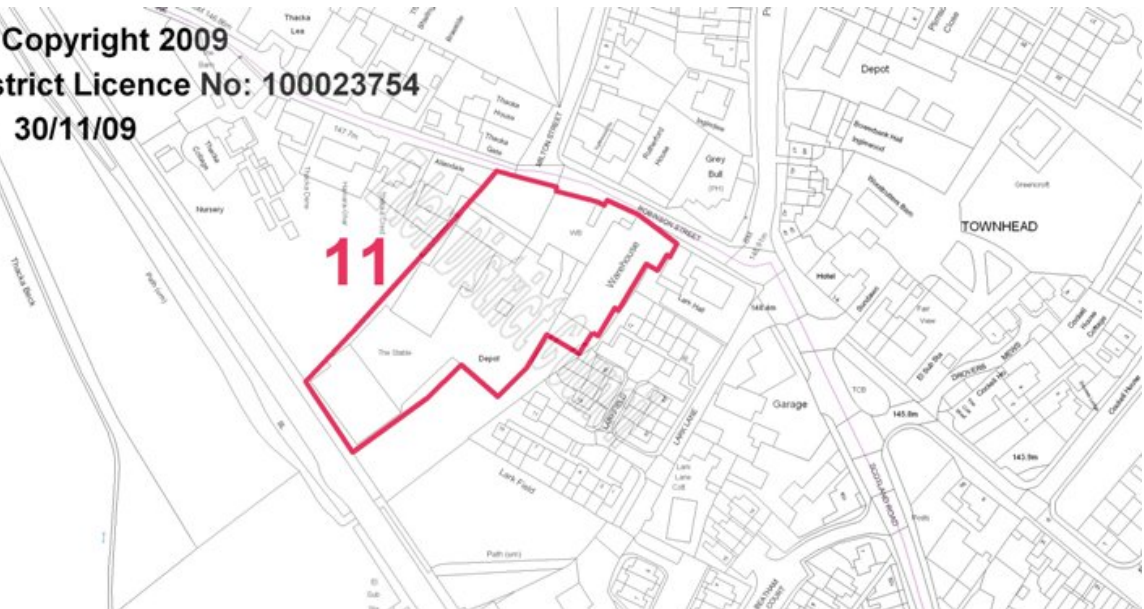
Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location		✓		
	Land Classification				✓
	Ease of access to public transport		✓		
	Ease of walking and cycling			✓	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources		✓		
Social Progress and Regeneration	Ability to deliver specific regeneration objectives		✓		
Economic Development	Economic Development		✓		
Environmental Sustainability and Strategic Planning Score		2			
Classification		Good			

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A Dixon 30/11/09



Site Name: Site 12, Skirsgill Business Park

General

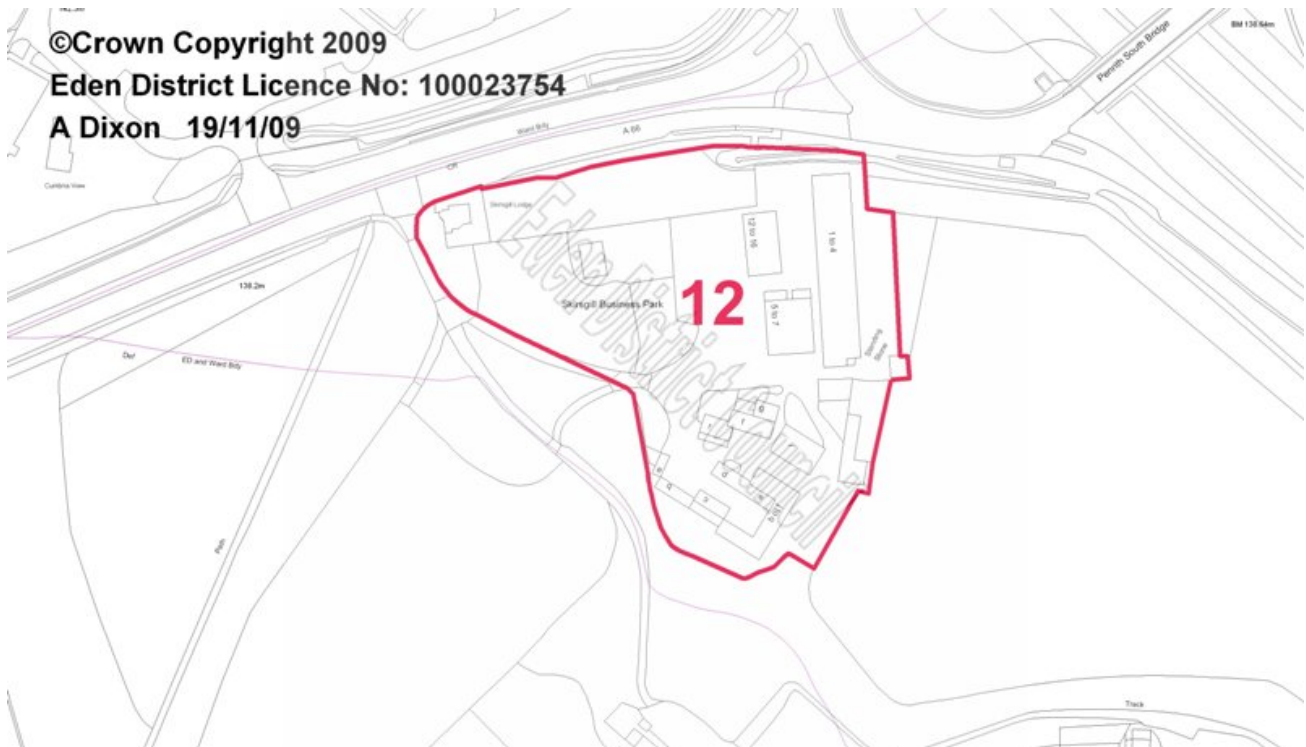
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	2.15 ha
General Site Description	<p>This site is situated immediately off the A66 arterial route and adjacent to Junction 40 of the M6. The mixed use estate comprises a variety of office, industrial and manufacturing occupiers. A large proportion of the site (situated to the north east corner) was occupied by Enesco, parent company of Lilliput Lane which closed in early 2009.</p> <p>The buildings range in style and age. The majority of buildings are constructed of rendered brickwork with concrete floors, pitched profile asbestos roofing. Ample onsite parking is available.</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 004D Lower Layer Super Output Area ▪ Ward: Penrith South ▪ Sub-Area: Penrith <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated 	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment		✓		
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing	✓			
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access				✓
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability				✓
	Marketing and enquiry interest			✓	
Ownership	Ownership / owner aspirations			✓	
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features			✓	
	Ground conditions / Contamination			✓	
	Flooding				✓
Market Attractiveness Score		3			

Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location	✓			
	Land Classification				✓
	Ease of access to public transport	✓			
	Ease of walking and cycling	✓			
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources			✓	
Social Progress and Regeneration	Ability to deliver specific regeneration objectives		✓		
Economic Development	Economic Development	✓			
Environmental Sustainability and Strategic Planning Score		2			
Classification		Owner Specific			



Site Name: Site 13, Penrith Auto Mart

General

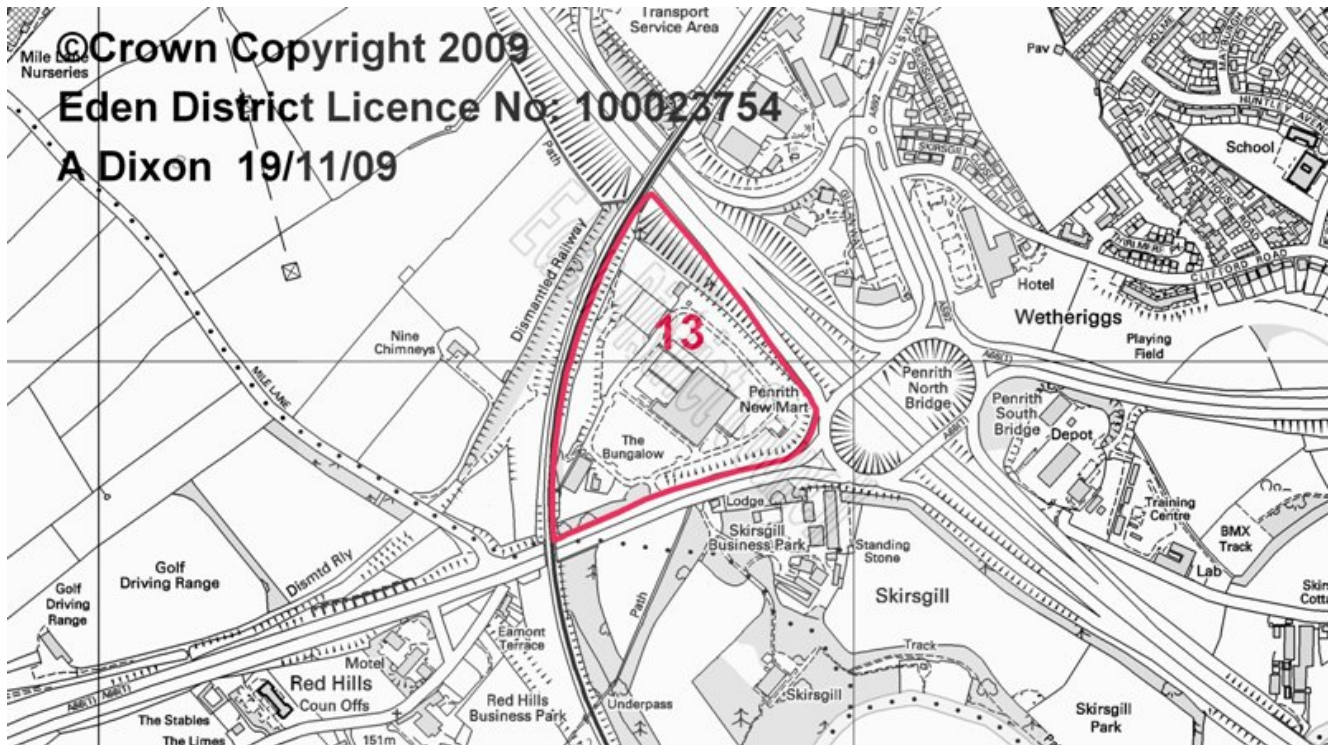
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	9.08 ha
General Site Description	<p>The site is currently used as the Penrith Auto Mart and cattle market</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 005B Lower Layer Super Output Area ▪ Ward: Penrith West Ward ▪ Sub-Area: Penrith <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated 	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment			✓	
	Quality of the external environment			✓	
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing			✓	
Accessibility	Ease of access to the Strategic Highway Network		✓		
	Quality of local road access		✓		
	Quality of site access			✓	
Market Conditions / Perception of Demand	Duration of availability				✓
	Marketing and enquiry interest				✓
Ownership	Ownership / owner aspirations			✓	
Site Development Constraints	Environmental Constraints and abnormal development requirements			✓	
	Physical site features		✓		
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		3			

Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location			✓	
	Land Classification				✓
	Ease of access to public transport	✓			
	Ease of walking and cycling			✓	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Ability to deliver specific regeneration objectives		✓		
Economic Development	Economic Development		✓		
Environmental Sustainability and Strategic Planning Score		3			
Classification		Owner Specific			



Site Name: Site 14, Redhills Penrith

General

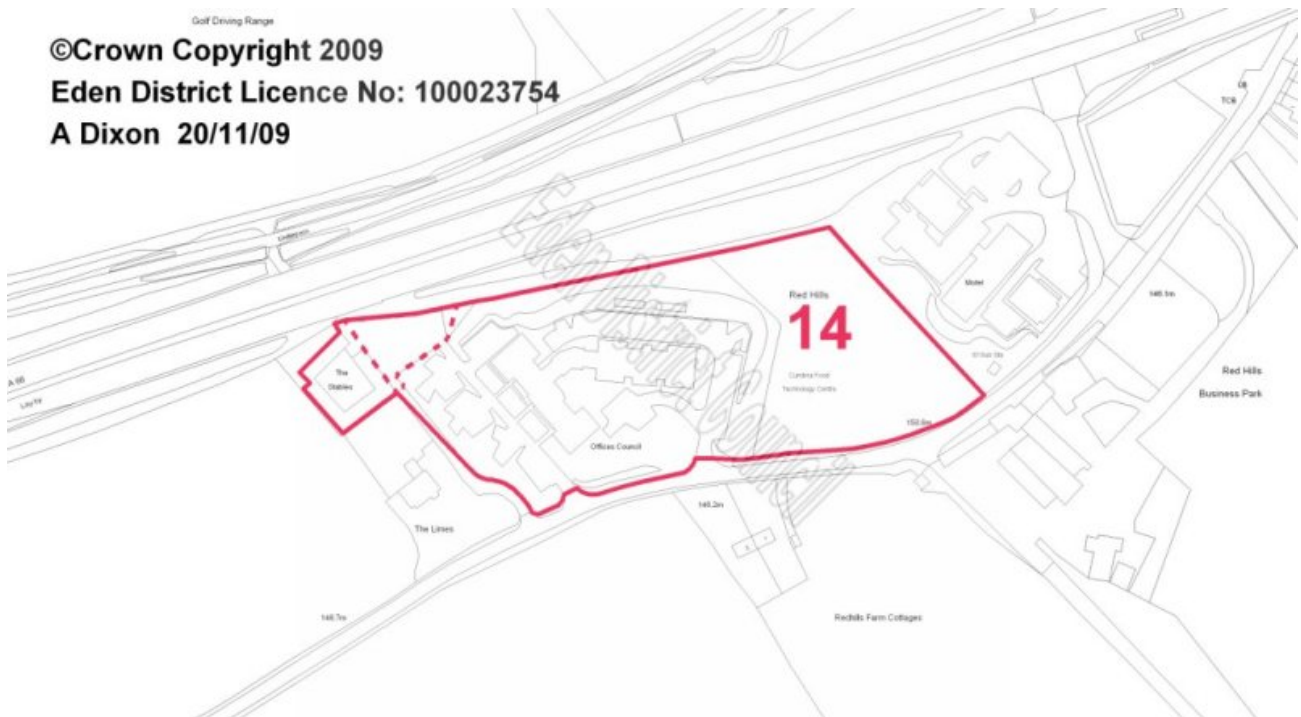
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	1.86 ha
General Site Description	<p>Modern, developed site which appears to be developed post 2000. There is good parking and access split over two adjacent/connecting sites. A new food hall inhabits one unit and Cumbria Rural Enterprise Agency is in the other.</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 005B Lower Layer Super Output Area ▪ Ward: Dacre ▪ Sub-Area: Penrith <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated 	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses			✓	
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing	✓			
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access			✓	
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability				✓
	Marketing and enquiry interest				✓
Ownership	Ownership / owner aspirations			✓	
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features		✓		
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		3			

Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location	✓			
	Land Classification				✓
	Ease of access to public transport	✓			
	Ease of walking and cycling	✓			
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources		✓		
Social Progress and Regeneration	Ability to deliver specific regeneration objectives		✓		
Economic Development	Economic Development			✓	
Environmental Sustainability and Strategic Planning Score		2			
Classification		Other			



Site Name: Site 15, Stainton Haulage Site

General

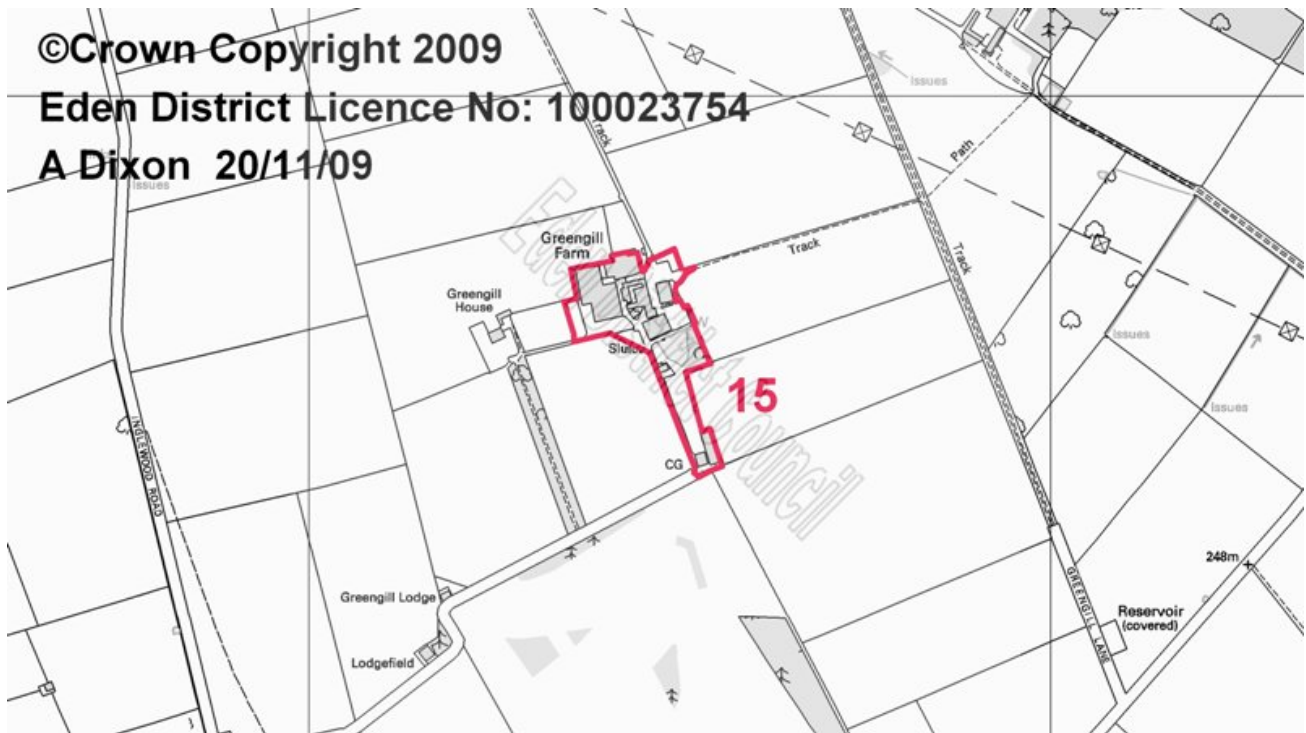
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	2.09 ha
General Site Description	<p>Farm complex used as haulage yard for Dent Company, Penrith. Large number HGV's approximately 15, some brick buildings, farm houses, barns, hard standing. Some construction works at far end of site with erection of steel portal frame. Also separate ground works and earthmoving near entrance to the site</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 004D Lower Layer Super Output Area ▪ Ward: Penrith North ▪ Sub-Area: Penrith <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated 	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment		✓		
	Quality of the external environment			✓	
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses			✓	
	Road frontage visibility	✓			
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing	✓			
Accessibility	Ease of access to the Strategic Highway Network	✓			
	Quality of local road access		✓		
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability				✓
	Marketing and enquiry interest				✓
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features		✓		
	Ground conditions / Contamination			✓	
	Flooding				✓
Market Attractiveness Score		2			

Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location	✓			
	Land Classification			✓	
	Ease of access to public transport	✓			
	Ease of walking and cycling	✓			
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources			✓	
Social Progress and Regeneration	Ability to deliver specific regeneration objectives			✓	
Economic Development	Economic Development		✓		
Environmental Sustainability and Strategic Planning Score		2			
Classification		Moderate			



Site Name: Site 16, Flusco Recycling Depot

General

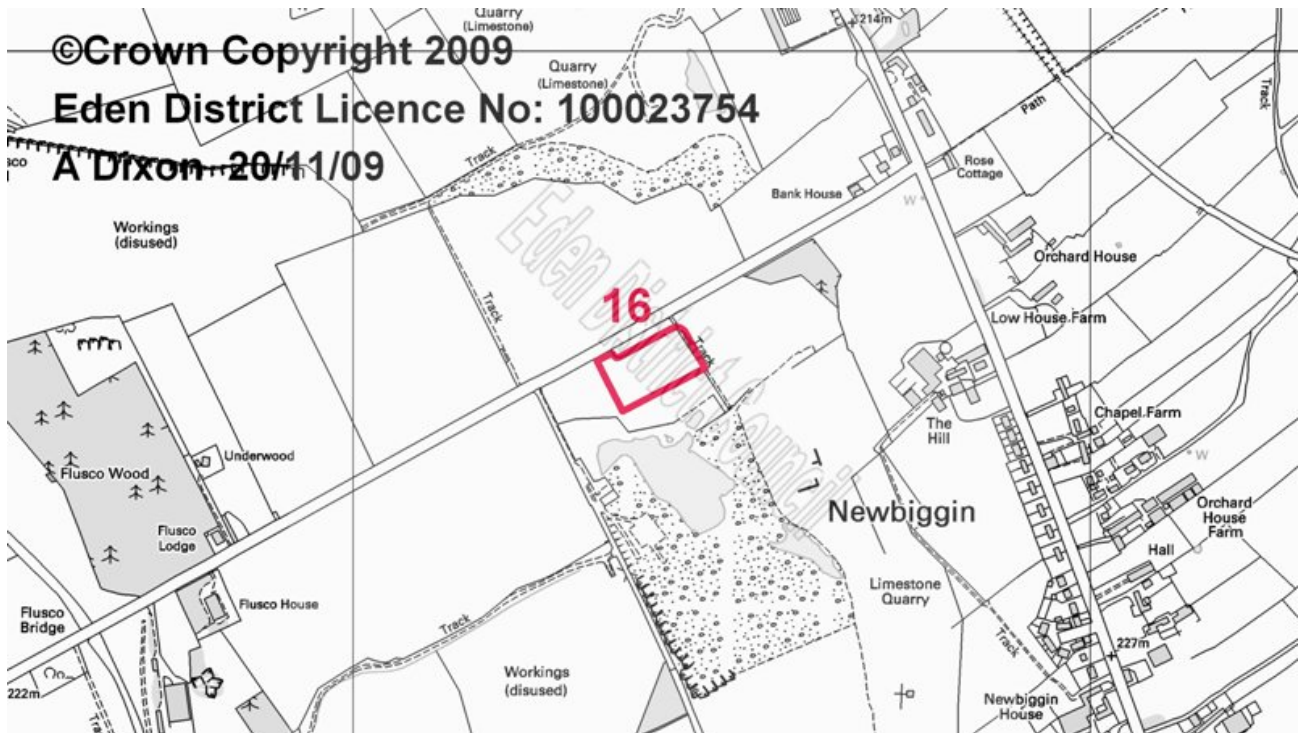
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.87 ha
General Site Description	<p>Modern, purpose built recycling facility, good circulation to recycling facilities.</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 005B Lower Layer Super Output Area ▪ Ward: Dacre ▪ Sub-Area: Penrith <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated 	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment	N/A			
	Quality of the external environment		✓		
	Amenity Impacts (e.g. noise, smell, dust)		✓		
Quality of the Wider Environment	Adjoining land uses		✓		
	Road frontage visibility		✓		
	Perception of the wider environmental quality				✓
	Availability of local facilities including retail and housing		✓		
Accessibility	Ease of access to the Strategic Highway Network		✓		
	Quality of local road access			✓	
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability	✓			
	Marketing and enquiry interest				✓
Ownership	Ownership / owner aspirations			✓	
Site Development Constraints	Environmental Constraints and abnormal development requirements		✓		
	Physical site features		✓		
	Ground conditions / Contamination		✓		
	Flooding				✓
Market Attractiveness Score		2			

Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location	✓			
	Land Classification				✓
	Ease of access to public transport		✓		
	Ease of walking and cycling	✓			
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources			✓	
Social Progress and Regeneration	Ability to deliver specific regeneration objectives			✓	
Economic Development	Economic Development		✓		
Environmental Sustainability and Strategic Planning Score		2			
Classification		Moderate			



Site Name: Site 17, University of Cumbria

General

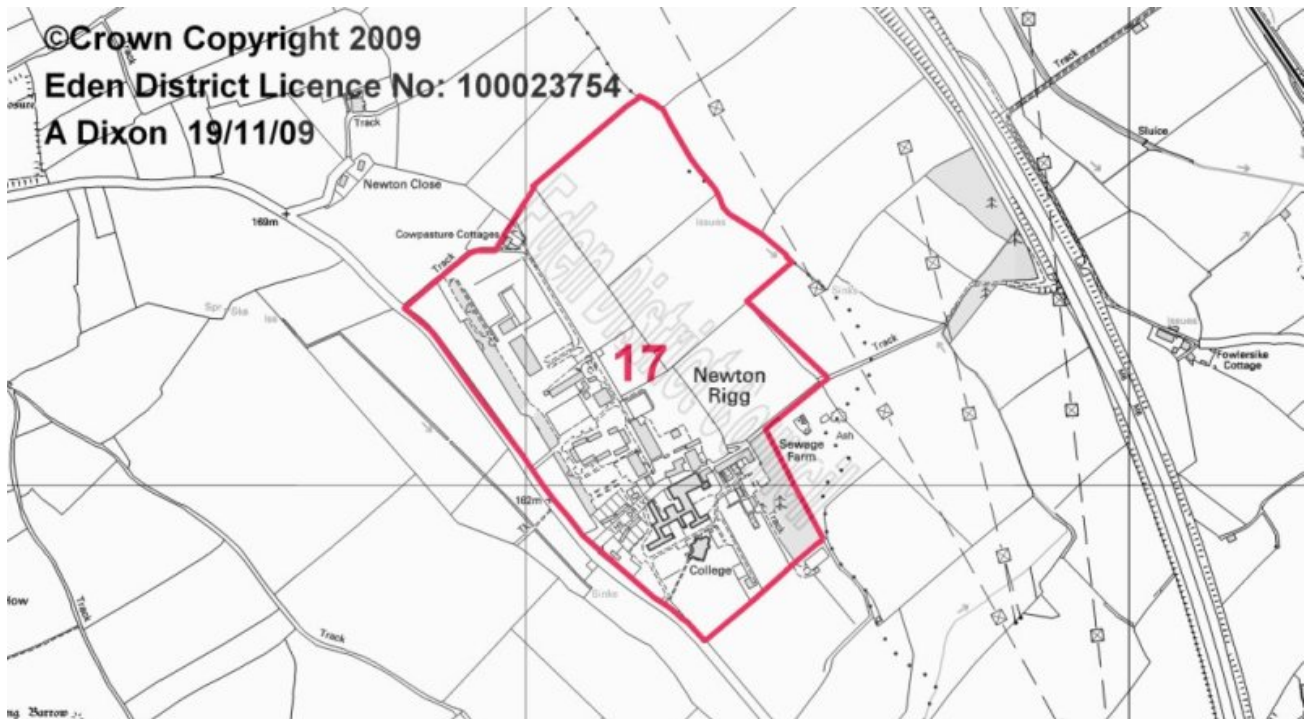
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	33.72 ha
General Site Description	<p>Rural University Campus. There is development in the centre of the site and on the periphery is Greenfield land. The site is situated to the North east of the urban area.</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 002B Lower Layer Super Output Area ▪ Ward: Hesketh ▪ Sub-Area: Penrith <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated 	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility		✓		
	Perception of the wider environmental quality	✓			
	Availability of local facilities including retail and housing	✓			
Accessibility	Ease of access to the Strategic Highway Network	✓			
	Quality of local road access		✓		
	Quality of site access		✓		
Market Conditions / Perception of Demand	Duration of availability				✓
	Marketing and enquiry interest	N/A			
Ownership	Ownership / owner aspirations			✓	
Site Development Constraints	Environmental Constraints and abnormal development requirements			✓	
	Physical site features				✓
	Ground conditions / Contamination			✓	
	Flooding	✓			
Market Attractiveness Score		2			

Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location	✓			
	Land Classification			✓	
	Ease of access to public transport				✓
	Ease of walking and cycling	✓			
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources		✓		
Social Progress and Regeneration	Ability to deliver specific regeneration objectives				✓
Economic Development	Economic Development			✓	
Environmental Sustainability and Strategic Planning Score		2			
Classification		Owner Specific			



Site Name: Site 18, Blencow Quarry, Newbiggin, Stainton

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	3.78 ha
General Site Description	<p>The site is large in size and is part in use by Hanson brick and aggregate plant/store. The majority of the site contains semi derelict/derelict buildings of poor quality. Part of the site is cleared and fenced off and the site includes old quarry works to the south west of the site.</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 005B Lower Layer Super Output Area ▪ Ward: Dacre ▪ Sub-Area: Penrith <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Allocated, Policy EM3 Local Plan 1996 	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment	✓			
	Quality of the external environment	✓			
	Amenity Impacts (e.g. noise, smell, dust)			✓	
Quality of the Wider Environment	Adjoining land uses			✓	
	Road frontage visibility		✓		
	Perception of the wider environmental quality				✓
	Availability of local facilities including retail and housing			✓	
Accessibility	Ease of access to the Strategic Highway Network	✓			
	Quality of local road access			✓	
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability			✓	
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements	✓			
	Physical site features				✓
	Ground conditions / Contamination	✓			
	Flooding				✓
Market Attractiveness Score		2			

Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location	✓			
	Land Classification				✓
	Ease of access to public transport		✓		
	Ease of walking and cycling	✓			
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources			✓	
Social Progress and Regeneration	Ability to deliver specific regeneration objectives				✓
Economic Development	Economic Development			✓	
Environmental Sustainability and Strategic Planning Score		2			
Classification		Other			



Site Name: Site 19, Cross Croft Industrial Estate, Appleby

General

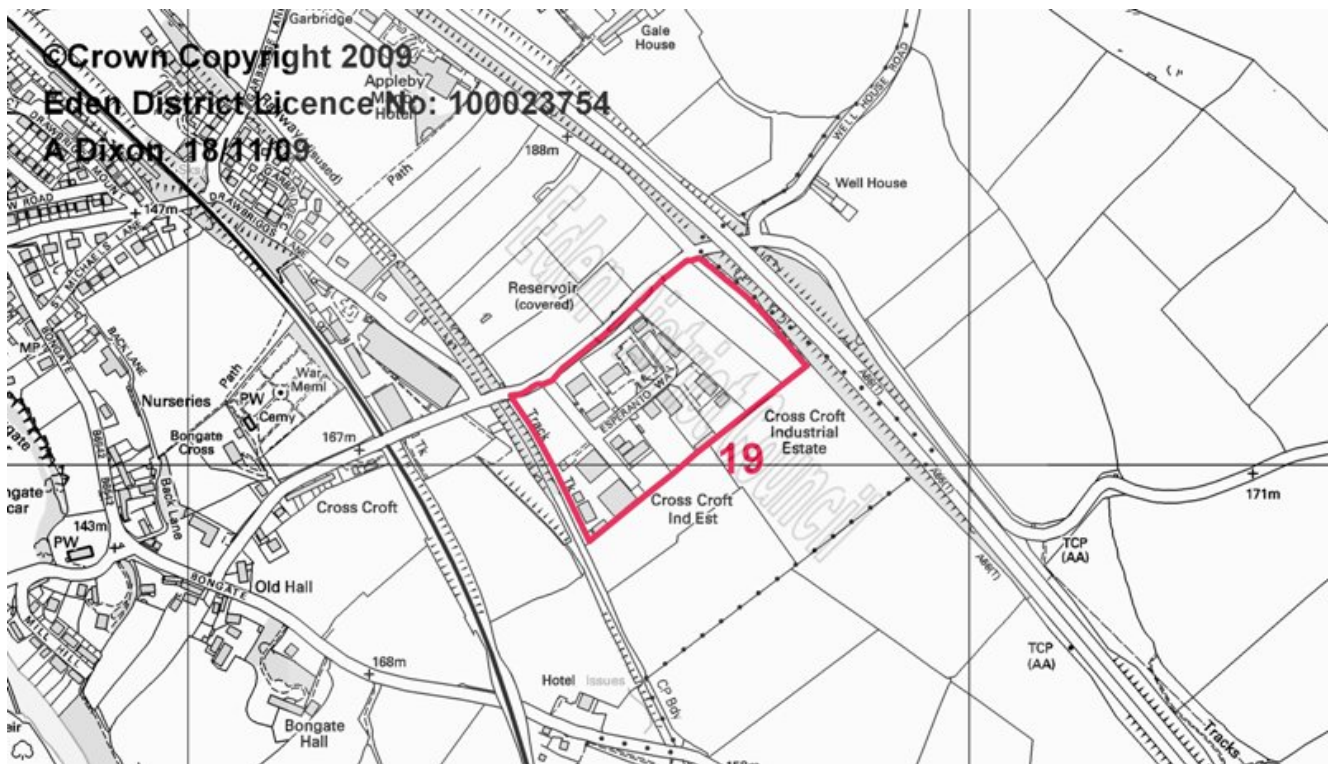
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	6.49 ha
General Site Description	<p>Developed as industrial estate, some potential future development opportunities, such as expansion, depending on ownership.</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 006B Lower Layer Super Output Area ▪ Ward: Appleby (Bongate) ▪ Sub-Area: Appleby <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated adjacent land • Allocated EMP3 1996 Local Plan 	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment			✓	
	Quality of the external environment			✓	
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing			✓	
Accessibility	Ease of access to the Strategic Highway Network			✓	
	Quality of local road access				✓
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability				✓
	Marketing and enquiry interest				✓
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features		✓		
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		4			

Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location		✓		
	Land Classification			✓	
	Ease of access to public transport		✓		
	Ease of walking and cycling		✓		
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources		✓		
Social Progress and Regeneration	Ability to deliver specific regeneration objectives		✓		
Economic Development	Economic Development			✓	
Environmental Sustainability and Strategic Planning Score		3			
Classification		Very Good			



Site Name: Site 20, Robinsons Transport Depot, Station Road

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.21 ha
General Site Description	<p>Undeveloped field to the rear of Robinsons Transport Depot. The site is allocated within the Local Plan for employment use but is currently developed for residential.</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 006B Lower Layer Super Output Area ▪ Ward: Appleby (Bongate) ▪ Sub-Area: Appleby <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated 	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment		✓		
	Quality of the external environment			✓	
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses			✓	
	Road frontage visibility		✓		
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing			✓	
Accessibility	Ease of access to the Strategic Highway Network		✓		
	Quality of local road access		✓		
	Quality of site access		✓		
Market Conditions / Perception of Demand	Duration of availability	✓			
	Marketing and enquiry interest	✓			
Ownership	Ownership / owner aspirations		✓		
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features		✓		
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		3			

Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location		✓		
	Land Classification	✓			
	Ease of access to public transport	✓			
	Ease of walking and cycling		✓		
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources			✓	
Social Progress and Regeneration	Ability to deliver specific regeneration objectives			✓	
Economic Development	Economic Development		✓		
Environmental Sustainability and Strategic Planning Score		2			
Classification		Moderate			

