

## Eden Preferred Local Plan Sustainability Appraisal Appendix 2b: Alston Site Matrices (Housing)

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| Objective | Details                      | Indicator   | Score | Appraisal Tool  | Source   | AL1: Jollybeard Lane 1.32ha (39 units @ 30DPH) |   |
|-----------|------------------------------|---|-------|---|--|--|---|
| Social    |                              |   |       |   |  |  |   |
|           | To increase                  |   | ++    | Voting station <400m to site  | CIC: Dolling station   |  |   |
| SP1       | the level of participation   | Proximity to civic<br>buildings/ Village Halls                            | +     | Voting station <800m to site  | GIS: Polling station layer (Generic                                | +  | Alston town hall 648m from site   |
| SF I      | in democratic                | (Voting stations)   | -     | Voting station within 2km of site                                       | Overlays>Planning Policy Overlays)                                 | T  | Alston town hall 046m from site   |
|           | processes                    |   |       | Voting station more than 2km away from site                             | Folicy Overlays)   |  |   |
|           |                              |   | ++    | Shop within 800m of site  |  |  |   |
|           |                              | Access to shop which sells basic goods to meet                            | +     | Shop within 2km of site   | GIS: Post Offices & Shops layer (Generic                           | ++   | Coop 504m from site   |
|           |                              | day to day needs  | -     | Shop 2-5km of site  | Overlays> Eden LDF)  |  |   |
|           |                              |   |       | Shop 5km+ from site   |  |  |   |
|           |                              |   | ++    | PO within 800m of site  | GIS: Post Offices &<br>Shops layer (Generic<br>Overlays> Eden LDF) |  |   |
|           |                              | Access to post office   | +     | PO within 2km of site   |  | ++   | PO 470m from site   |
|           |                              |   | -     | PO 2-5km of site  |  |  | 1 0 47 om nom site  |
|           |                              |   |       | PO 5km+ from site   |  |  |   |
|           | To improve access to         | cess to ervices, lities, the untryside id open Access to public transport | ++    | Bus stop or rail station with regular service<br><400m from site        | GIS: Bus Layers<br>(Generic Overlays ><br>Local Information)       |  |   |
| SP2       | services,<br>facilities, the |   | +     | Bus stop or rail station with regular service >800m from site           |  | +  | Bus stops on front st, 619m from site   |
|           | and open spaces              |   | -     | 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 would be created and the network enhanced          |  |  |   |
|           |                              |   | +     | Good access to nearby Rights of Way                                     | GIS: Rights of Way   |  |   |
|           |                              | Public Rights of Way  | N     | No impact or nearby access  | definitive map (Generic  | +  | Right of way runs along northern  |
|           |                              | 3   | -     | Public rights of way would be diverted as a result of development       | Overlays > Local<br>Information)                                   |  | edge of site  |
|           |                              |   |       | Public rights of way would be lost as a result of development           |  |  |   |
| SP3       | To provide everyone          | Risk of flooding  | ++    | Site not in a flood zone and >8m from any bodies of water/surface water | GIS: Flood Zones<br>(Generic Overlays >                            | _  | No flooding on site, though some evidence of surface water on northern edge of site |
| oro       | with a decent home           | Kisk of flooding  | +     | Site not in a flood zone but bodies of water/surface water within 8m.   | Planning Policy<br>Overlays)                                       | +  |   |

|     |                           |  |    | 011 111 11 1  |  |    |                                     |
|-----|---------------------------|--|----|---|--|----|-------------------------------------|
|     |                           |  | N  | Site within flood zone 1  | _  |    |                                     |
|     |                           |  | -  | Site within flood zone 2  | _  |    |                                     |
|     |                           |  |    | Site within flood zones 3a or 3b  |  |    |                                     |
|     |                           |  | ++ | Primary School <400m to site  |  |    |                                     |
|     |                           | Distance from primary                          | +  | Primary School <800m to site  | GIS: Eden Educational<br>Facilities (Generic   | +  | Alston primary school 551m from     |
|     |                           | school   | -  | Primary School within 3km   | Overlays > Planning Policy Overlays).  |    | site                                |
|     |                           |  |    | Primary school >3km away  | Policy Overlays).  |    |                                     |
|     |                           |  | ++ | Secondary School <800m to site  | 010 51 51 11 1   |    |                                     |
|     |                           | Distance from secondary                        | +  | Secondary School <2km to site   | GIS: Eden Educational Facilities (Generic  | ++ | King Samuel secondary school        |
|     |                           | school   | -  | Secondary school 2-5km  | Overlays > Planning Policy Overlays).  |    | 773m from site                      |
|     |                           |  |    | Secondary School >5km   | Policy Overlays).  |    |                                     |
|     |                           | els of adult education centres kills, location | ++ | Facilities within 5km of settlement   |  |    |                                     |
|     | To improve                |  | +  | Facilities accessed by appropriate public transport within 30 mins.                     | GIS: Eden Educational<br>Facilities (Generic<br>Overlays > Planning<br>Policy Overlays). | ++ | Cybermoor, Front Street             |
| SP4 | levels of skills,         |  | -  | Facilities 5-10km of site not accessible within 30 mins by appropriate public transport |  |    | Gybermoor, Front Street             |
|     | education<br>and training |  |    | Facilities >10km of site not accessible within 30 mins by appropriate public transport. |  |    |                                     |
|     |                           |  | ++ | <22%  |  | N  |                                     |
|     |                           |  | +  | 22-24%  |  |    | 23%                                 |
|     |                           | % population with no qualifications            | N  | 25-39%  | Census data  |    |                                     |
|     |                           | qualifications                                 | -  | 30-49%  |  |    |                                     |
|     |                           |  |    | 50% +   |  |    |                                     |
|     |                           |  | ++ | 30% +   |  |    |                                     |
|     |                           |  | +  | 25-29%  |  |    |                                     |
|     |                           | % population with NVQ4 and above               | N  | 22-24%  | Census data  | N  | 28%                                 |
|     |                           | una above                                      | -  | 20-22%  |  |    |                                     |
|     |                           |  |    | <20%  |  |    |                                     |
|     |                           |  | ++ | GP Surgery within <800m   |  |    |                                     |
| SP5 | Health and                | Distance from GP                               | +  | GP Surgery within 2km of site   | GIS: Medical Centres<br>(Generic Overlays >  | +  | Alston GP/Hospital 883m from sit    |
| SF3 | Well being                | DISTAILCE HOTTI GP                             | -  | GP Surgery 2-5km  | Local Information).  |    | Auston of Ariospital occin nom site |
|     |                           |  |    | GP Surgery >5km   | 1  |    |                                     |

|     |  |   |    | I   |  |     | T  |
|-----|--|---|----|---|--|-----|--|
|     |  |   | +  | >82% population in good or very good health   |  |     |  |
|     |  | %population in good or<br>very good health  | N  | 80-81% population in good or very good health   | Census data  | -   | 79%  |
|     |  |   | -  | <80% population in good or very good health   |  |     |  |
|     |  | Number of residents with limited ability to do day-   | ++ | <20% population with limited day-to-day activity  | Census data  | ++  | 20%  |
|     |  | to-day activity   | N  | >20% population with limited day-to-day activity  | Cerisus data   |     |  |
|     |  |   | ++ | Green space or play facility within 400m of site  | 010 4 311 0  |     |  |
|     |  | Distance to children's  | +  | Green space or play facility within 800m of site  | GIS: Accessible Spaces (Generic                                | ++  | Alston play area 161m from site                            |
|     |  | play areas/ accessible green spaces   | -  | Green space or play facility within 2km of site   | Overlays>Planning Policy Overlays)                             |     |  |
|     |  |   | -  | Green space or play facility >2km of site   | Folicy Overlays)   |     |  |
|     |  |   | ++ | Development would significantly enhance residential amenity   |  |     |  |
|     |  | Neighbouring uses which<br>may affect human health<br>(Light, noise, visual etc<br>pollution) | +  | Development would enhance residential amenity   |  |     | Substation to the north west of the                        |
|     |  |   | N  | Development would not lead to any issues related to residential amenity                                   | Desk based assessment of features that may affect human health | N/- | site - potential disturbance to adjacent properties?       |
|     |  |   | 1  | Potential issues which could give rise to problems associated with residential amenity                    |  |     |  |
|     |  |   |    | Development would have a significantly negative impact upon residents amenity                             |  |     |  |
|     |  |   | ++ | Site clearly defined within settlement  |  |     |  |
|     |  |   | +  | Site well related, on the edge of the settlement  |  |     |  |
|     | To create  | Location in relation to existing settlement   | N  | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | Visual analysis of sites in relation to current                | +   | Though well related, site would extend the current form of |
|     | vibrant,<br>active,<br>inclusive and                       | existing settlement   | -  | Site outside of settlement boundary adjacent to cluster of existing buildings >2km.                       | settlement.  |     | development.   |
| SP6 | open-minded<br>communities<br>with a strong<br>sense local |   | 1  | Site outside of boundary, not related to cluster of units related to settlement                           |  |     |  |
|     |  |   | ++ | 2 Facilities within 6km   |  |     |  |
|     | history  |   | +  | Facility within 6km   | GIS: Cultural Facilities                                       |     | Library and bowling green in                               |
|     |  | Distance to Leisure or<br>Cultural facilities   | N  | Facility within 8km   | (Generic Overlays > Planning Policy                            | ++  | settlement   |
|     |  | Ouiturai lacilitics   | -  | Facility within 10km  | Overlays)  |     |  |
|     |  |   | -  | No Facilities within 10km   |  |     |  |

| Social Summ | nary                                |  |    |  |   | ++/+ |  |
|-------------|-------------------------------------|--|----|--|---|------|--|
| Environment | tal                                 |  |    |  |   |      |  |
|             |                                     |  | ++ | No known issues and potential for biodiversity enhancements  |   |      |  |
|             |                                     |  | +  | No known issues  | GIS: Cumbria  |      | Number of key species potentially on   |
|             |                                     | Potential effects on local biodiversity    | -  | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species | -    | site, including black grouse and water vole.   |
| EN4         | To protect                          |  |    | Significant adverse effect on nationally or internationally designated habitat   |   |      |  |
| EN1         | and enhance biodiversity            |  | ++ | Would result in protected and increased tree cover, hedges etc.  |   |      |  |
|             |                                     | Effects on trees and                       | +  | Would result in net increase in tree cover, hedge etc.   | Housing Matrices/ Tree                                  |      |  |
|             |                                     | hedgerows                                  | N  | would not affect trees or hedges   | Surveys   | N    | No issues  |
|             |                                     |  | -  | Would result in loss of tree cover, hedge etc.   |   |      |  |
|             |                                     |  |    | Would result in significant loss of tree cover, hedge etc.   |   |      |  |
|             |                                     | nce and character anage dscape             | ++ | Potential enhancement of landscape character   | Site<br>assessment/Cumbria<br>Landscape Toolkit         |      | Classified as 'Dales' landscape  |
|             |                                     |  | +  | Site unlikely to have negative landscape considerations  |   |      | under Cumbria toolkit, which can be vulnerable to intrusive skylines into  |
|             | To preserve, enhance and            |  | -  | Potential negative issues with landscape character   |   | -    | the valley. Possible landscape considerations as site protrudes into the open countryside. Moderate impacts in Alston landscape impact assessment. Site within NP AONB |
| EN2         | manage<br>landscape<br>quality and  |  |    | Highly likely potential for negative effects on landscape character  |   |      |  |
|             | character for future                |  | ++ | Development does not affect designated landscape   |   |      | Site extends into the countryside,   |
|             | generations                         | Effect on designated landscape             | -  | Development affects setting of designated landscape  | GIS layers.   | +    | though presents potential for high quality urban front, which could  |
|             |                                     |  |    | Development directly affects designated landscape  |   |      | enhance the vernacular of the town.  |
|             |                                     |  | ++ | Potential to enhance the historic environment, contributing to enhancements  |   |      | Site within 100m of eastern  |
|             | To improve                          | Impact on historic                         | +  | Potential for sympathetic development  | GIS: Constraints  |      | periphery of Alston conservation area, however site is screened from   |
| EN3         | To improve the quality of the built | f features of interest (Conservation area, | N  | Limited potential for improvement, negative effects unlikely   | Generic Overlays > Listed Buildings/Conservation        | N    | designation by residential properties on park view lane and jollybeard   |
|             | environment                         | Listed building, SAM,<br>AAI)              | -  | Potential that site could lead to negative effects on interest feature(s)  | Areas/SAMs)/ Heritage<br>Assessments                    |      | lane. No other conservation features in area, development is unlikely to   |
|             |                                     |  |    | Likely that development will lead to significant negative effects on interest feature(s)                                 |   |      | lead to any impacts.   |

|      |                                       |   |    | 1  |  |    |   |
|------|---------------------------------------|---|----|--|--|----|---|
|      |                                       | Effects upon air quality                                      | ++ | Potential to address air quality issues through development                      |  |    |   |
|      |                                       |   | +  | Site unlikely to have significant effects on air quality                         | Evidence from  | ++ | Though the settlement is spatially remote, the town and potential sites |
|      |                                       | (proximity to areas with known issues)                        | -  | Potential to negatively contribute towards air quality                           | Environmental Health   |    | are well located to facilities, services and employment areas.          |
|      | To improve local air                  |   |    | Site highly likely to negatively contribute towards air quality                  |  |    |   |
| NR1  | quality and respond to the effects of |   | ++ | Clear potential for the application of renewable technologies                    |  |    |   |
|      | climate                               | Potential for the installation of                             | +  | Potential for the application of renewable technology                            | _  |    |   |
|      |                                       | decentralised renewable technologies (orientation, site size, | N  | Limited knowledge or understanding of the application of technology on site      | Desk based assessment  | N  | Limited information   |
|      |                                       | topography/natural<br>assets)                                 | -  | Potential constraints for the development of renewable technology                |  |    |   |
|      |                                       |   |    | High constraints for the development of renewable technology                     |  |    |   |
|      |                                       |   | ++ | No capacity issues   | UU: Correspondence   |    |   |
|      |                                       |   | +  | Potential capacity issues (cumulative)   | (SharePoint > Planning<br>Policy > LDF >                     |    | Limited data. Awaiting information                                      |
|      |                                       |   | -  | Likely cumulative capacity issues (potential contribution)                       | Evidence Base > Infrastructure > UU > Draft LSC WW Capacity) | ?  | from Northumbrian water   |
|      | To improve water quality              |   |    | No Capacity. (private infrastructure required)                                   |  |    |   |
| NR2  | and water                             |   | ++ | Favourable   | 21,213,7   |    |   |
|      | resources                             |   | +  | Unfavourable recovering  | GIS layers. SSSI Unit  |    |   |
|      |                                       | Water quality (Biological and chemical)                       | N  | Unfavourable no change   | Data, planning policy  | ++ | No issues   |
|      |                                       | and chemical)   | -  | Unfavourable declining   | overlay  |    |   |
|      |                                       |   |    | Poor   |  |    |   |
|      |                                       |   | ++ | Brownfield site clearly defined within settlement                                |  |    |   |
|      |                                       |   | +  | Brownfield site on the edge of the settlement                                    |  |    |   |
| NR3  | To restore                            | or Greenien   | N  | Greenfield site clearly defined within settlement                                | Housing Matrix/Desk<br>Based                                 | -  | Site on the edge of the town  |
| INKS | and protect<br>land and soil          |   | -  | Greenfield site on the edge of the settlement                                    |  |    |   |
|      |                                       | a and son   |    | 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<br>Data (Generic Overlays             | +  |   |

|            |                           |   | N                               | Possible contamination either onsite or nearby which could result in remedial enhancements.    | > Planning Policy Overlays), advice from Environmental health |              |  |
|------------|---------------------------|---|---------------------------------|--|---|--------------|--|
|            |                           |   | -                               | Possible significant contamination on site that could require significant remediation.         | Environmental health  |              |  |
|            |                           |   | ++                              | ALC grade 5, or Urban  |   |              |  |
|            |                           | Agricultural Land   | Agricultural Land + ALC grade 4 | GIS layers.  | +   | Grade 4 land |  |
|            |                           | Classification  | N                               | ALC grade 3 (a & b)  | GIS layers.   |              |  |
|            |                           |   | -                               | ALC grade 1-2  |   |              |  |
|            | To manage                 |   | ++                              | Site within 800m of centre   |   |              |  |
|            | natural (was mineral)     |   | +                               | Recycle centre in settlement   | GIS: Eden Recycling   |              |  |
| NR4        | resources                 | Proximity to local recycle centres                        | N                               | No Recycle centre in settlement  | Centres (Generic<br>Overlays > Local                          | +            | Facility 803m from site  |
|            | sustainably and minimise  | dentied   | -                               | Recycle centre within 5km  | Information)  |              |  |
|            | waste                     |   |                                 | Recycle centre >5km  |   |              |  |
| To retain  |                           | ++  | Median gross pay >UK average    |  |   |              |  |
|            | existing jobs             | isting jobs nd create new nployment  Median annual salary | +                               | Median gross pay >Cumbria average  | CACI data   | -            |  |
| NR4        | and create                |   | N                               | Median gross pay 90-100% Cumbria average   |   |              | 86% Cumbrian Average   |
|            | employment                |   | -                               | Median gross pay 80-90% Cumbria average  |   |              |  |
|            | facilities                |   |                                 | Median gross pay <80% Cumbria average  |   |              |  |
| Environmen | tal Summary               |   |                                 |  |   | +/-          |  |
| Economic   |                           |   |                                 |  |   |              |  |
|            |                           |   | ++                              | Employment centre within 5km of settlement   |   |              |  |
|            |                           |   | +                               | Employment centre accessed by appropriate public transport within 30 mins.                     | GIS: Employment Areas   |              |  |
| EC2        | To improve access to jobs | Distance to employment centres                            | -                               | Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport | 2012 (Generic Overlays  > Planning Policy Overlays)           | ++           | Employment areas to the east of the settlement, within 2km of all sites. |
|            |                           |   |                                 | Employment centre >10km of site not accessible within 30 mins by appropriate public transport. |   |              |  |
|            | To diversify              |   | ++                              | Site in ward in bottom quartile for deprivation  |   |              |  |
| EC3        | and                       | Regeneration benefits                                     | +                               | Site in ward in second bottom quartile for deprivation   | Indices of Multiple<br>Deprivation                            | N            | Least deprived 50%   |
|            |                           |   |                                 |  | 1   |              |  |

| Objective | Details                           | Indicator                                      | Score | Appraisal Tool  | Source                                     |    | Scrap yard 0.54ha (28<br>@ 50DPH)     |
|-----------|-----------------------------------|--|-------|---|--|----|---------------------------------------|
| Social    |                                   |  |       |   |  |    |                                       |
|           | To increase                       |  | ++    | Voting station <400m to site                                      | GIS: Polling station                       |    |                                       |
| SP1       | the level of participation        | Proximity to civic buildings/ Village Halls    | +     | Voting station <800m to site                                      | layer (Generic                             | ++ | Alston town hall 192m from site       |
| SF I      | in democratic                     | (Voting stations)                              | -     | Voting station within 2km of site                                 | Overlays>Planning Policy Overlays)         |    |                                       |
|           | processes                         |  |       | Voting station more than 2km away from site                       | Policy Overlays)                           |    |                                       |
|           |                                   |  | ++    | Shop within 800m of site  |  |    |                                       |
|           |                                   | Access to shop which sells basic goods to meet | +     | Shop within 2km of site   | GIS: Post Offices & Shops layer (Generic   | ++ | Spar on station road 277m from site   |
|           |                                   | day to day needs                               | -     | Shop 2-5km of site  | Overlays> Eden LDF)                        |    |                                       |
|           |                                   |  |       | Shop 5km+ from site   |  |    |                                       |
|           |                                   | Access to post office                          | ++    | PO within 800m of site  |  |    |                                       |
|           |                                   |  | +     | PO within 2km of site   | GIS: Post Offices & Shops layer (Generic   | ++ | PO 361m from site                     |
|           |                                   |  | -     | PO 2-5km of site  | Overlays> Eden LDF)                        |    |                                       |
|           |                                   |  |       | PO 5km+ from site   |  |    |                                       |
|           | To improve access to              |  | ++    | Bus stop or rail station with regular service <400m from site     |  | +  | Bus stops on front st, 803m from site |
| SP2       | services, facilities, the         | Access to public                               | +     | Bus stop or rail station with regular service >800m from site     | GIS: Bus Layers<br>(Generic Overlays >     |    |                                       |
|           | countryside<br>and open<br>spaces | transport                                      | -     | Bus stop or rail station with infrequent service <400m from site  | Local Information)                         |    |                                       |
|           | spaces                            |  | -     | Bus stop or rail station with infrequent service <800m from site  |  |    |                                       |
|           |                                   |  | ++    | Public rights of way would be created and the network enhanced    |  |    |                                       |
|           |                                   |  | +     | Good access to nearby Rights of Way                               | CIC. Diabta of May                         |    |                                       |
|           |                                   | Dublic Dights of Mov                           | N     | No impact or nearby access  | GIS: Rights of Way definitive map (Generic | N  |                                       |
|           |                                   | Public Rights of Way                           | -     | Public rights of way would be diverted as a result of development | Overlays > Local<br>Information)           |    |                                       |
|           |                                   |  |       | Public rights of way would be lost as a result of development     |  |    |                                       |

|            |                              |                                     | ++                            | Site not in a flood zone and >8m from any bodies of water/surface water                 |  |   |  |
|------------|------------------------------|-------------------------------------|-------------------------------|---|--|---|--|
|            | To provide everyone          |                                     | +                             | Site not in a flood zone but bodies of water/surface water within 8m.                   | GIS: Flood Zones<br>(Generic Overlays >  |   | Northern edge of site bounds the river and is falls within flood zone 3. |
| SP3        | with a decent                | Risk of flooding                    | N                             | Site within flood zone 1  | Planning Policy  | -/  | Remainder of site is not affected, though buildings fall within          |
|            | home                         |                                     | -                             | Site within flood zone 2  | - Overlays)  |   | floodplain.  |
|            |                              |                                     |                               | Site within flood zones 3a or 3b  | -  |   |  |
|            |                              |                                     | ++                            | Primary School <400m to site  |  |   |  |
|            |                              | Distance from primary               | +                             | Primary School <800m to site  | GIS: Eden Educational Facilities (Generic  |   | Alston primary school 758m from  |
|            |                              | school                              | -                             | Primary School within 3km   | Overlays > Planning  | +   | site   |
|            |                              |                                     |                               | Primary school >3km away  | Policy Overlays).  |   |  |
|            |                              |                                     | ++                            | Secondary School <800m to site  | Olo: Edan Educational  |   |  |
|            |                              | Distance from secondary             | +                             | Secondary School <2km to site   | GIS: Eden Educational Facilities (Generic  | ++  | King Samuel secondary school   |
|            |                              | school                              | -                             | Secondary school 2-5km  | Overlays > Planning Policy Overlays).  | ++  | 409m from site   |
|            |                              |                                     |                               | Secondary School >5km   | Policy Overlays).  |   |  |
|            |                              |                                     | ++                            | Facilities within 5km of settlement   | GIS: Eden Educational<br>Facilities (Generic<br>Overlays > Planning<br>Policy Overlays). | ++  | Cybermoor, Front Street  |
|            | To improve                   | f adult education centres           | +                             | Facilities accessed by appropriate public transport within 30 mins.                     |  |   |  |
| SP4        | levels of skills, education  |                                     | -                             | Facilities 5-10km of site not accessible within 30 mins by appropriate public transport |  |   |  |
|            | and training                 |                                     |                               | Facilities >10km of site not accessible within 30 mins by appropriate public transport. |  |   |  |
|            |                              |                                     | ++                            | <22%  |  |   |  |
|            |                              | 0/ 1/1 11                           | +                             | 22-24%  |  |   |  |
|            |                              | % population with no qualifications | N                             | 25-39%  | Census data  | N   | 23%  |
|            |                              |                                     | -                             | 30-49%  |  |   |  |
|            |                              |                                     |                               | 50% +   |  |   |  |
|            |                              |                                     | ++                            | 30% +   |  |   |  |
|            |                              | 0/ manufation with NIV/O4           | +                             | 25-29%  |  |   |  |
|            |                              | % population with NVQ4 and above    | N                             | 22-24%  | Census data  | N   | 28%  |
|            |                              |                                     | -                             | 20-22%  |  |   |  |
|            |                              |                                     |                               | <20%  |  |   |  |
| SP5        | Health and                   | Distance from GP                    | ++                            | GP Surgery within <800m   | GIS: Medical Centres<br>(Generic Overlays >  | ++  | Alston GP/Hospital 484m from site  |
| Well being | being Sisterior in the being | +                                   | GP Surgery within 2km of site | Local Information).   |  | 7 isosii Si 71 isopilai 40411 iloili sile |  |

|     | 1   | 7  |    | 1   | 1  |     | T   |
|-----|---|--|----|---|--|-----|---|
|     |   |  | -  | GP Surgery 2-5km  |  |     |   |
|     |   |  |    | GP Surgery >5km   |  |     |   |
|     |   |  | +  | >82% population in good or very good health   |  |     |   |
|     |   | %population in good or very good health  Number of residents with  | N  | 80-81% population in good or very good health   | Census data  | -   | 79%   |
|     |   |  | -  | <80% population in good or very good health   |  |     |   |
|     |   |  | ++ | <20% population with limited day-to-day activity  | Census data  | ++  | 20%   |
|     |   | limited ability to do day-<br>to-day activity  | N  | >20% population with limited day-to-day activity  | Census data  |     |   |
|     |   |  | ++ | Green space or play facility within 400m of site  | 010. A ibl - 0   |     |   |
|     |   | Distance to children's play areas/ accessible  | +  | Green space or play facility within 800m of site  | GIS: Accessible Spaces (Generic                                | +   | Alston play area 652m from site   |
|     |   | green spaces   | -  | Green space or play facility within 2km of site   | Overlays>Planning Policy Overlays)                             |     |   |
|     |   |  |    | Green space or play facility >2km of site   | 1 olicy Overlays)  |     |   |
|     |   |  | ++ | Development would significantly enhance residential amenity   |  |     | Site is currently used as scrap yard,   |
|     |   | National according to the state of the state | +  | Development would enhance residential amenity   | Desk based assessment of features that may affect human health |     | redevelopment of which would reduce the number of environmental health issues to surrounding properties. The garage opposite may create some infrequent disturbances, though general impacts are uncertain. |
|     |   | Neighbouring uses which<br>may affect human health<br>(Light, noise, visual etc.<br>pollution)   | N  | Development would not lead to any issues related to residential amenity                                   |  | N/- |   |
|     |   | politilon  | -  | Potential issues which could give rise to problems associated with residential amenity                    |  |     |   |
|     |   |  |    | Development would have a significantly negative impact upon residents amenity                             |  |     | F   |
|     |   |  | ++ | Site clearly defined within settlement  |  |     |   |
|     |   |  | +  | Site well related, on the edge of the settlement  |  |     |   |
|     | To create vibrant, active,                                      | Location in relation to existing settlement  | N  | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | Visual analysis of sites in relation to current                | ++  | Reuse of existing site, which is within the current form of the town.   |
| SP6 | inclusive and open-minded communities with a strong sense local | oxioning outloment   | -  | Site outside of settlement boundary adjacent to cluster of existing buildings >2km.                       | settlement.  |     |   |
|     |   | h a strong   |    | Site outside of boundary, not related to cluster of units related to settlement                           |  |     |   |
|     | history   |  | ++ | 2 Facilities within 6km   | GIS: Cultural Facilities                                       |     | Library and bowling green in  |
|     |   |  | +  | Facility within 6km   | (Generic Overlays > Planning Policy                            | ++  | settlement  |
|     |   |  | N  | Facility within 8km   | Overlays)  |     |   |

|             | 1                                  | ٦ ،  |    | 1  | <u> </u>  |      | Г  |
|-------------|------------------------------------|--|----|--|---|------|--|
|             |                                    |  | -  | Facility within 10km   |   |      |  |
|             |                                    |  |    | No Facilities within 10km  |   |      |  |
| Social Sumi | mary                               |  |    |  |   | ++   |  |
| Environmen  | ital                               |  |    |  |   |      |  |
|             |                                    |  | ++ | No known issues and potential for biodiversity enhancements  |   |      |  |
|             |                                    |  | +  | No known issues  | GIS: Cumbria  |      | Number of key species potentially on   |
|             |                                    | Potential effects on local biodiversity      | -  | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species | -    | site, including black grouse and water vole.   |
| <b>5114</b> | To protect                         |  |    | Significant adverse effect on nationally or internationally designated habitat   |   |      |  |
| EN1         | and enhance biodiversity           |  | ++ | Would result in protected and increased tree cover, hedges etc.  |   |      |  |
|             |                                    | Effects on trees and hedgerows               | +  | Would result in net increase in tree cover, hedge etc.   | <ul><li>Housing Matrices/ Tree</li></ul>                | N    | No issues  |
|             |                                    |  | N  | would not affect trees or hedges   | Surveys   | 14   | 140 133463   |
|             |                                    |  | -  | Would result in loss of tree cover, hedge etc.   |   |      |  |
|             |                                    |  |    | Would result in significant loss of tree cover, hedge etc.   |   |      |  |
|             |                                    | ' I character                                | ++ | Potential enhancement of landscape character   | Site<br>assessment/Cumbria<br>Landscape Toolkit         |      |  |
|             |                                    |  | +  | Site unlikely to have negative landscape considerations  |   | +    | Urban Site will enhance character of area, however does not correspond with landscape objectives |
|             | To preserve, enhance and           |  | -  | Potential negative issues with landscape character   |   |      |  |
| EN2         | manage<br>landscape<br>quality and |  |    | Highly likely potential for negative effects on landscape character  |   |      |  |
|             | character for future               |  | ++ | Development does not affect designated landscape   |   |      | I la likalik inangata an dagi wastad   |
|             | generations                        | Effect on designated landscape               | -  | Development affects setting of designated landscape  | GIS layers.   | ++   | Unlikely impacts on designated landscapes.   |
|             |                                    |  |    | Development directly affects designated landscape  |   |      |  |
|             |                                    | Impact on historic                           | ++ | Potential to enhance the historic environment, contributing to enhancements  | GIS: Constraints  |      | There are two listed buildings within 100m of site associated with the                           |
|             | To improve the quality of          | features of interest                         | +  | Potential for sympathetic development  | (Generic Overlays ><br>Listed                           | +/++ | historic south Tyndale railway.  |
| EN3         | the built<br>environment           | (Conservation area,<br>Listed building, SAM, | N  | Limited potential for improvement, negative effects unlikely   | Buildings/Conservation<br>Areas/SAMs)/ Heritage         | .,   | Redevelopment of the site would enhance the northern entrance to                                 |
|             | environment                        | AAI)   | -  | Potential that site could lead to negative effects on interest feature(s)  | Assessments   |      | the town.  |

|      |  |   |    | Likely that development will lead to significant negative effects on interest feature(s). |  |    |   |
|------|--|---|----|---|--|----|---|
|      |  |   | ++ | Potential to address air quality issues through development                               |  |    |   |
|      |  | Effects upon air quality                                      | +  | Site unlikely to have significant effects on air quality                                  | Evidence from Environmental Health   | ++ | Though the settlement is spatially remote, the town and potential sites |
|      |  | (proximity to areas with known issues)                        | -  | Potential to negatively contribute towards air quality                                    |  |    | are well located to facilities, services and employment areas.          |
|      | To improve local air                       |   |    | Site highly likely to negatively contribute towards air quality                           |  |    |   |
| NR1  | quality and respond to the effects of      |   | ++ | Clear potential for the application of renewable technologies                             |  |    |   |
|      | climate<br>change                          | Potential for the installation of                             | +  | Potential for the application of renewable technology                                     |  |    |   |
|      |  | decentralised renewable technologies (orientation, site size. | N  | Limited knowledge or understanding of the application of technology on site               | Desk based assessment  | +  | Old foundry buildings on site, which could be reused.                   |
|      | t  | topography/natural assets)                                    | -  | Potential constraints for the development of renewable technology                         |  |    |   |
|      |  |   |    | High constraints for the development of renewable technology                              |  |    |   |
|      |  |   | ++ | No capacity issues  | UU: Correspondence   |    |   |
|      |  |   | +  | Potential capacity issues (cumulative)  | (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity) | _  | Limited data. Awaiting information                                      |
|      |  |   | -  | Likely cumulative capacity issues (potential contribution)                                |  | ?  | from Northumbrian water   |
| NR2  | To improve water quality                   |   |    | No Capacity. (private infrastructure required)  |  |    |   |
| INRZ | and water                                  |   | ++ | Favourable  | _  |    |   |
|      | resources                                  |   | +  | Unfavourable recovering   | GIS layers. SSSI Unit  |    |   |
|      |  | Water quality (Biological and chemical)                       | N  | Unfavourable no change  | Data, planning policy  | ++ | No issues   |
|      |  |   | -  | Unfavourable declining  | overlay  |    |   |
|      |  |   |    | Poor  |  |    |   |
|      |  |   | ++ | Brownfield site clearly defined within settlement   |  |    |   |
|      |  |   | +  | Brownfield site on the edge of the settlement   |  |    |   |
| NR3  | To restore<br>and protect<br>land and soil | Site condition (Brownfield or Greenfield)                     | N  | Greenfield site clearly defined within settlement   | Housing Matrix/Desk<br>Based   | ++ | Brownfield infill site  |
|      |  |   | -  | Greenfield site on the edge of the settlement   |  |    |   |
|      |  |   |    | Greenfield site outside the settlement boundary   |  |    |   |

|            |                              |  | +  | No known contamination on site or nearby that is likely to impact on development   | GIS: Historic Land Use  |         | B. C. I. I. I. I. I. I. I.  |
|------------|------------------------------|--|----|--|---|---------|---|
|            |                              | Site based contaminants                  | N  | Possible contamination either onsite or nearby which could result in remedial enhancements.  | Data (Generic Overlays > Planning Policy Overlays), advice from                   | -       | Previously developed, potential significant contamination issues        |
|            |                              |  | -  | Possible significant contamination on site that could require significant remediation.   | Environmental health  |         |   |
|            |                              |  | ++ | ALC grade 5, or Urban  |   |         |   |
|            |                              | Agricultural Land                        | +  | ALC grade 4  | CIC lavara  | +       | Grade 4 land  |
|            |                              | Classification                           | N  | ALC grade 3 (a & b)  | GIS layers.   |         |   |
|            |                              |  | -  | ALC grade 1-2  |   |         |   |
|            | To manage                    |  | ++ | Site within 800m of centre   |   |         |   |
|            | natural (was<br>mineral)     |  | +  | Recycle centre in settlement   | GIS: Eden Recycling   |         |   |
| NR4        | resources                    | Proximity to local recycle centres       | N  | No Recycle centre in settlement  | Centres (Generic<br>Overlays > Local  | ++      | Facility 38m from site  |
|            | sustainably<br>and minimise  | contres                                  | -  | Recycle centre within 5km  | Information)  |         |   |
|            | waste                        |  |    | Recycle centre >5km  |   |         |   |
|            | To retain                    |  | ++ | Median gross pay >UK average   |   |         |   |
|            | existing jobs                | jobs<br>ate Median annual salary<br>nent | +  | Median gross pay >Cumbria average  | CACI data   | -       | 86% Cumbrian Average  |
| NR4        | and create<br>new            |  | N  | Median gross pay 90-100% Cumbria average   |   |         |   |
|            | employment                   |  | -  | Median gross pay 80-90% Cumbria average  |   |         |   |
|            | facilities                   |  |    | Median gross pay <80% Cumbria average  |   |         |   |
| Environmer | ntal Summary                 |  |    |  |   | +       |   |
| Economic   |                              |  |    |  |   |         |   |
|            |                              |  |    |  |   |         |   |
|            |                              |  | ++ | Employment centre within 5km of settlement   |   |         |   |
|            |                              |  | ++ | Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins.  | GIS: Employment Areas   |         |   |
| EC2        | To improve access to jobs    | Distance to employment centres           |    | Employment centre accessed by appropriate  | GIS: Employment Areas<br>2012 (Generic Overlays<br>> Planning Policy<br>Overlays) | ++      |   |
|            | access to                    |  |    | Employment centre accessed by appropriate public transport within 30 mins.  Employment centre 5-10km of site not accessible within 30 mins by appropriate  | 2012 (Generic Overlays > Planning Policy  | ++      |   |
|            | access to jobs  To diversify |  | -  | 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                   | 2012 (Generic Overlays > Planning Policy  | ++      | Employment areas to the east of the settlement, within 2km of all sites |
|            | access to jobs               |  | -  | 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. | 2012 (Generic Overlays > Planning Policy  | ++<br>N |   |

| Objective  | Details                                     | Indicator   | Score  | Appraisal Tool  | Source   | AL4: Bruntley meadows 0.72ha (21 units @ 30DPH) |  |
|--|---|---|--|---|--|---|--|
| Social   |   |   |  |   |  |   |  |
|  | To increase                                 |   | ++   | Voting station <400m to site  | CIC: Dolling station   |   |  |
| SP1 the level of participation in democratic processes | Proximity to civic buildings/ Village Halls | +   | + Voting station <800m to site GIS: Polling station layer (Generic | layer (Generic  |  | Alston town hall 600m from site                 |  |
|  | (Voting stations)                           | -   | Voting station within 2km of site                                  | Overlays>Planning   | +  | Aistori town hall boom from site                |  |
|  | processes                                   |   |  | Voting station more than 2km away from site                             | Policy Overlays)   |   |  |
|  |   |   | ++   | Shop within 800m of site  |  |   |  |
|  |   | Access to shop which sells basic goods to meet                          | +  | Shop within 2km of site   | GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF) | ++  | Coop 469m from site                      |
|  |   | day to day needs  | -  | Shop 2-5km of site  |  |   | Coop room nom one                        |
|  |   |   |  | Shop 5km+ from site   |  |   |  |
|  |   |   | ++   | PO within 800m of site  |  |   |  |
|  |   | Access to post office   | +  | PO within 2km of site   | GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF) | ++  | PO 446m from site                        |
|  |   |   | -  | PO 2-5km of site  |  |   | To Trom nom one                          |
|  |   |   |  | PO 5km+ from site   |  |   |  |
|  | To improve access to                        | cess to ervices, ities, the intryside d open Access to public transport | ++   | Bus stop or rail station with regular service <400m from site           |  |   |  |
| SP2  | services,<br>facilities, the                |   | +  | Bus stop or rail station with regular service >800m from site           | GIS: Bus Layers<br>(Generic Overlays ><br>Local Information) | +   | D  |
|  | and open spaces                             |   | -  | Bus stop or rail station with infrequent service <400m from site        |  |   | Bus stops 258m on front st.              |
|  |   |   |  | Bus stop or rail station with infrequent service <800m from site        |  |   |  |
|  |   |   | ++   | Public rights of way would be created and the network enhanced          |  |   |  |
|  |   |   | +  | Good access to nearby Rights of Way                                     | GIS: Rights of Way   |   |  |
|  |   | Public Rights of Way  | N  | No impact or nearby access  | definitive map (Generic<br>Overlays > Local                  | +   | Right of way passes eastern edge of site |
|  |   |   | -  | Public rights of way would be diverted as a result of development       | Information)   |   | Site                                     |
|  |   |   |  | Public rights of way would be lost as a result of development           |  |   |  |
| CD2  | To provide everyone                         | Diele of floor diese  | ++   | Site not in a flood zone and >8m from any bodies of water/surface water | GIS: Flood Zones<br>(Generic Overlays >                      |   | No water courses near site, though       |
| SP3  | with a decent home                          | Risk of flooding  | +  | Site not in a flood zone but bodies of water/surface water within 8m.   | Planning Policy<br>Overlays)                                 | +   | evidence of surface water on site.       |

|      |                          |  | N  | Site within flood zone 1  |  |    |                                     |
|------|--------------------------|--|----|---|--|----|-------------------------------------|
|      |                          |  | -  | Site within flood zone 2  |  |    |                                     |
|      |                          |  |    | Site within flood zones 3a or 3b  |  |    |                                     |
|      |                          |  | ++ | Primary School <400m to site  | Olo: Edan Educational  |    |                                     |
|      |                          | Distance from primary                  | +  | Primary School <800m to site  | GIS: Eden Educational Facilities (Generic  | ++ | Alston primary school 211m fro      |
|      |                          | school                                 | -  | Primary School within 3km   | Overlays > Planning Policy Overlays).  | ++ | site                                |
|      |                          |  |    | Primary school >3km away  | Folicy Overlays).  |    |                                     |
|      |                          |  | ++ | Secondary School <800m to site  | GIS: Eden Educational  |    |                                     |
|      |                          | Distance from secondary                | +  | Secondary School <2km to site   | Facilities (Generic  | ++ | King Samuel secondary school        |
|      |                          | school                                 | -  | Secondary school 2-5km  | Overlays > Planning Policy Overlays).  | ++ | 710m from site                      |
|      |                          |  |    | Secondary School >5km   |  |    |                                     |
|      |                          |  | ++ | Facilities within 5km of settlement   |  |    |                                     |
|      | To improve               | s of adult education centres ls, ation | +  | Facilities accessed by appropriate public transport within 30 mins.                     | GIS: Eden Educational<br>Facilities (Generic<br>Overlays > Planning<br>Policy Overlays). | ++ |                                     |
| SP4  | levels of skills,        |  | -  | Facilities 5-10km of site not accessible within 30 mins by appropriate public transport |  |    | Cybermoor, Front Street             |
|      | education<br>and trainin |  |    | Facilities >10km of site not accessible within 30 mins by appropriate public transport. |  |    |                                     |
|      |                          |  | ++ | <22%  |  |    |                                     |
|      |                          |  | +  | 22-24%  |  | N  | 23%                                 |
|      |                          | % population with no qualifications    | N  | 25-39%  | Census data  |    |                                     |
|      |                          | qualifications                         | -  | 30-49%  |  |    |                                     |
|      |                          |  |    | 50% +   |  |    |                                     |
|      |                          |  | ++ | 30% +   |  |    |                                     |
|      |                          |  | +  | 25-29%  |  |    |                                     |
|      |                          | % population with NVQ4 and above       | N  | 22-24%  | Census data  | N  | 28%                                 |
|      |                          | and above                              | -  | 20-22%  |  |    |                                     |
|      |                          |  |    | <20%  |  |    |                                     |
|      |                          |  | ++ | GP Surgery within <800m   |  |    |                                     |
| SP5  | Health and               | Distance from GP                       | +  | GP Surgery within 2km of site   | GIS: Medical Centres<br>(Generic Overlays >  | ++ | Alston GP/Hospital 781m from site   |
| 0. 0 | Well being               | Diotanos nom or                        | -  | GP Surgery 2-5km  | Local Information).  |    | , actor of A loopital Form nom site |
|      |                          |  |    | GP Surgery >5km   |  |    |                                     |

|     |   | 1  |    | 1   | 1  | 1  | T   |  |
|-----|---|--|----|---|--|----|---|--|
|     |   |  | +  | >82% population in good or very good health   |  |    |   |  |
|     |   | %population in good or very good health  | N  | 80-81% population in good or very good health   | Census data  | -  | 79%   |  |
|     |   |  | -  | <80% population in good or very good health   |  |    |   |  |
|     |   | Number of residents with   | ++ | <20% population with limited day-to-day activity  | Census data  | ++ | 20%   |  |
|     |   | limited ability to do day-<br>to-day activity  | N  | >20% population with limited day-to-day activity  | Census data  |    |   |  |
|     |   |  | ++ | Green space or play facility within 400m of site  | 010 4 311 0  |    |   |  |
|     |   | Distance to children's   | +  | Green space or play facility within 800m of site  | GIS: Accessible Spaces (Generic                                      | ++ | Alston play area 397m from site   |  |
|     |   | play areas/ accessible green spaces  | ı  | Green space or play facility within 2km of site   | Overlays>Planning Policy Overlays)                                   |    |   |  |
|     |   | groon opasse   | -  | Green space or play facility >2km of site   | Policy Overlays)   |    |   |  |
|     |   |  |    | ++  | Development would significantly enhance residential amenity          |    |   |  |
|     |   | Neighbouring uses which<br>may affect human health<br>(Light, noise, visual etc.<br>pollution) | +  | Development would enhance residential amenity   |  |    | Site is surrounded by residential   |  |
|     |   |  | N  | Development would not lead to any issues related to residential amenity                                   | Desk based assessment<br>of features that may<br>affect human health | N  | use, which is unlikely to result in significant concerns on human health. |  |
|     |   |  | -  | Potential issues which could give rise to problems associated with residential amenity                    |  |    | nodiui.   |  |
|     |   |  |    | Development would have a significantly negative impact upon residents amenity                             |  |    |   |  |
|     |   |  | ++ | Site clearly defined within settlement  |  |    |   |  |
|     |   |  | +  | Site well related, on the edge of the settlement  |  |    |   |  |
|     | To create   | Location in relation to existing settlement  | N  | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | Visual analysis of sites in relation to current                      | ++ | Greenfield site, within the developable bounds of the town.               |  |
|     | vibrant,<br>active,<br>inclusive and                            | existing settlement  | -  | Site outside of settlement boundary adjacent to cluster of existing buildings >2km.                       | settlement.  |    | ·   |  |
| SP6 | inclusive and open-minded communities with a strong sense local |  | 1  | Site outside of boundary, not related to cluster of units related to settlement                           |  |    |   |  |
|     |   |  | ++ | 2 Facilities within 6km   |  |    |   |  |
|     | history   |  | +  | Facility within 6km   | GIS: Cultural Facilities   |    | Library and bowling green in  |  |
|     |   | Distance to Leisure or<br>Cultural facilities  | N  | Facility within 8km   | (Generic Overlays > Planning Policy                                  | ++ | settlement  |  |
|     |   | Cuitarai Idollitico  | -  | Facility within 10km  | Overlays)  |    | octionicit  |  |
|     |   |  | -  | No Facilities within 10km   |  |    |   |  |

| Social Summ | nary                                       |  |  |  |   | ++   |   |  |  |
|-------------|--|--|--|--|---|--|---|--|--|
| Environment | tal  |  |  |  |   |  |   |  |  |
|             |  |  | ++   | No known issues and potential for biodiversity enhancements                    |   |  |   |  |  |
|             |  |  | +  | No known issues  | GIS: Cumbria                                  |  | Number of key species potentially   |  |  |
|             | Potential effects on local biodiversity    | -  | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,                       | -   | site, including black grouse, and<br>sightings of red squirrel |   |  |  |
| EN/A        | To protect                                 |  |  | Significant adverse effect on nationally or internationally designated habitat |   |  |   |  |  |
| EN1         | and enhance biodiversity                   |  | ++   | Would result in protected and increased tree cover, hedges etc.                |   |  |   |  |  |
|             |  | Effects on trees and   | +  | Would result in net increase in tree cover, hedge etc.                         | Housing Matrices/ Tree                        |  |   |  |  |
|             |  | hedgerows  | N  | would not affect trees or hedges   | Surveys                                       | N  | No issues   |  |  |
|             |  |  |  |  |   | -  | Would result in loss of tree cover, hedge etc.  |  |  |
|             |  |  |  | Would result in significant loss of tree cover, hedge etc.                     |   |  |   |  |  |
|             |  |  | ++   | Potential enhancement of landscape character                                   | Site assessment/Cumbria ?/- Landscape Toolkit |  | Classified as 'Dales' landscape   |  |  |
|             |  |  | +  | Site unlikely to have negative landscape considerations                        |   | ?/-  | under Cumbria toolkit, which can be vulnerable to intrusive skylines int  |  |  |
|             | To preserve, enhance and                   | Effect on landscape character  | -  | Potential negative issues with landscape character                             |   |  | the valley. Possible landscape considerations as site protrudes in  |  |  |
| EN2         | manage landscape quality and character for | e<br>pe<br>and   |  | Highly likely potential for negative effects on landscape character            |   |  | the open countryside. Slight to<br>moderate impacts in Alston<br>landscape impact assessment. S<br>within NP AONB |  |  |
|             | future<br>generations                      |  | ++   | Development does not affect designated landscape                               |   |  |   |  |  |
|             |  | Effect on designated landscape                                       | -  | Development affects setting of designated landscape                            | GIS layers.                                   | N  | Central site unlikely to give rise to<br>impacts on the AONB.   |  |  |
|             |  |  |  | Development directly affects designated landscape                              |   |  |   |  |  |
|             |  |  | ++   | Potential to enhance the historic environment, contributing to enhancements    |   |  | Site falls within 100m of Alston conservation area. Close proximity   |  |  |
|             | To improve                                 | Impact on historic   | +  | Potential for sympathetic development  | GIS: Constraints (Generic Overlays >          |  | to Ruth Lancaster James Hospita   |  |  |
| EN3         | the quality of the built                   | features of interest<br>(Conservation area,<br>Listed building, SAM, | N  | Limited potential for improvement, negative effects unlikely                   | Listed Buildings/Conservation                 | N/+  | which could be complimented through strong design. Care will  |  |  |
|             | environment                                | AAI)   | -  | Potential that site could lead to negative effects on interest feature(s)      | Areas/SAMs)/ Heritage<br>Assessments          |  | need to be given to the elevations towards the CA and non-designated building.                                    |  |  |

|      |  |   |    | Likely that development will lead to significant negative effects on interest feature(s). |   |    |   |
|------|--|---|----|---|---|----|---|
|      |  |   | ++ | Potential to address air quality issues through development                               |   |    |   |
|      |  | Effects upon air quality                                      | +  | Site unlikely to have significant effects on air quality                                  | Evidence from   | ++ | Though the settlement is spatially remote, the town and potential sites |
|      |  | (proximity to areas with known issues)                        | -  | Potential to negatively contribute towards air quality                                    | Environmental Health  |    | are well located to facilities, services and employment areas.          |
|      | To improve local air                       |   |    | Site highly likely to negatively contribute towards air quality                           |   |    |   |
| NR1  | quality and respond to the effects of      |   | ++ | Clear potential for the application of renewable technologies                             |   |    |   |
|      | climate<br>change                          | Potential for the installation of                             | +  | Potential for the application of renewable technology                                     |   |    |   |
|      |  | decentralised renewable technologies (orientation, site size, | N  | Limited knowledge or understanding of the application of technology on site               | Desk based assessment   | N  | Limited information   |
|      |  | topography/natural assets)                                    | -  | Potential constraints for the development of renewable technology                         |   |    |   |
|      |  |   |    | High constraints for the development of renewable technology                              |   |    |   |
|      |  |   | ++ | No capacity issues  | UU: Correspondence  |    |   |
|      |  | Water resources   | +  | Potential capacity issues (cumulative)  | (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > | _  | Limited data. Awaiting information                                      |
|      |  | (Correspondence from UU)                                      | -  | Likely cumulative capacity issues (potential contribution)                                |   | ?  | from Northumbrian water   |
| NR2  | To improve water quality                   |   |    | No Capacity. (private infrastructure required)  | Draft LSC WW<br>Capacity)   |    |   |
| INRZ | and water                                  |   | ++ | Favourable  | _   |    |   |
|      | resources                                  |   | +  | Unfavourable recovering   | GIS layers. SSSI Unit   |    |   |
|      |  | Water quality (Biological and chemical)                       | N  | Unfavourable no change  | Data, planning policy   | ++ | No issues   |
|      |  |   | -  | Unfavourable declining  | overlay   |    |   |
|      |  |   |    | Poor  |   |    |   |
|      |  |   | ++ | Brownfield site clearly defined within settlement   |   |    |   |
|      |  |   | +  | Brownfield site on the edge of the settlement   |   |    |   |
| NR3  | To restore<br>and protect<br>land and soil | Site condition (Brownfield or Greenfield)                     | N  | Greenfield site clearly defined within settlement   | Housing Matrix/Desk<br>Based  | N  | Greenfield infill site  |
|      |  |   | -  | Greenfield site on the edge of the settlement   |   |    |   |
|      |  |   |    | Greenfield site outside the settlement boundary   |   |    |   |

|            |                            |                                    | +  | No known contamination on site or nearby that is likely to impact on development               | GIS: Historic Land Use  |    |   |
|------------|----------------------------|------------------------------------|----|--|---|----|---|
|            |                            | Site based contaminants            | N  | Possible contamination either onsite or nearby which could result in remedial enhancements.    | Data (Generic Overlays > Planning Policy Overlays), advice from | +  |   |
|            |                            |                                    | -  | Possible significant contamination on site that could require significant remediation.         | Environmental health  |    |   |
|            |                            |                                    | ++ | ALC grade 5, or Urban  |   |    |   |
|            |                            | Agricultural Land                  | +  | ALC grade 4  | 010 1   | +  | Grade 4 land  |
|            |                            | Classification                     | N  | ALC grade 3 (a & b)  | GIS layers.   |    |   |
|            |                            |                                    | -  | ALC grade 1-2  |   |    |   |
|            | To manage                  |                                    | ++ | Site within 800m of centre   |   |    |   |
|            | natural (was mineral)      |                                    | +  | Recycle centre in settlement   | GIS: Eden Recycling   |    |   |
| NR4        | resources                  | Proximity to local recycle centres | N  | No Recycle centre in settlement  | Centres (Generic<br>Overlays > Local                            | ++ | Facility 758m from site   |
|            | sustainably and minimise   | centres                            | -  | Recycle centre within 5km  | Information)  |    |   |
|            | waste                      |                                    |    | Recycle centre >5km  |   |    |   |
|            | <b>-</b>                   |                                    | ++ | Median gross pay >UK average   |   |    |   |
|            | To retain<br>existing jobs | Median annual salary               | +  | Median gross pay >Cumbria average  | CACI data   | -  | 86% Cumbrian Average  |
| NR4        | and create new             |                                    | N  | Median gross pay 90-100% Cumbria average   |   |    |   |
|            | employment                 |                                    | -  | Median gross pay 80-90% Cumbria average  |   |    |   |
|            | facilities                 |                                    |    | Median gross pay <80% Cumbria average  |   |    |   |
| Environmer | ntal Summary               |                                    |    |  |   | +  |   |
| Economic   |                            |                                    |    |  |   |    |   |
|            |                            |                                    | ++ | Employment centre within 5km of settlement   |   |    |   |
|            |                            |                                    | +  | Employment centre accessed by appropriate public transport within 30 mins.                     | GIS: Employment Areas   |    |   |
| EC2        | To improve access to iobs  | Distance to employment centres     | -  | Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport | 2012 (Generic Overlays > Planning Policy Overlays)              | ++ | Employment areas to the east of th settlement, within 2km of all sites. |
|            | J000                       |                                    |    |  | Overlays )  |    |   |
|            | Jobe                       |                                    |    | Employment centre >10km of site not accessible within 30 mins by appropriate public transport. |   |    |   |
|            | To diversify               |                                    |    | accessible within 30 mins by appropriate   |   |    |   |
| EC3        | ,                          | Regeneration benefits              |    | accessible within 30 mins by appropriate public transport.                                     | Indices of Multiple<br>Deprivation                              | N  | Least deprived 50%  |

| Objective     | Details                                   | Indicator                                      | Score | Appraisal Tool  | Source   |   | The wardway 2.1ha (63<br>@ 30DPH) |
|---------------|---|--|-------|---|--|---|-----------------------------------|
| Social        |   |  |       |   |  |   |                                   |
|               | To increase                               |  | ++    | Voting station <400m to site                                      | GIS: Polling station   |   |                                   |
| SP1           | the level of participation                | Proximity to civic buildings/ Village Halls    | +     | Voting station <800m to site                                      | layer (Generic   | _ | Alston town hall 1011m from site  |
| in democratic |   | (Voting stations)                              | -     | Voting station within 2km of site                                 | Overlays>Planning Policy Overlays)                                 |   |                                   |
|               | processes                                 |  |       | Voting station more than 2km away from site                       | Policy Overlays)   |   |                                   |
|               |   |  | ++    | Shop within 800m of site  | GIS: Post Offices & Shops layer (Generic                           |   |                                   |
|               |   | Access to shop which sells basic goods to meet | +     | Shop within 2km of site   |  | + | Spar 830m from site               |
|               |   | day to day needs                               | -     | Shop 2-5km of site  | Overlays> Eden LDF)  |   | Span seem nem ent                 |
|               |   |  |       | Shop 5km+ from site   |  |   |                                   |
|               |   | Access to post office                          | ++    | PO within 800m of site  | GIS: Post Offices &<br>Shops layer (Generic<br>Overlays> Eden LDF) | + | PO 1179m from site                |
|               |   |  | +     | PO within 2km of site   |  |   |                                   |
|               |   |  | -     | PO 2-5km of site  |  |   |                                   |
|               |   |  |       | PO 5km+ from site   |  |   |                                   |
|               | To improve                                |  | ++    | Bus stop or rail station with regular service <400m from site     | GIS: Bus Layers<br>(Generic Overlays ><br>Local Information)       |   | Bus stops 2.1km on front st.      |
| SP2           | access to<br>services,<br>facilities, the | Access to public                               | +     | Bus stop or rail station with regular service >800m from site     |  | + |                                   |
|               | countryside and open                      | transport                                      | -     | Bus stop or rail station with infrequent service <400m from site  |  |   |                                   |
|               | spaces                                    |  |       | Bus stop or rail station with infrequent service <800m from site  |  |   |                                   |
|               |   |  | ++    | Public rights of way would be created and the network enhanced    |  |   |                                   |
|               |   |  | +     | Good access to nearby Rights of Way                               |  |   |                                   |
|               |   |  | N     | No impact or nearby access  | GIS: Rights of Way definitive map (Generic                         | N |                                   |
|               |   | Public Rights of Way                           | -     | Public rights of way would be diverted as a result of development | Overlays > Local Information)                                      |   |                                   |
|               |   |  |       | Public rights of way would be lost as a result of development     |  |   |                                   |

|          |                           |                                     | ++                           | Site not in a flood zone and >8m from any bodies of water/surface water                 |  |    |  |
|----------|---------------------------|-------------------------------------|------------------------------|---|--|----|--|
|          | To provide everyone       |                                     | +                            | Site not in a flood zone but bodies of water/surface water within 8m.                   | GIS: Flood Zones<br>(Generic Overlays >  |    | No evidence of flooding or surface                   |
| SP3      | with a decent             | Risk of flooding                    | N                            | Site within flood zone 1  | Planning Policy  | +  | water, however small water course runs through site. |
|          | home                      |                                     | -                            | Site within flood zone 2  | Overlays)  |    | Tano unoagn oito.                                    |
|          |                           |                                     |                              | Site within flood zones 3a or 3b  |  |    |  |
|          |                           | ++                                  | Primary School <400m to site |   |  |    |  |
|          |                           | Distance from primary               | +                            | Primary School <800m to site  | GIS: Eden Educational<br>Facilities (Generic   |    | Alston primary school 1566m from                     |
|          |                           | school                              | -                            | Primary School within 3km   | Overlays > Planning Policy Overlays).  | -  | site   |
|          |                           |                                     |                              | Primary school >3km away  |  |    |  |
|          |                           |                                     | ++                           | Secondary School <800m to site  | Olor Edour Edourational  |    |  |
|          |                           | Distance from secondary             | +                            | Secondary School <2km to site   | GIS: Eden Educational<br>Facilities (Generic   |    | King Samuel secondary school                         |
|          |                           | school                              | -                            | Secondary school 2-5km  | Overlays > Planning Policy Overlays).  | +  | 1237m from site                                      |
|          |                           |                                     |                              | Secondary School >5km   |  |    |  |
|          |                           | of adult education centres          | ++                           | Facilities within 5km of settlement   | GIS: Eden Educational<br>Facilities (Generic<br>Overlays > Planning<br>Policy Overlays). |    |  |
|          | To improve                |                                     | +                            | Facilities accessed by appropriate public transport within 30 mins.                     |  |    | Cybermoor, Front Street                              |
| SP4      | levels of skills,         |                                     | -                            | Facilities 5-10km of site not accessible within 30 mins by appropriate public transport |  | ++ | Cybernioor, Front Street                             |
|          | education<br>and training |                                     |                              | Facilities >10km of site not accessible within 30 mins by appropriate public transport. |  |    |  |
|          |                           |                                     | ++                           | <22%  |  |    |  |
|          |                           | 0/ 1/1 11                           | +                            | 22-24%  |  |    |  |
|          |                           | % population with no qualifications | N                            | 25-39%  | Census data  | N  | 23%  |
|          |                           | ·                                   | -                            | 30-49%  |  |    |  |
|          |                           |                                     |                              | 50% +   |  |    |  |
|          |                           |                                     | ++                           | 30% +   |  |    |  |
|          |                           | 0/ manufation with NIV/O4           | +                            | 25-29%  |  |    |  |
|          |                           | % population with NVQ4 and above    | N                            | 22-24%  | Census data  | N  | 28%  |
|          |                           |                                     | -                            | 20-22%  |  |    |  |
|          |                           |                                     |                              | <20%  |  |    |  |
| SP5      | Health and                | Distance from GP                    | ++                           | GP Surgery within <800m   | GIS: Medical Centres<br>(Generic Overlays >  | +  | Alston GP/Hospital 1285m from site                   |
| <b>-</b> | Well being                |                                     | +                            | GP Surgery within 2km of site   | Local Information).  |    |  |

|              |   | ]   | _  | GP Surgery 2-5km  |  |    |   |
|--------------|---|---|----|---|--|----|---|
|              |   |   | -  | GP Surgery >5km   | -  |    |   |
|              |   |   |    |   |  |    |   |
|              |   |   | +  | >82% population in good or very good health   |  |    |   |
|              |   | %population in good or<br>very good health                    | N  | 80-81% population in good or very good health   | Census data  | -  | 79%   |
|              |   |   | -  | <80% population in good or very good health   |  |    |   |
|              |   | Number of residents with limited ability to do day-           | ++ | <20% population with limited day-to-day activity  | Census data  | ++ | 20%   |
|              |   | to-day activity   | N  | >20% population with limited day-to-day activity  | gonida data  |    | 20%   |
|              |   | Dieteres to deliberat   | ++ | Green space or play facility within 400m of site  | GIS: Accessible Spaces   |    |   |
|              |   | Distance to children's play areas/ accessible                 | +  | Green space or play facility within 800m of site  | (Generic   | _  | Alston play area 1458m from site                                    |
|              |   | green spaces  | -  | Green space or play facility within 2km of site   | Overlays>Planning Policy Overlays)                             | _  | / liston play area 1400m mom site                                   |
|              |   |   | -  | Green space or play facility >2km of site   |  |    |   |
|              |   |   | ++ | Development would significantly enhance residential amenity   | Desk based assessment of features that may affect human health |    |   |
|              |   | Neighbouring uses which                                       | +  | Development would enhance residential amenity   |  |    |   |
|              |   | may affect human health (Light, noise, visual etc. pollution) | N  | Development would not lead to any issues related to residential amenity                                   |  | N  | No adjacent uses likely to result in significant impacts.           |
|              |   | polition  | -  | Potential issues which could give rise to problems associated with residential amenity                    |  |    |   |
|              |   |   |    | Development would have a significantly negative impact upon residents amenity                             |  |    |   |
|              |   |   | ++ | Site clearly defined within settlement  |  |    |   |
|              |   |   | +  | Site well related, on the edge of the settlement  |  |    |   |
|              | To create vibrant,                          | Location in relation to existing settlement                   | N  | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | Visual analysis of sites in relation to current                | N  | Site detracts from the current form of development, splintering the |
| SP6          | active, inclusive and                       | existing settlement   | -  | Site outside of settlement boundary adjacent to cluster of existing buildings >2km.                       | settlement.  |    | character of the settlement.  |
| 3 <b>7</b> 0 | open-minded<br>communities<br>with a strong |   |    | Site outside of boundary, not related to cluster of units related to settlement                           |  |    |   |
|              | sense local                                 |   | ++ | 2 Facilities within 6km   | GIS: Cultural Facilities                                       |    |   |
|              | history                                     | Distance to Leisure or  | +  | Facility within 6km   | (Generic Overlays >  | ++ | Library and bowling green in  |
|              |   | Distance to Leisure or Cultural facilities                    | N  | Facility within 8km   | Planning Policy<br>Overlays)                                   |    | settlement  |
|              |   | •   | 1  | 1   | ⊒  | •  | 1   |

|             |                                    |   | -  | Facility within 10km   |   |   |  |  |  |
|-------------|------------------------------------|---|--|--|---|---|--|--|--|
|             |                                    |   |  | No Facilities within 10km  |   |   |  |  |  |
| Social Sumn | nary                               |   |  |  |   | +   |  |  |  |
| Environmen  | tal                                |   |  |  |   |   |  |  |  |
|             |                                    |   | ++   | No known issues and potential for biodiversity enhancements  |   |   |  |  |  |
|             |                                    |   | +  | No known issues  | GIS: Cumbria  |   | Number of key species potentially  |  |  |
|             |                                    | Potential effects on local biodiversity | -  | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species | -   | site, including black grouse and water vole.   |  |  |
|             |                                    |   | Significant adverse effect on nationally or internationally designated habitat |  |   |   |  |  |  |
|             |                                    |   | ++   | Would result in protected and increased tree cover, hedges etc.  |   |   | One group of trees within site in NE corner, TPO'd woodland to SE and  |  |  |
|             |                                    | To protect and enhance biodiversity     | +  | Would result in net increase in tree cover, hedge etc.   |   |   | another smaller wood to the SW at<br>the end of Raise Hamlets. The grou<br>of trees within the site are pine,<br>spruce and a few sycamore, severa   |  |  |
|             | To protect                         |   | N  | would not affect trees or hedges   |   |   |  |  |  |
| EN1         |                                    |   | -  | Would result in loss of tree cover, hedge etc.   |   |   | have failed and others show  |  |  |
|             | Blodiversity                       | Effects on trees and hedgerows          |  | Would result in significant loss of tree cover, hedge etc.   | Housing Matrices/ Tree<br>Surveys                       | N   | instability and therefore TPO not appropriate. TPO'd trees very important visual feature and will provide some shading to parts of the site therefore layout needs careful planning. The trees in the SW corner also visually important and will also shade parts of the site. Allow removal of trees within the site but require belt of screen planting along southern boundary to link existing groups of trees as part of the landscaping. |  |  |
|             |                                    |   | ++   | Potential enhancement of landscape character   |   |   | Classified as 'Dales' landscape  |  |  |
|             | To preserve, enhance and           |   | +  | Site unlikely to have negative landscape considerations  |   |   | under Cumbria toolkit, which can be<br>vulnerable to intrusive skylines into<br>the valley. Possible landscape   |  |  |
| EN2         | manage<br>landscape<br>quality and | Effect on landscape character           | -  | Potential negative issues with landscape character   | Site<br>assessment/Cumbria                              | ?/-   | considerations as site protrudes into<br>the open countryside. Slight to   |  |  |
|             |                                    | quality and character                   |  |  | character for future Highly likely potential for        | Highly likely potential for negative effects on landscape character | Landscape Toolkit  |  | the open countryside. Slight to moderate impacts in Alston landscape impact assessment. Sit within NP AONB |

|     |                                     | Effect on designated landscape                                | ++ | Development does not affect designated landscape  Development affects setting of designated landscape | GIS layers.                                  | -  | Site would mirror previous development on other side of road, though would represent an intrusion into the countryside and potentially |
|-----|-------------------------------------|---|----|---|--|----|--|
|     |                                     |   |    | Development directly affects designated landscape   |  |    | impact the setting within the AONB.  |
|     |                                     |   | ++ | Potential to enhance the historic environment, contributing to enhancements                           |  |    |  |
|     | T. :                                | Impact on historic  | +  | Potential for sympathetic development   | GIS: Constraints<br>(Generic Overlays >      |    |  |
| EN3 | To improve the quality of the built | features of interest<br>(Conservation area,                   | N  | Limited potential for improvement, negative effects unlikely  | Listed Buildings/Conservation                | N  | No perceived conflicts with the built environment,   |
|     | environment                         | Listed building, SAM,<br>AAI)                                 | 1  | Potential that site could lead to negative effects on interest feature(s)                             | Areas/ŠAMs)/ Heritage<br>Assessments         |    |  |
|     |                                     |   | -  | Likely that development will lead to significant negative effects on interest feature(s).             |  |    |  |
|     |                                     | local air quality and respond to he effects of climate change | ++ | Potential to address air quality issues through development   |  |    | Though the cettlement is enoticlly   |
|     |                                     |   | +  | Site unlikely to have significant effects on air quality  | Evidence from<br>Environmental Health        | ++ | Though the settlement is spatially remote, the town and potential sites are well located to facilities, services and employment areas. |
|     |                                     |   | -  | Potential to negatively contribute towards air quality  |  |    |  |
|     |                                     |   | -  | Site highly likely to negatively contribute towards air quality                                       |  |    |  |
| NR1 | respond to                          |   | ++ | Clear potential for the application of renewable technologies   | _  |    |  |
|     |                                     |   | +  | Potential for the application of renewable technology   |  | N  | Limited information  |
|     |                                     | decentralised renewable technologies (orientation, site size. | N  | Limited knowledge or understanding of the application of technology on site                           | Desk based assessment                        |    |  |
|     |                                     | topography/natural<br>assets)                                 | ı  | Potential constraints for the development of renewable technology                                     |  |    |  |
|     |                                     |   | -  | High constraints for the development of renewable technology  |  |    |  |
|     |                                     |   | ++ | No capacity issues  | UU: Correspondence<br>(SharePoint > Planning |    |  |
|     |                                     | Water resources   | +  | Potential capacity issues (cumulative)  | Policy > LDF >                               | ?  | Limited data. Awaiting information   |
|     | To improve water quality            | (Correspondence from UU)                                      | -  | Likely cumulative capacity issues (potential contribution)  | Evidence Base > Infrastructure > UU >        | f  | from Northumbrian water  |
| NR2 | and water                           |   | -  | No Capacity. (private infrastructure required)  | Draft LSC WW<br>Capacity)                    |    |  |
|     | resources                           |   | ++ | Favourable  | GIS layers. SSSI Unit                        |    |  |
|     |                                     | Water quality (Biological and chemical)                       | +  | Unfavourable recovering   | Data, planning policy                        | ++ | No issues  |
|     |                                     | ,   | N  | Unfavourable no change  | overlay                                      |    |  |

|              |                             | ן   |    | 1   | T   |     | 1  |
|--------------|-----------------------------|---|----|---|---|-----|--|
|              |                             |   | -  | Unfavourable declining  |   |     |  |
|              |                             |   |    | Poor  |   |     |  |
|              |                             |   | ++ | Brownfield site clearly defined within settlement   |   |     |  |
|              |                             |   | +  | Brownfield site on the edge of the settlement   |   |     | Crearfield site on the neglighers of     |
|              |                             | Site condition (Brownfield or Greenfield) | N  | Greenfield site clearly defined within settlement   | Housing Matrix/Desk<br>Based                                    | -   | Greenfield site on the periphery of town |
|              |                             |   | -  | Greenfield site on the edge of the settlement   |   |     |  |
|              |                             |   |    | Greenfield site outside the settlement boundary   |   |     |  |
| NR3          | To restore and protect      |   | +  | No known contamination on site or nearby that is likely to impact on development            | GIS: Historic Land Use  |     |  |
|              | land and soil               | Site based contaminants                   | N  | Possible contamination either onsite or nearby which could result in remedial enhancements. | Data (Generic Overlays > Planning Policy Overlays), advice from | +   |  |
|              |                             |   | -  | Possible significant contamination on site that could require significant remediation.      | Environmental health  |     |  |
|              |                             |   | ++ | ALC grade 5, or Urban   |   |     |  |
|              |                             | Agricultural Land                         | +  | ALC grade 4   | GIS layers.   | +   | Grade 4 land                             |
|              |                             | Classification                            | N  | ALC grade 3 (a & b)   | GIS layers.   |     |  |
|              |                             |   | -  | ALC grade 1-2   |   |     |  |
|              | To manage                   |   | ++ | Site within 800m of centre  |   |     |  |
|              | natural (was<br>mineral)    |   | +  | Recycle centre in settlement  | GIS: Eden Recycling Centres (Generic Overlays > Local           |     |  |
| NR4          | resources                   | Proximity to local recycle centres        | N  | No Recycle centre in settlement   |   | +   | Facility 1073m from site                 |
|              | sustainably<br>and minimise | Centres                                   | -  | Recycle centre within 5km   | Information)  |     |  |
|              | waste                       |   |    | Recycle centre >5km   |   |     |  |
|              | To retain                   |   | ++ | Median gross pay >UK average  |   |     |  |
|              | existing jobs               |   | +  | Median gross pay >Cumbria average   |   |     |  |
| NR4          | and create<br>new           | Median annual salary                      | N  | Median gross pay 90-100% Cumbria average  | CACI data   | -   | 86% Cumbrian Average                     |
|              | employment                  |   | -  | Median gross pay 80-90% Cumbria average   |   |     |  |
|              | facilities                  |   |    | Median gross pay <80% Cumbria average   |   |     |  |
| Environmenta | al Summary                  |   |    | -   |   | +/- |  |
| Economic     |                             |   |    |   |   |     |  |
|              | To improve                  | Distance to employment                    | ++ | Employment centre within 5km of settlement  | GIS: Employment Areas 2012 (Generic Overlays                    | ++  | Employment areas to the east of the      |
| EU2          | EC2 access to jobs          | centres                                   | +  | Employment centre accessed by appropriate public transport within 30 mins.                  |   |     | settlement, within 2km of all sites.     |

|             |                                |                       | -  | Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport       |                                    |    |                    |
|-------------|--------------------------------|-----------------------|----|--|------------------------------------|----|--------------------|
|             |                                |                       |    | Employment centre >10km of site not<br>accessible within 30 mins by appropriate<br>public transport. |                                    |    |                    |
|             | To diversify                   |                       | ++ | Site in ward in bottom quartile for deprivation  |                                    |    |                    |
| EC3         | and<br>strengthen<br>the local | Regeneration benefits | +  | Site in ward in second bottom quartile for deprivation   | Indices of Multiple<br>Deprivation | N  | Least deprived 50% |
|             | economy                        |                       | N  | Site is least deprived 50% of wards  |                                    |    |                    |
| Economic St | ummary                         |                       |    |  |                                    | ++ |                    |

| Objective                                  | Details                           | Indicator                                      | Score   | Appraisal Tool  | Source   |  | Raisebank 0.29ha (8<br>@ 30DPH)      |
|--|-----------------------------------|--|---|---|--|--|--------------------------------------|
| Social                                     |                                   |  |   |   |  |  |                                      |
|  | To increase                       |  | ++  | Voting station <400m to site                                      | GIS: Polling station   |  |                                      |
| SP1  | the level of participation        | Proximity to civic<br>buildings/ Village Halls | +   | Voting station <800m to site                                      | layer (Generic Overlays>Planning Policy Overlays)            | +  | Alston town hall 785m from site (Via |
| SFI  | in democratic                     | (Voting stations)                              | -   | Voting station within 2km of site                                 |  | T  | AL5)                                 |
| processes                                  |                                   |  | Voting station more than 2km away from site                             | Policy Overlays)  |  |  |                                      |
|  |                                   |  | ++  | Shop within 800m of site  |  |  |                                      |
|  |                                   | Access to shop which sells basic goods to meet | +   | Shop within 2km of site   | GIS: Post Offices &<br>Shops layer (Generic                  | ++   | Spar 527m from site                  |
|  |                                   | day to day needs                               | -   | Shop 2-5km of site  | Overlays> Eden LDF)  |  | Span 32                              |
|  |                                   |  |   | Shop 5km+ from site   |  |  |                                      |
|  |                                   |  | ++  | PO within 800m of site  |  |  |                                      |
|  |                                   | Access to post office                          | +   | PO within 2km of site   | GIS: Post Offices & Shops layer (Generic                     | +  | PO 870m from site                    |
|  |                                   | Access to post office                          | -   | PO 2-5km of site  | Overlays> Eden LDF)  |  | 1 0 07 on nom site                   |
|  |                                   |  |   | PO 5km+ from site   |  |  |                                      |
|  | To improve access to              | he Access to public                            | ++  | Bus stop or rail station with regular service <400m from site     | GIS: Bus Layers<br>(Generic Overlays ><br>Local Information) |  |                                      |
| SP2  | services, facilities, the         |  | +   | Bus stop or rail station with regular service >800m from site     |  |  |                                      |
|  | countryside<br>and open<br>spaces |  | -   | Bus stop or rail station with infrequent service <400m from site  |  | +  | Bus stops 1.8km on front st.         |
|  |                                   |  |   | Bus stop or rail station with infrequent service <800m from site  |  |  |                                      |
|  |                                   |  | ++  | Public rights of way would be created and the network enhanced    |  |  |                                      |
|  |                                   |  | +   | Good access to nearby Rights of Way                               | GIS: Rights of Way   |  |                                      |
|  |                                   | Public Rights of Way                           | N   | No impact or nearby access  | definitive map (Generic<br>Overlays > Local                  | +  | Right of way passes eastern edge of  |
|  |                                   |  | -   | Public rights of way would be diverted as a result of development | Information)   |  | site                                 |
|  |                                   |  |   | Public rights of way would be lost as a result of development     |  |  |                                      |
| SP3 To provide everyone with a decent home | Diek of flooding                  | ++   | Site not in a flood zone and >8m from any bodies of water/surface water | GIS: Flood Zones<br>(Generic Overlays >                           |  | No evidence of flooding or surface                   |                                      |
|  | Risk of flooding                  | +  | Site not in a flood zone but bodies of water/surface water within 8m.   | Planning Policy<br>Overlays)                                      | +  | water, however small water course runs through site. |                                      |

|                           |                         |                                     |                                | Otto within 5   |  |   |                                  |
|---------------------------|-------------------------|-------------------------------------|--------------------------------|---|--|---|----------------------------------|
|                           |                         |                                     | N                              | Site within flood zone 1  | _  |   |                                  |
|                           |                         |                                     | -                              | Site within flood zone 2  | _  |   |                                  |
|                           |                         |                                     |                                | Site within flood zones 3a or 3b  |  |   |                                  |
|                           |                         |                                     | ++                             | Primary School <400m to site  | CIC: Edon Educational                        |   |                                  |
|                           |                         | Distance from primary               | +                              | Primary School <800m to site  | GIS: Eden Educational Facilities (Generic    | -   | Alston primary school 1301m from |
|                           |                         | school                              | -                              | Primary School within 3km   | Overlays > Planning Policy Overlays).        |   | site (Via AL5)                   |
|                           |                         |                                     |                                | Primary school >3km away  | Folicy Overlays).                            |   |                                  |
|                           |                         | ++                                  | Secondary School <800m to site | Olo: Eden Educational   |  |   |                                  |
|                           |                         | Distance from secondary             | +                              | Secondary School <2km to site   | GIS: Eden Educational Facilities (Generic    | +   | King Samuel secondary school     |
|                           |                         | school                              | -                              | Secondary school 2-5km  | Overlays > Planning Policy Overlays).        |   | 952m from site (Via AL5)         |
|                           |                         |                                     |                                | Secondary School >5km   | Folicy Overlays).                            |   |                                  |
|                           |                         |                                     | ++                             | Facilities within 5km of settlement   |  |   |                                  |
|                           | To improve              | Access to colleges and              | +                              | Facilities accessed by appropriate public transport within 30 mins.                     | GIS: Eden Educational<br>Facilities (Generic | ++  | Cybermoor, Front Street          |
| SP4                       | levels of skills,       | adult education centres             | -                              | Facilities 5-10km of site not accessible within 30 mins by appropriate public transport | Overlays > Planning Policy Overlays).        |   | Gybermoor, Front Street          |
|                           | education and training. |                                     |                                | Facilities >10km of site not accessible within 30 mins by appropriate public transport. |  |   |                                  |
|                           |                         |                                     | ++                             | <22%  |  | N   | 23%                              |
|                           |                         |                                     | +                              | 22-24%  |  |   |                                  |
|                           |                         | % population with no gualifications | N                              | 25-39%  | Census data                                  |   |                                  |
|                           |                         | quamoutons                          | -                              | 30-49%  |  |   |                                  |
|                           |                         |                                     |                                | 50% +   |  |   |                                  |
|                           |                         |                                     | ++                             | 30% +   |  |   |                                  |
|                           |                         |                                     | +                              | 25-29%  |  |   |                                  |
|                           |                         | % population with NVQ4 and above    | N                              | 22-24%  | Census data                                  | N   | 28%                              |
|                           |                         | aa a                                | -                              | 20-22%  |  |   |                                  |
|                           |                         |                                     |                                | <20%  |  |   |                                  |
|                           |                         |                                     | ++                             | GP Surgery within <800m   |  |   |                                  |
| SP5 Health and Well being | Distance from GP        | +                                   | GP Surgery within 2km of site  | GIS: Medical Centres<br>(Generic Overlays >   | +  | Alston GP/Hospital 1012m from si<br>(Via AL5) |                                  |
|                           | Distance nom OF         | -                                   | GP Surgery 2-5km               | Local Information)  |  | (VIA ALS)                                     |                                  |
|                           |                         |                                     | GP Surgery >5km                |   |  |   |                                  |

|     | 1   | , ,  |    |   |  |    |   |  |
|-----|---|--|----|---|--|----|---|--|
|     |   |  | +  | >82% population in good or very good health   |  |    |   |  |
|     |   | %population in good or very good health  | N  | 80-81% population in good or very good health   | Census data  | -  | 79%   |  |
|     |   |  | -  | <80% population in good or very good health   |  |    |   |  |
|     |   | Number of residents with limited ability to do day-  | ++ | <20% population with limited day-to-day activity  | Census data  | ++ | 20%   |  |
|     |   | to-day activity  | N  | >20% population with limited day-to-day activity  | Census data  |    |   |  |
|     |   |  | ++ | Green space or play facility within 400m of site  |  |    |   |  |
|     |   | Distance to children's   | +  | Green space or play facility within 800m of site  | GIS: Accessible Spaces (Generic                                | _  | Alston play area 1174m from site                                    |  |
|     |   | play areas/ accessible green spaces  | -  | Green space or play facility within 2km of site   | Overlays>Planning  |    | , actor play aloa   |  |
|     |   |  |    | Green space or play facility >2km of site   | Policy Overlays)   |    |   |  |
|     |   |  | ++ | Development would significantly enhance residential amenity   |  |    |   |  |
|     |   | Neighbouring uses which<br>may affect human health<br>(Light, noise, visual etc.<br>pollution) | +  | Development would enhance residential amenity   |  |    |   |  |
|     |   |  | N  | Development would not lead to any issues related to residential amenity                                   | Desk based assessment of features that may affect human health | N  | No adjacent uses likely to result in significant impacts.           |  |
|     |   |  | -  | Potential issues which could give rise to problems associated with residential amenity                    |  |    |   |  |
|     |   |  |    | Development would have a significantly negative impact upon residents amenity                             |  |    |   |  |
|     |   |  | ++ | Site clearly defined within settlement  |  |    |   |  |
|     |   |  | +  | Site well related, on the edge of the settlement  |  |    |   |  |
|     | To create   | Location in relation to existing settlement  | N  | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | Visual analysis of sites in relation to current                | N  | Site detracts from the current form of development, splintering the |  |
|     | vibrant,<br>active,<br>inclusive and<br>open-minded<br>communities<br>with a strong<br>sense local<br>history | existing settlement  | -  | Site outside of settlement boundary adjacent to cluster of existing buildings >2km.                       | settlement.  |    | character of the settlement.  |  |
| SP6 |   |  |    | Site outside of boundary, not related to cluster of units related to settlement                           |  |    |   |  |
|     |   |  | ++ | 2 Facilities within 6km   |  |    |   |  |
|     |   |  | +  | Facility within 6km   | GIS: Cultural Facilities                                       |    | Library and bowling green in  |  |
|     |   | Distance to Leisure or   | N  | Facility within 8km   | (Generic Overlays > Planning Policy                            | ++ | settlement  |  |
|     |   | Cultural facilities —  | -  | Facility within 10km  | Overlays)  |    |   |  |
|     |   |  |    | No Facilities within 10km   |  |    |   |  |

| Social Sumn  |  |  |   |  |  | +  |  |
|--|--|--|---|--|--|--|--|
| Environmen   | tal  |  |   |  |  |  |  |
|  |  |  | ++  | No known issues and potential for biodiversity enhancements  |  |  |  |
|  |  | +  | No known issues   | GIS: Cumbria   |  | Number of key appaign potentially of                                   |  |
|  |  | Potential effects on local biodiversity      | -   | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species, | -  | Number of key species potentially of site, including black grouse and water vole.                                    |
| ENIA   | To protect   |  |   | Significant adverse effect on nationally or internationally designated habitat   |  |  |  |
| EN1  | and enhance biodiversity   |  | ++  | Would result in protected and increased tree cover, hedges etc.  |  |  |  |
|  |  | Effects on trees and                         | +   | Would result in net increase in tree cover, hedge etc.   | Housing Matrices/ Tree                                   |  | Large number of trees on site but  |
|  |  | hedgerows                                    | N   | would not affect trees or hedges   | Surveys  | -  | not TPO'd.   |
|  |  |  | -   | Would result in loss of tree cover, hedge etc.   |  |  |  |
|  |  |  |   | Would result in significant loss of tree cover, hedge etc.   |  |  |  |
|  |  | character                                    | ++  | Potential enhancement of landscape character   |  |  | Classified as 'Dales' landscape  |
|  |  |  | +   | Site unlikely to have negative landscape considerations  |  |  | under Cumbria toolkit, which can be vulnerable to intrusive skylines int   |
|  | To preserve,   |  | -   | Potential negative issues with landscape character   | Site<br>assessment/Cumbria                               | ?/-  | the valley. Possible landscape considerations as site protrudes in   |
| EN2  | enhance and<br>manage<br>landscape<br>quality and<br>character for |  |   | Highly likely potential for negative effects on landscape character  | Landscape Toolkit  |  | the open countryside. Slight to<br>moderate impacts in Alston<br>landscape impact assessment. Site<br>within NP AONB |
|  | future<br>generations  |  | ++  | Development does not affect designated landscape   |  |  | Site moving away from town, dilutir  |
|  |  | Effect on designated landscape               | -   | Development affects setting of designated landscape  | GIS layers.  | -  | the vernacular of the area, and affecting the setting within the   |
|  |  |  |   | Development directly affects designated landscape  |  |  | AONB.  |
|  |  |  | ++  | Potential to enhance the historic environment, contributing to enhancements  | CIS: Constraints   |  | Site has little bearing to the Alstor conservation area, though falls  |
| EN3  To improve the quality of the built environment |  | +  | Potential for sympathetic development                                     | GIS: Constraints (Generic Overlays >   |  | within 50m to the former Alston  |  |
|  | the built  | (Conservation area,<br>Listed building, SAM, | N   | Limited potential for improvement, negative effects unlikely   | Listed Buildings/Conservation                            | N  | brewery and surrounding buildings which are grade 2 listed.  |
|  | AAI)   | -  | Potential that site could lead to negative effects on interest feature(s) | Areas/SAMs)/ Heritage<br>Assessments   |  | Development should be furthe screened from buildings through planting. |  |

|               |                                       |   |   | Likely that development will lead to significant negative effects on interest feature(s). |  |      |  |
|---------------|---------------------------------------|---|---|---|--|------|--|
|               |                                       |   | ++  | Potential to address air quality issues through development                               |  |      |  |
|               |                                       | Effects upon air quality                                      | +   | Site unlikely to have significant effects on air quality                                  | Evidence from                            | ++   | Though the settlement is spatially remote, the town and potential sites are well located to facilities, services and employment areas. |
|               |                                       | (proximity to areas with known issues)                        | -   | Potential to negatively contribute towards air quality                                    | Environmental Health                     | ++   |  |
|               | To improve local air                  |   |   | Site highly likely to negatively contribute towards air quality                           |  |      |  |
| NR1           | quality and respond to the effects of |   | ++  | Clear potential for the application of renewable technologies                             |  |      |  |
|               | climate                               | Potential for the installation of                             | +   | Potential for the application of renewable technology                                     |  |      |  |
|               |                                       | decentralised renewable technologies (orientation, site size. | N   | Limited knowledge or understanding of the application of technology on site               | Desk based assessment                    | N    | Limited information  |
|               |                                       | topography/natural<br>assets)                                 | -   | Potential constraints for the development of renewable technology                         |  |      |  |
|               |                                       |   |   | High constraints for the development of renewable technology                              |  |      |  |
|               |                                       |   | ++  | No capacity issues  | UU: Correspondence                       |      |  |
|               |                                       |   | +   | Potential capacity issues (cumulative)  | (SharePoint > Planning<br>Policy > LDF > |      | Liveliand data Associations informations   |
|               |                                       |   | -   | Likely cumulative capacity issues (potential contribution)                                | Evidence Base > Infrastructure > UU >    | ?    | Limited data. Awaiting information from Northumbrian water   |
|               | To improve water quality              |   |   | No Capacity. (private infrastructure required)  | Draft LSC WW<br>Capacity)                |      |  |
| NR2           | and water                             |   | ++  | Favourable  | 1 7/                                     |      |  |
|               | resources                             |   | +   | Unfavourable recovering   | GIS layers. SSSI Unit                    |      |  |
|               |                                       | Water quality (Biological and chemical)                       | N   | Unfavourable no change  | Data, planning policy                    | ++   | No issues  |
|               |                                       | and chemical)   | -   | Unfavourable declining  | overlay                                  |      |  |
|               |                                       |   |   | Poor  |  |      |  |
|               |                                       |   | ++  | Brownfield site clearly defined within settlement   |  |      |  |
|               |                                       | Site condition (Brownfield                                    | +   | Brownfield site on the edge of the settlement   |  |      |  |
| NR3           | To restore NR3 and protect            |   | N   | Greenfield site clearly defined within settlement   | Housing Matrix/Desk                      | _    | Greenfield site on the periphery of  |
| land and soil | or Greenfield)                        | -   | Greenfield site on the edge of the settlement   | Based   |  | town |  |
|               |                                       |   | Greenfield site outside the settlement boundary |   |  |      |  |
|               | I                                     |   |   |   | ĺ  | l    | Í  |

| Site based contaminants   N   Possible contamination either consider or nearlier or near   |             |               |                         | +  | No known contamination on site or nearby that is likely to impact on development | GIS: Historic Land Use                   |    |                         |
|--|-------------|---------------|-------------------------|----|--|--|----|-------------------------|
| Prosible significant contamination on site that count require significant remediation.  Agricultural Land Classification  Agricultural Land Classification  To manage and train (was mineral) resources sustainably and minimise wastle sustainably and minimise wastle and create wastle entry and country and co |             |               | Site based contaminants | N  |  | > Planning Policy                        | +  |                         |
| Agricultural Land Classification  Agricultural Land Classification  Agricultural Land Classification  Agricultural Land Classification  ALC grade 4 a b)  - ALC grade 1-2  - Recycle centre in settlement  - R |             |               |                         | -  |  |  |    |                         |
| To manage natural (vas resources sustainably and minimise waste  NR4  To retain existing jobs and create new employment facilities  Environmental Summary  Economic  EC2  To improve access to jobs  To rother in the local received employment facilities  To rother in the local received entre soft in the local received excent the settlement over the provincing to local received excent the settlement over the settlement over the settlement over the settlement over the settlement facilities  To diversify and strengthen the local received excent the settlement facilities  N No Recycle centre in settlement over the settlement over the settlement over the settlement facilities  To rother in the local recycle centre soft in settlement facilities  To improve access to form the local received from the local receiv |             |               |                         | ++ | ALC grade 5, or Urban  |  |    |                         |
| To manage natural (was mineral) resources sustainably and minmise waste   ++ Site within 800m of centre   + Recycle centre in settlement   + Recycle centre in sett   |             |               | Agricultural Land       | +  | ALC grade 4  | CIC lavara                               |    | Crade Aland             |
| To manage natural (was principal) resources sustainably and minimise waste   Proximity to local recycle centres   Sustainably and minimise waste   Proximity to local recycle centres   N No Recycle centre within 5km   |             |               | Classification          | N  | ALC grade 3 (a & b)  | GIS layers.                              | +  | Grade 4 land            |
| Proximity to local recycle centre in settlement resources sustainably and minimite waste   |             |               |                         | -  | ALC grade 1-2  |  |    |                         |
| Proximity to local recycle centres   N N Recycle centre in settlement   Centres (Generic Overlays > Local Information)   + + +   Facility 777m from site   |             |               |                         | ++ | Site within 800m of centre   |  |    |                         |
| Proximity to loar fectories sustainably and minimise waste Waste  To retain nexisting jobs and create new employment facilities  To improve access to jobs  To diversify and and strengthen  To diversify and and strengthen  To diversify and and strengthen To diversify and and strengthen To diversify and and strengthen To diversify and and strengthen To diversify and and strengthen To diversify and and strengthen To diversify and and strengthen To diversify and and strengthen To diversify and and strengthen To diversify and and strengthen To diversify and and strengthen To diversify and and strengthen To diversify and and strengthen To diversify and and strengthen To diversify and and strengthen To diversify and and strengthen To diversify and and strengthen To diversify and and strengthen To diversify and and strengthen To diversify and To  |             |               |                         | +  | Recycle centre in settlement   |  |    |                         |
| To critation waste   To retain level waste   To retain level sting jobs and create new employment facilities   | NR4         | resources     |                         | N  | No Recycle centre in settlement  |  | ++ | Facility 777m from site |
| To retain existing jobs and create new employment facilities    Recommendate   To improve access to jobs   |             | ,             | oona oo                 | -  | Recycle centre within 5km  |  |    |                         |
| To retain existing jobs and create new employment facilities   |             |               |                         |    | Recycle centre >5km  |  |    |                         |
| RN4  |             | To retain     |                         | ++ | Median gross pay >UK average   |  |    |                         |
| Median gross pay 90-100% Cumbria average   CACI data   - 86% Cumbrian Average  |             | existing jobs |                         | +  | Median gross pay >Cumbria average  |  |    |                         |
| Environmental Summary  | NR4         |               | Median annual salary    | N  | Median gross pay 90-100% Cumbria average   | CACI data                                | -  | 86% Cumbrian Average    |
| Environmental Summary  Economic  To improve access to jobs  Distance to employment centres   |             | employment    |                         | -  | Median gross pay 80-90% Cumbria average  |  |    |                         |
| EC2  To improve access to jobs  Distance to employment centre beta public transport within 30 mins by appropriate public transport.  Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport.  Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport.  Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport.  Find in ward in bottom quartile for deprivation  Regeneration benefits  To diversify and strengthen the local  Regeneration benefits  A gite in ward in second bottom quartile for deprivation  To deprivation  Regeneration benefits  To diversify and strengthen the local   |             | facilities    |                         |    | Median gross pay <80% Cumbria average  |  |    |                         |
| EC2  To improve access to jobs  Distance to employment centre within 30 mins.  Employment centre s-10km of site not accessible within 30 mins by appropriate public transport  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  To diversify and strengthen the local  Regeneration benefits  + Employment centre vithin 5km of settlement  + Employment centre s-10km of site not accessible within 30 mins by appropriate public transport.  + Site in ward in bottom quartile for deprivation  - Site in ward in second bottom quartile for deprivation  Indices of Multiple Deprivation  N Least deprived 50%  | Environment | al Summary    |                         |    |  |  | +  |                         |
| # Employment centre accessed by appropriate public transport within 30 mins.    Figure   Figu | Economic    |               |                         |    |  |  |    |                         |
| EC2 To improve access to jobs  Distance to employment centres  - 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  - Employment centre >10km of site not accessible within 30 mins by appropriate public transport.  To diversify and strengthen the local  To diversify and strengthen the local and strength a |             |               |                         | ++ | Employment centre within 5km of settlement                                       |  |    |                         |
| EC2 Distance to employment centre 5-10km of site not accessible within 30 mins by appropriate public transport.  Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport.  Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport.  To diversify and strengthen the local  Regeneration benefits  Fightory ment areas to the east of the east o |             |               |                         | +  | Employment centre accessed by appropriate public transport within 30 mins.       | GIS: Employment Areas                    |    |                         |
| EC3  To diversify and strengthen the local  Regeneration benefits  To diversify and strengthen the local  To diversify and the local strengthen the local  To diversify and the local strengthen the l | EC2         | access to     |                         | -  | accessible within 30 mins by appropriate   | 2012 (Generic Overlays > Planning Policy | ++ |                         |
| EC3 and strengthen the local Regeneration benefits + Site in ward in second bottom quartile for deprivation Indices of Multiple Deprivation  |             |               |                         |    | accessible within 30 mins by appropriate   |  |    |                         |
| EC3 strengthen the local Regeneration benefits + Site in ward in second bottom quartile for deprivation Deprivation  |             | ,             |                         | ++ | Site in ward in bottom quartile for deprivation                                  |  |    |                         |
|  | EC3         | strengthen    | Regeneration benefits   | +  |  |  | N  | Least deprived 50%      |
|  |             |               |                         | N  | Site is least deprived 50% of wards  |  |    |                         |

| Objective           | Details                           | Indicator   | Score   | Appraisal Tool  | Source   |                                     | Tyne Café and garage<br>ings 0.35ha (18 units @<br>'H)                   |  |
|---------------------|-----------------------------------|---|---|---|--|-------------------------------------|--|--|
| Social              |                                   |   |   |   |  |                                     |  |  |
|                     | To increase                       |   | ++  | Voting station <400m to site  | GIS: Polling station   |                                     |  |  |
| SP1                 | the level of participation        | Proximity to civic buildings/ Village Halls           | +   | Voting station <800m to site  | layer (Generic   | ++                                  | Alston town hall 208m from site  |  |
| 31 1                | in democratic                     | (Voting stations)                                     | -   | Voting station within 2km of site                                     | Overlays>Planning<br>Policy Overlays)                        | 1                                   | Alston town hall 20011 from site   |  |
|                     | processes                         |   |   | Voting station more than 2km away from site                           | Folicy Overlays)   |                                     |  |  |
|                     |                                   |   | ++  | Shop within 800m of site  |  |                                     |  |  |
|                     |                                   | Access to shop which sells basic goods to meet        | +   | Shop within 2km of site   | GIS: Post Offices & Shops layer (Generic                     | ++                                  | Spar 35m from site   |  |
|                     |                                   | day to day needs                                      | -   | Shop 2-5km of site  | Overlays> Eden LDF)  |                                     | Cpai dom nom dite  |  |
|                     |                                   |   |   | Shop 5km+ from site   |  |                                     |  |  |
|                     |                                   |   | ++  | PO within 800m of site  |  |                                     |  |  |
|                     |                                   | Access to post office                                 | +   | PO within 2km of site   | GIS: Post Offices & Shops layer (Generic                     | ++                                  | PO 396m from site  |  |
|                     |                                   | Access to post office                                 | -   | PO 2-5km of site  | Overlays> Eden LDF)  | 1                                   | FO 390III IIOIII SILE  |  |
|                     |                                   |   |   | PO 5km+ from site   |  |                                     |  |  |
|                     | To improve access to              | s to es, s, the vside pen  Access to public transport | ++  | Bus stop or rail station with regular service <400m from site         | GIS: Bus Layers<br>(Generic Overlays ><br>Local Information) |                                     |  |  |
| SP2                 | services, facilities, the         |   | +   | Bus stop or rail station with regular service >800m from site         |  |                                     | Bus stops 859m from site   |  |
|                     | countryside<br>and open<br>spaces |   | -   | Bus stop or rail station with infrequent service <400m from site      |  | ++                                  |  |  |
|                     | 1                                 |   |   | Bus stop or rail station with infrequent service <800m from site      |  |                                     |  |  |
|                     |                                   |   | ++  | Public rights of way would be created and the network enhanced        |  |                                     |  |  |
|                     |                                   |   | +   | Good access to nearby Rights of Way                                   | GIS: Rights of Way   |                                     | Right of way passes edge of site,  |  |
|                     |                                   | Public Rights of Way                                  | N   | No impact or nearby access  | definitive map (Generic<br>Overlays > Local                  | +                                   | also appear to be right of access for the site for school, garages and a |  |
|                     |                                   |   | -   | Public rights of way would be diverted as a result of development     | Information)   |                                     | dwelling   |  |
|                     |                                   |   |   | Public rights of way would be lost as a result of development         | ]  |                                     |  |  |
| To provide everyone | 5: 1 (6 ):                        | ++  | Site not in a flood zone and >8m from any bodies of water/surface water | GIS: Flood Zones<br>(Generic Overlays >                               |  | No evidence of flooding or standing |  |  |
| SP3                 | SP3 with a decent home            | Risk of flooding                                      | +   | Site not in a flood zone but bodies of water/surface water within 8m. | Planning Policy<br>Overlays)                                 | ++                                  | water  |  |

|                           |                           |                                     | N                              | Site within flood zone 1  |   |                                       |                                 |
|---------------------------|---------------------------|-------------------------------------|--------------------------------|---|---|---------------------------------------|---------------------------------|
|                           |                           |                                     | 111                            | Site within flood zone 2  |   |                                       |                                 |
|                           |                           |                                     | -                              |   |   |                                       |                                 |
|                           |                           |                                     |                                | Site within flood zones 3a or 3b  |   |                                       |                                 |
|                           |                           |                                     | ++                             | Primary School <400m to site  | GIS: Eden Educational                                     |                                       |                                 |
|                           |                           | Distance from primary               | +                              | Primary School <800m to site  | Facilities (Generic Overlays > Planning Policy Overlays). | _                                     | Alston primary school 813m from |
|                           |                           | school                              | -                              | Primary School within 3km   |   |                                       | site                            |
|                           |                           |                                     |                                | Primary school >3km away  | , , , ,   |                                       |                                 |
|                           |                           | ++                                  | Secondary School <800m to site | GIS: Eden Educational   |   |                                       |                                 |
|                           | Distance from secondary   | +                                   | Secondary School <2km to site  | Facilities (Generic   | ++  | King Samuel secondary school          |                                 |
|                           |                           | school                              | -                              | Secondary school 2-5km  | Overlays > Planning Policy Overlays).                     |                                       | 449m from site                  |
|                           |                           |                                     |                                | Secondary School >5km   | ,   |                                       |                                 |
|                           |                           |                                     | ++                             | Facilities within 5km of settlement   |   |                                       |                                 |
|                           | To improve                | Access to colleges and              | +                              | Facilities accessed by appropriate public transport within 30 mins.                     | GIS: Eden Educational<br>Facilities (Generic              |                                       | Och annua a Frank Ohaak         |
| SP4                       | levels of skills,         | adult education centres             | -                              | Facilities 5-10km of site not accessible within 30 mins by appropriate public transport | Overlays > Planning Policy Overlays).                     | ++                                    | Cybermoor, Front Street         |
|                           | education<br>and training |                                     |                                | Facilities >10km of site not accessible within 30 mins by appropriate public transport. |   |                                       |                                 |
|                           |                           |                                     | ++                             | <22%  |   |                                       |                                 |
|                           |                           |                                     | +                              | 22-24%  |   | N                                     | 23%                             |
|                           |                           | % population with no qualifications | N                              | 25-39%  | Census data   |                                       |                                 |
|                           |                           | 1                                   | -                              | 30-49%  |   |                                       |                                 |
|                           |                           |                                     |                                | 50% +   |   |                                       |                                 |
|                           |                           |                                     | ++                             | 30% +   |   |                                       |                                 |
|                           |                           | 0/ 1/1 1/1 1/1 1/10 4               | +                              | 25-29%  |   |                                       |                                 |
|                           |                           | % population with NVQ4 and above    | N                              | 22-24%  | Census data   | N                                     | 28%                             |
|                           |                           |                                     | -                              | 20-22%  |   |                                       |                                 |
|                           |                           |                                     |                                | <20%  |   |                                       |                                 |
|                           |                           |                                     | ++                             | GP Surgery within <800m   |   |                                       |                                 |
| SP5 Health and Well being | Distance from GP          | +                                   | GP Surgery within 2km of site  | GIS: Medical Centres<br>(Generic Overlays >   | +   | Alston GP/Hospital 531m from site     |                                 |
|                           | Distance nom of           | -                                   | GP Surgery 2-5km               | Local Information)  | '   | / doton of /riospital oo mi from site |                                 |
|                           |                           |                                     | GP Surgery >5km                |   |   |                                       |                                 |

| N   Development would not lead to any issues related to residential amenity   Potential issues which could give rise to problems associated with residential amenity   |     | ı   | <u> </u>   |    | 1  | T                        |     | 1  |
|--|-----|---|--|----|--|--------------------------|-----|--|
| Number of residents with limited ability to do day to-day activity  Number of residents with limited ability to do day to-day activity  No 20% population with limited day-to-day activity  Possible of control of the day of the day activity  No 20% population with limited day-to-day activity  No 20% population with limited day-to-day activity  Possible of control of the day to day activity  No Green space or play facility within 400m of site of Green space or play facility within 800 |     |   |  | +  | >82% population in good or very good health      |                          |     |  |
| Number of residents with imited ability to do day-to-day activity   N   20% population with limited    |     |   |  | N  |  | Census data              | -   | 79%  |
| Number of residents with limited ability to do day-to-day activity    N   > 20% population with limited day-to-day activity  |     |   |  | -  | <80% population in good or very good health      |                          |     |  |
| to-day activity  In the day-to-day activity  In the Green space or play facility within 400m of site  In the Green space or play facility within 400m of site  In the Green space or play facility within 400m of site  In the Green space or play facility within 400m of site  In the Green space or play facility within 400m of site  In the Green space or play facility within 400m of site  In the Green space or play facility vithin 400m of site  In the Green space or play facility vithin 400m of site  In the Green space or play facility w |     |   |  | ++ |  | Canava data              | ++  | 20%  |
| Distance to children's play areas/ accessible green spaces   |     |   |  | N  |  | Census data              |     | 2070   |
| Distance to Centinens   + Careen space or play facility within 30m of site   - Green space or play facility within 30m of site   - Green space or play facility within 30m of site   - Green space or play facility within 30m of site   - Green space or play facility within 30m of site   - Green space or play facility within 30m of site   - Green space or play facility within 30m of site   - Green space or play facility within 30m of site   - Green space or play facility within 30m of site   - Green space or play facility within 30m of site   - Green space or play facility within 30m of site   - Green space or play facility within 30m of site   - Green space or play facility within 30m of site   - Green space or play facility within 40m of site   - Green space or play facility within 40m of site   - Green space or play facility within 40m of site   - Green space or play facility within 40m of site   - Green space or play facility within 40m of site   - Green space or play facility within 50m of site   - Green space or play facility within 50m of site   - Green space or play facility within 50m of site   - Green space or play facility within 50m of site   - Green space or play facility within 50m or site of site within 40m of site   - Green space or play facility within 50m or site   - Green space or play facility within 50m or site of site within 40m or site of site within 50m or site of site within 50m or site within 40m or site of site within 50m or site within 50m or site within 50m or site of site within 50m or site wit   |     |   |  | ++ | Green space or play facility within 400m of site | CIC: Assessible Crosses  |     |  |
| Policy Overlays   Policy Overlays  |     |   |  | +  | Green space or play facility within 800m of site | (Generic                 | _   | Alatan play area 704m from site  |
| - Green space or play facility >2km of site    Poelopment would significantly enhance residential amenity  |     |   | . ,  | -  | Green space or play facility within 2km of site  |                          |     | Aistori piay area 704iii iroini site   |
| Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)   1  |     |   | 3 11 14111   |    | · · · · · · · · · · · · · · · · · · ·            | 1 Olicy Overlays)        |     |  |
| Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)   N   Development would not lead to any issues related to residential amenity  |     |   |  | ++ |  |                          |     |  |
| Brownfield site, which is clearly within 6km  Sp6  Post coreate vibrant, active, inclusive and open-minded communites with a strong sense local history  Post coreate vibrant, active, inclusive and open-minded communites with a strong sense local history  Distance to Leisure or Cultural facilities  Postential issues which could give rise to problems associated with residential amenity  Potential issues which could give rise to problems associated with residential amenity  Development would have a significantly negative impact upon residents amenity  1 Site clearly defined within settlement  Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings > 2km.  Site outside of settlement boundary adjacent to cluster of units related to cluster of units related to settlement.  Site outside of settlement boundary adjacent to cluster of existing buildings > 2km.  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.  Site outside of settlement  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.  Site outside of settlement  Site outside of settlement boundary adjacent to cluster of units related to settlement.  Site outside of boundary, not related to cluster of units related to settlement.  Site outside of settlement boundary adjacent to cluster of units related to settlement.  Site outside of settlement boundary adjacent to cluster of existing buildings > 2km.  Site outside of boundary, not related to cluster of units related to cluster of units related to settlement.  Site outside of boundary adjacent to cluster of existing buildings > 2km.  Site outside of boundary adjacent to cluster of existing buildings > 2km.  Site outside of boundary adjacent to cluster of existing buildings > 2km.  Site outside of boundary of the town.  Site outside of bound |     |   | may affect human health (Light, noise, visual etc. | +  |  |                          | N/- | 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 |
| Potential issues which could give rise to problems associated with residential amenity  Development would have a significantly negative impact upon residents amenity  1   |     |   |  | N  |  | of features that may     |     |  |
| ro create vibrant, active, inclusive and open-minded communities with a strong sense local history  Pistance to Leisure or Cultural facilities  To create vibrant, active, inclusive and open-minded communities with a strong sense local history  To create vibrant, active, inclusive and open-minded communities with a strong sense local history  To create vibrant, active, inclusive and open-minded communities with a strong sense local history  To create vibrant, active, inclusive and open-minded communities with a strong sense local history  Distance to Leisure or Cultural facilities  To create Site outside of settlement, though within 2km boundary adjacent to cluster of existing buildings. Site outside of settlement boundary adjacent to cluster of units related to cluster of units related to cluster of units related to settlement.  To create Vibrant, active, inclusive and open-minded communities with a strong sense local history  To create Vibrant, active, inclusive and open-minded communities with a strong sense local history  To create Visite vibrant, though within 2km Visual analysis of sites in relation to current settlement.  To create Vibrant, active, inclusive of existing buildings.  Site outside of settlement boundary adjacent to cluster of units related to cluster |     |   |  | -  |  |                          |     |  |
| + Site well related, on the edge of the settlement  To create vibrant, active, inclusive and open-minded communities with a strong sense local history  Distance to Leisure or Cultural facilities  To create vibrant, active, inclusive and open-minded communities with a strong sense local history  Distance to Leisure or Cultural facilities  To create vibrant, active, inclusive and open-minded communities with a strong sense local history  To create vibrant, active, inclusive and open-minded communities with a strong sense local history  To create vibrant, active, inclusive and open-minded communities with a strong sense local history  To create vibrant, active, inclusive and open-minded communities with a strong sense local history  To create vibrant, though within 2km  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  To create vibrant, though within the historical form of the town.  Site outside of settlement boundary adjacent settlement.  To create vibrant, though within the historical form of the town.  Site outside of settlement boundary adjacent settlement.  Site outside of boundary, not related to cluster of existing buildings > 2km.  To create vibrant, active, boundary adjacent settlement.  To create vibrant, active settlement settlement.  To create vibrant, active, boundary adjacent settlement.  To create vibrant settlement.  To create vibrant, active settlement settlement.  To create vibrant, active settlement settlement.  To create vibrant settlement.  To create vibrant settlement.  To crea |     |   |  |    |  |                          |     |  |
| To create vibrant, active, inclusive and open-minded communities with a strong sense local history  Poistance to Leisure or Cultural facilities  To create vibrant, active, inclusive and open-Cultural facilities  To create vibrant, active, inclusive and open-minded communities with a strong sense local history  To create vibrant, active, inclusive and open-minded communities with a strong sense local history  To create vibrant, active, inclusive and open-minded communities with a strong sense local history  Distance to Leisure or Cultural facilities  To create vibrant, active, inclusive and open-minded communities  N Site outside of settlement boundary adjacent to cluster of existing buildings > 2km.  Site outside of settlement boundary adjacent to cluster of existing buildings > 2km.  Site outside of settlement boundary adjacent to cluster of existing buildings > 2km.  Site outside of settlement boundary adjacent to cluster of existing buildings.  ** Site outside of settlement boundary adjacent to cluster of existing buildings.  ** Site outside of settlement boundary adjacent to cluster of existing buildings.  ** Site outside of settlement boundary adjacent to cluster of existing buildings.  ** Site outside of settlement boundary adjacent to cluster of existing buildings.  ** Site outside of settlement boundary adjacent to cluster of existing buildings.  ** Site outside of settlement boundary adjacent to cluster of existing buildings.  ** Site outside of settlement boundary adjacent to cluster of existing buildings.  ** Site outside of settlement boundary adjacent to cluster of existing buildings.  ** Site outside of settlement boundary adjacent to cluster of existing buildings.  ** Site outside of settlement boundary adjacent to cluster of existing buildings.  ** Site outside of settlement boundary adjacent to cluster of existing buildings.  ** Site outside of settlement boundary adjacent to cluster of existing buildings.  ** Site outside of settlement boundary adjacent to cluster of existing buildings.  ** Si |     |   |  | ++ | Site clearly defined within settlement           |                          |     |  |
| To create vibrant, active, inclusive and open-minded communities with a strong sense local history  Pistance to Leisure or Cultural facilities  To create vibrant, active, inclusive and open-divided communities with a strong sense local history  To create vibrant, active, inclusive and open-minded communities with a strong sense local history  To create vibrant, active, inclusive and open-minded communities with a strong sense local history  Distance to Leisure or Cultural facilities  To create vibrant, active, inclusive adjacent to cluster of existing buildings.  Site outside of settlement boundary adjacent to cluster of existing buildings.  Site outside of settlement boundary adjacent to cluster of existing buildings.  Site outside of settlement boundary adjacent to cluster of existing buildings.  Site outside of settlement boundary adjacent to cluster of existing buildings.  Site outside of settlement boundary adjacent to cluster of existing buildings.  Site outside of settlement boundary adjacent to cluster of existing buildings.  Site outside of settlement boundary adjacent to cluster of existing buildings.  Site outside of settlement boundary adjacent to cluster of existing buildings.  Site outside of settlement boundary adjacent to cluster of existing buildings.  Site outside of settlement boundary adjacent to cluster of existing buildings.  Site outside of settlement boundary adjacent to cluster of existing buildings.  Site outside of settlement boundary adjacent to cluster of existing buildings.  **+ **  Brownfield site, which is clearly within the historical form of the town.  Site outside of settlement settlement.  **+ **  Brownfield site, which is clearly within the historical form of the town.  **-*  Brownfield site, which is clearly within the historical form of the town.  **-*  Brownfield site, which is clearly within the historical form of the town.  **-*  Site outside of boundary, not related to cluster of units  |     |   |  | +  |  |                          |     |  |
| SP6  Vibrant, active, inclusive and open-minded communities with a strong sense local history  Distance to Leisure or Cultural facilities  No Facility within 10km  Vibrant, active, inclusive and open-minded communities with a strong sense local history  Distance to Leisure or Cultural facilities  No Facilities within 10km  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  Site outside of boundary, not related to cluster of units related to settlement  Site outside of settlement boundary adjacent to cluster of units related to cluster of units rel       |     | To create   |  | N  | boundary of site adjacent to cluster of existing |                          | ++  |  |
| SP6  |     | active,   | oxioung coulomonic                                 | -  |  | settlement.              |     | within the historical form of the town.  |
| with a strong sense local history  Distance to Leisure or Cultural facilities  Distance to Leisure or Cultural facilities  N Facility within 8km - Facility within 10km  GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)  H+ Library and bowling green in settlement  No Facilities within 10km   | SP6 | open-minded communities with a strong sense local history |  |    |  |                          |     |  |
| history  Distance to Leisure or Cultural facilities  Distance to Leisure or Cultural facilities  N Facility within 10km  Facility within 10km  Overlays)  GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)  He provided the provided He provided the provided He pro |     |   |  | ++ | 2 Facilities within 6km                          |                          |     |  |
| Distance to Leisure or Cultural facilities    N  |     |   |  | +  | Facility within 6km                              | GIS: Cultural Facilities |     |  |
| Cultural facilities  - Facility within 10km Overlays)  No Facilities within 10km   |     |   |  | N  | Facility within 8km                              | (Generic Overlays >      | ++  |  |
| No Facilities within 10km  |     |   | Cultural facilities                                | -  | Facility within 10km                             |                          |     | settlement   |
|  |     |   |  |    | No Facilities within 10km                        | 2.3,0,                   |     |  |

| Social Sumn  | nary                               |   |   |  |  | ++   |  |
|--|------------------------------------|---|---|--|--|--|--|
| <b>Environment</b>                                   | tal                                |   |   |  |  |  |  |
|  |                                    |   | ++  | No known issues and potential for biodiversity enhancements  |  |  |  |
|  |                                    | +   | No known issues   | GIS: Cumbria   |  | Number of key species potentially of                               |  |
|  |                                    | Potential effects on local biodiversity                     | -   | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species        | -  | site, including black grouse and water vole.                               |
| EN4  | To protect                         |   |   | Significant adverse effect on nationally or internationally designated habitat   |  |  |  |
| EN1  | and enhance biodiversity           |   | ++  | Would result in protected and increased tree cover, hedges etc.  |  |  |  |
|  |                                    | Effects on trees and  | +   | Would result in net increase in tree cover, hedge etc.   | Housing Matrices/ Tree   | N  | No issues  |
|  |                                    | hedgerows   | N   | would not affect trees or hedges   | Surveys  | 11   | INO ISSUES   |
|  |                                    |   | -   | Would result in loss of tree cover, hedge etc.   |  |  |  |
|  |                                    |   |   | Would result in significant loss of tree cover, hedge etc.   |  |  |  |
|  |                                    | and character<br>e<br>pe                                    | ++  | Potential enhancement of landscape character   |  |  |  |
|  |                                    |   | +   | Site unlikely to have negative landscape considerations  | Site   | +  | Urban Site will enhance character area, however does not correspon         |
|  | To preserve, enhance and           |   | -   | Potential negative issues with landscape character   | assessment/Cumbria<br>Landscape Toolkit                        |  | with landscape objectives  |
| EN2  | manage<br>landscape<br>quality and |   |   | Highly likely potential for negative effects on landscape character  |  |  |  |
|  | character for future               |   | ++  | Development does not affect designated landscape   |  |  |  |
|  | generations                        | Effect on designated landscape                              | -   | Development affects setting of designated landscape  | GIS layers.  | ++   | Building already integrated into fabric of townscape.                      |
|  |                                    |   |   | Development directly affects designated landscape  |  |  |  |
|  |                                    |   | ++  | Potential to enhance the historic environment, contributing to enhancements  |  |  | The northernmost tip of this site fal within Alston conservation area. It  |
| EN3  To improve the quality of the built environment |                                    | +   | Potential for sympathetic development   | GIS: Constraints   |  | likely that new development would lead to significant effects. The |  |
|  | the quality of                     | Impact on historic features of interest (Conservation area, | N   | Limited potential for improvement, negative effects unlikely   | (Generic Overlays > Listed                                     | +/++   | buildings associated with the site a currently in a state of disrepair and |
|  |                                    | Listed building, SAM,<br>AAI)                               | -   | Potential that site could lead to negative effects on interest feature(s)  | Buildings/Conservation<br>Areas/SAMs)/ Heritage<br>Assessments |  | appropriate development could lea to enhancements to the area whic         |
|  |                                    |   | Likely that development will lead to significant negative effects on interest feature(s). |  |  | may benefit the character of the conservation area.                |  |

|      |                                       |   |    |  | 1  |    |   |  |
|------|---------------------------------------|---|----|--|--|----|---|--|
|      |                                       |   | ++ | Potential to address air quality issues through development                      |  |    |   |  |
|      |                                       | Effects upon air quality (proximity to areas with             | +  | Site unlikely to have significant effects on air quality                         | Evidence from  | ++ | Though the settlement is spatially remote, the town and potential sites |  |
|      |                                       | known issues)   | -  | Potential to negatively contribute towards air quality                           | Environmental Health   |    | are well located to facilities, services and employment areas.          |  |
|      | To improve local air                  |   |    | Site highly likely to negatively contribute towards air quality                  |  |    |   |  |
| NR1  | quality and respond to the effects of |   | ++ | Clear potential for the application of renewable technologies                    |  |    |   |  |
|      | climate                               | Potential for the installation of                             | +  | Potential for the application of renewable technology                            |  |    |   |  |
|      |                                       | decentralised renewable technologies (orientation, site size, | N  | Limited knowledge or understanding of the application of technology on site      | Desk based assessment  | N  | Limited information   |  |
|      |                                       | topography/natural<br>assets)                                 | -  | Potential constraints for the development of renewable technology                |  |    |   |  |
|      |                                       | ,   |    | High constraints for the development of renewable technology                     |  |    |   |  |
|      |                                       | ality   | ++ | No capacity issues   | UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > |    |   |  |
|      |                                       |   | +  | Potential capacity issues (cumulative)   |  |    | Limited data. Awaiting information                                      |  |
|      |                                       |   | -  | Likely cumulative capacity issues (potential contribution)                       |  | ?  | from Northumbrian water   |  |
|      | To improve water quality              |   |    | No Capacity. (private infrastructure required)                                   | Draft LSC WW<br>Capacity)  |    |   |  |
| NR2  | and water                             |   | ++ | Favourable   | 21,213,7   |    |   |  |
|      | resources                             |   | +  | Unfavourable recovering  | GIS layers. SSSI Unit  |    |   |  |
|      |                                       | Water quality (Biological and chemical)                       | N  | Unfavourable no change   | Data, planning policy  | ++ | No issues   |  |
|      |                                       | and chemical)   | -  | Unfavourable declining   | overlay  |    |   |  |
|      | To restore and protect land and soil  |   |    | Poor   |  |    |   |  |
|      |                                       |   | ++ | Brownfield site clearly defined within settlement                                |  |    |   |  |
|      |                                       |   | +  | Brownfield site on the edge of the settlement                                    |  |    |   |  |
| NDO  |                                       | Site condition (Brownfield or Greenfield)                     | N  | Greenfield site clearly defined within settlement                                | Housing Matrix/Desk<br>Based   | ++ | Brownfield site clearly defined within town.                            |  |
| INKS |                                       |   | -  | 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<br>Data (Generic Overlays   | N  | Previously developed  |  |

|            |                                |                                    | N  | Possible contamination either onsite or nearby which could result in remedial enhancements.    | ents. Overlays), advice from Environmental health   |    |  |
|------------|--------------------------------|------------------------------------|----|--|---|----|--|
|            |                                |                                    | -  | Possible significant contamination on site that could require significant remediation.         | Environmental nealth                                |    |  |
|            |                                |                                    | ++ | ALC grade 5, or Urban  |   |    |  |
|            |                                | Agricultural Land                  | +  | ALC grade 4  | CIC lavara  | +  | Grade 4 land   |
|            |                                | Classification                     | N  | ALC grade 3 (a & b)  | GIS layers.   |    |  |
|            |                                |                                    | -  | ALC grade 1-2  |   |    |  |
|            | To manage                      |                                    | ++ | Site within 800m of centre   |   |    |  |
|            | natural (was mineral)          |                                    | +  | Recycle centre in settlement   | GIS: Eden Recycling                                 |    |  |
| NR4        | resources                      | Proximity to local recycle centres | N  | No Recycle centre in settlement  | Centres (Generic<br>Overlays > Local                | ++ | Facility 297m from site  |
|            | sustainably and minimise       | Contros                            | -  | Recycle centre within 5km  | Information)  |    |  |
|            | waste                          |                                    |    | Recycle centre >5km  |   |    |  |
|            | To retain                      |                                    | ++ | Median gross pay >UK average   |   |    |  |
|            | existing jobs                  |                                    | +  | Median gross pay >Cumbria average  |   |    |  |
| NR4        | and create new                 | Median annual salary               | N  | Median gross pay 90-100% Cumbria average   | CACI data   | -  | 86% Cumbrian Average   |
|            | employment                     |                                    | -  | Median gross pay 80-90% Cumbria average  |   |    |  |
|            | facilities                     |                                    |    | Median gross pay <80% Cumbria average  |   |    |  |
| Environmen | tal Summary                    |                                    |    |  |   | ++ |  |
| Economic   |                                |                                    |    |  |   |    |  |
|            |                                |                                    | ++ | Employment centre within 5km of settlement   |   |    |  |
|            |                                |                                    | +  | Employment centre accessed by appropriate public transport within 30 mins.                     | GIS: Employment Areas                               |    |  |
| EC2        | To improve access to jobs      | Distance to employment centres     | -  | Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport | 2012 (Generic Overlays  > Planning Policy Overlays) | ++ | Employment areas to the east of the settlement, within 2km of all sites. |
|            |                                |                                    |    | Employment centre >10km of site not accessible within 30 mins by appropriate public transport. |   |    |  |
|            | To diversify                   |                                    | ++ | Site in ward in bottom quartile for deprivation  |   |    |  |
| EC3        | and<br>strengthen<br>the local | Regeneration benefits              | +  | Site in ward in second bottom quartile for deprivation   | Indices of Multiple<br>Deprivation                  | N  | Least deprived 50%   |
|            | economy                        |                                    | N  | Site is least deprived 50% of wards  |   |    |  |

| Objective | Details                    | Indicator  | Score   | Appraisal Tool  | Source   | _  | AL9: Raise bank west 0.24ha (7 units @ 30DPH) |  |
|-----------|----------------------------|--|---|---|--|----|---|--|
| Social    |                            |  |   |   |  |    |   |  |
|           | To increase                |  | ++  | Voting station <400m to site  | GIS: Polling station   |    |   |  |
| SP1       | the level of participation | Proximity to civic<br>buildings/ Village Halls                           | +   | Voting station <800m to site  | layer (Generic   | +  | Alston town hall 798m from site               |  |
| SF I      | in democratic              | (Voting stations)  | -   | Voting station within 2km of site                                       | Overlays>Planning<br>Policy Overlays)                        |    | Aistori town hair 790m nom site               |  |
|           | processes                  |  |   | Voting station more than 2km away from site                             | Policy Overlays)   |    |   |  |
|           |                            |  | ++  | Shop within 800m of site  |  |    |   |  |
|           |                            | Access to shop which sells basic goods to meet                           | +   | Shop within 2km of site   | GIS: Post Offices & Shops layer (Generic                     | ++ | Spar 682m from site                           |  |
|           |                            | day to day needs   | -   | Shop 2-5km of site  | Overlays> Eden LDF)  |    | opai ooziii iioiii site                       |  |
|           |                            |  |   | Shop 5km+ from site   |  |    |   |  |
|           |                            |  | ++  | PO within 800m of site  |  |    |   |  |
|           |                            | Access to post office  | +   | PO within 2km of site   | GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF) | +  | PO 1040m from site                            |  |
|           |                            |  | -   | PO 2-5km of site  |  |    | FO 1040III IIOIII SILE                        |  |
|           |                            |  |   | PO 5km+ from site   |  |    |   |  |
|           | To improve access to       | cess to ervices, lities, the entryside dopen  Access to public transport | ++  | Bus stop or rail station with regular service <400m from site           | GIS: Bus Layers<br>(Generic Overlays ><br>Local Information) |    | Bus stop 1.9km from site                      |  |
| SP2       | services, facilities, the  |  | +   | Bus stop or rail station with regular service >800m from site           |  |    |   |  |
|           | and open spaces            |  | -   | 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 would be created and the network enhanced          |  |    |   |  |
|           |                            |  | +   | Good access to nearby Rights of Way                                     | GIS: Rights of Way   |    |   |  |
|           |                            | Public Rights of Way   | N   | No impact or nearby access  | definitive map (Generic                                      | N  |   |  |
|           |                            | -  | Public rights of way would be diverted as a result of development | Overlays > Local Information)   |  |    |   |  |
|           |                            |  | Public rights of way would be lost as a result of development     |   |  |    |   |  |
| SP3       | To provide everyone        | Risk of flooding   | ++  | Site not in a flood zone and >8m from any bodies of water/surface water | GIS: Flood Zones<br>(Generic Overlays >                      | ++ | No evidence of flooding or standing water     |  |

|     | with a decent<br>home     |   | +  | Site not in a flood zone but bodies of water/surface water within 8m.                   | Planning Policy<br>Overlays)  |    |                                    |
|-----|---------------------------|---|----|---|---|----|------------------------------------|
|     |                           |   | N  | Site within flood zone 1  |   |    |                                    |
|     |                           |   | -  | Site within flood zone 2  |   |    |                                    |
|     |                           |   |    | Site within flood zones 3a or 3b  |   |    |                                    |
|     |                           |   | ++ | Primary School <400m to site  | 010 51 51 11  |    |                                    |
|     |                           | Distance from primary                             | +  | Primary School <800m to site  | GIS: Eden Educational Facilities (Generic                                       |    | Alston primary school 1430m from   |
|     |                           | school  | -  | Primary School within 3km   | Overlays > Planning<br>Policy Overlays).  | -  | site                               |
|     |                           |   |    | Primary school >3km away  | Folicy Overlays).   |    |                                    |
|     |                           |   | ++ | Secondary School <800m to site  | CIC: Eden Educational   |    |                                    |
|     |                           | Distance from secondary                           | +  | Secondary School <2km to site   | GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays). | +  | King Samuel secondary school       |
|     |                           | school  | -  | Secondary school 2-5km  |   | +  | 1095m from site                    |
|     |                           |   |    | Secondary School >5km   |   |    |                                    |
|     |                           |   | ++ | Facilities within 5km of settlement   |   | 11 |                                    |
|     | To improve                | evels of adult education centres skills, lucation | +  | Facilities accessed by appropriate public transport within 30 mins.                     | GIS: Eden Educational<br>Facilities (Generic                                    |    |                                    |
| SP4 | levels of skills,         |   | -  | Facilities 5-10km of site not accessible within 30 mins by appropriate public transport | Overlays > Planning<br>Policy Overlays).  | ++ | Cybermoor, Front Street            |
|     | and training              |   |    | Facilities >10km of site not accessible within 30 mins by appropriate public transport. |   |    |                                    |
|     |                           |   | ++ | <22%  |   |    |                                    |
|     |                           |   | +  | 22-24%  |   |    |                                    |
|     |                           | % population with no qualifications               | N  | 25-39%  | Census data   | N  | 23%                                |
|     |                           | 4   | -  | 30-49%  |   |    |                                    |
|     |                           |   |    | 50% +   |   |    |                                    |
|     |                           |   | ++ | 30% +   |   |    |                                    |
|     |                           | 0/  | +  | 25-29%  |   |    |                                    |
|     |                           | % population with NVQ4 and above                  | N  | 22-24%  | Census data   | N  | 28%                                |
|     |                           |   | -  | 20-22%  |   |    |                                    |
|     |                           |   |    | <20%  |   |    |                                    |
|     | SP5 Health and Well being |   | ++ | GP Surgery within <800m   | GIS: Medical Centres  |    |                                    |
| SP5 |                           | Distance from GP                                  | +  | GP Surgery within 2km of site   | (Generic Overlays > Local Information).   | +  | Alston GP/Hospital 1164m from site |
|     |                           |   | -  | GP Surgery 2-5km  | Loodi illiolillation).  |    |                                    |

|     |  |  |    | GP Surgery >5km   |  |    |   |
|-----|--|--|----|---|--|----|---|
|     |  |  | +  | >82% population in good or very good health   |  |    |   |
|     |  | %population in good or very good health                                    | N  | 80-81% population in good or very good health   | Census data  | -  | 79%   |
|     |  |  | -  | <80% population in good or very good health   |  |    |   |
|     |  | Number of residents with limited ability to do day-                        | ++ | <20% population with limited day-to-day activity  | Census data  | ++ | 20%   |
|     |  | to-day activity  | N  | >20% population with limited day-to-day activity  | Census data  |    | 2070  |
|     |  |  | ++ | Green space or play facility within 400m of site  | CIC: Assessible Crosses  |    |   |
|     |  | Distance to children's play areas/ accessible                              | +  | Green space or play facility within 800m of site  | GIS: Accessible Spaces (Generic                                | _  | Alston play area 1329m from site                                    |
|     |  | green spaces   | -  | Green space or play facility within 2km of site   | Overlays>Planning Policy Overlays)                             | -  | Aistori piay area 1529iii iioiii site                               |
|     |  | g as special   |    | Green space or play facility >2km of site   | Folicy Overlays)   |    |   |
|     |  |  | ++ | Development would significantly enhance residential amenity   | Desk based assessment of features that may affect human health |    |   |
|     |  | Neighbouring uses which may affect human health (Light, noise, visual etc. | +  | Development would enhance residential amenity   |  |    |   |
|     |  |  | N  | Development would not lead to any issues related to residential amenity                                   |  | N  | No adjacent uses likely to result in significant impacts.           |
|     |  | pollution)   | -  | Potential issues which could give rise to problems associated with residential amenity                    |  |    |   |
|     |  |  |    | Development would have a significantly negative impact upon residents amenity                             |  |    |   |
|     |  |  | ++ | Site clearly defined within settlement  |  |    |   |
|     |  |  | +  | Site well related, on the edge of the settlement  |  |    |   |
|     | To create  | Location in relation to existing settlement                                | N  | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | Visual analysis of sites in relation to current                | N  | Site detracts from the current form of development, splintering the |
|     | vibrant, active, inclusive and open-minded communities with a strong sense local history | CAISTING SCHICTHCHE  | -  | Site outside of settlement boundary adjacent to cluster of existing buildings >2km.                       | settlement.  |    | character of the settlement.  |
| SP6 |  |  |    | Site outside of boundary, not related to cluster of units related to settlement                           |  |    |   |
|     |  |  | ++ | 2 Facilities within 6km   |  |    |   |
|     |  |  | +  | Facility within 6km   | GIS: Cultural Facilities                                       |    |   |
|     |  | Distance to Leisure or<br>Cultural facilities                              | N  | Facility within 8km   | (Generic Overlays > Planning Policy                            | ++ | Library and bowling green in settlement                             |
|     |  | Guiturai lacilities  | -  | Facility within 10km  | Overlays)  |    | Settlement  |
|     |  |  |    | No Facilities within 10km   | ]  |    |   |

| ocial Sumr            | mary   |   |  |  |   | +  |   |
|-----------------------|--|---|--|--|---|--|---|
| nvironmen             | ıtal   |   |  |  |   |  |   |
|                       |  |   | ++   | No known issues and potential for biodiversity enhancements  |   |  |   |
|                       |  |   | +  | No known issues  | GIS: Cumbria  |  | Number of key species potentially of  |
|                       |  | Potential effects on local biodiversity | -  | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | Biodiversity Evidence<br>Base (SSSI, SAC, SPA,<br>Key Species | -  | site, including black grouse and water vole.  |
|                       |  |   |  | Significant adverse effect on nationally or internationally designated habitat   |   |  |   |
| EN1                   | To protect and enhance biodiversity                                |   | ++   | Would result in protected and increased tree cover, hedges etc.  |   |  | Line of 9 trees along boundary with The Raise, young woodland to eas  |
|                       | blodiversity   |   | +  | Would result in net increase in tree cover, hedge etc.   |   |  | of site on adjoining land. One mature ash tree in poor condition and not  |
|                       |  | Effects on trees and                    | N  | would not affect trees or hedges   | Housing Matrices/ Tree  | N.   | compatible with new housing,  |
|                       |  | hedgerows                               | -  | Would result in loss of tree cover, hedge etc.   | Surveys   | N  | location of trees to west side of s will create significant shading to  |
|                       |  |   |  | Would result in significant loss of tree cover, hedge etc.   |   |  | edge of site. Site layout would nee to take presence of trees into account  |
|                       |  | character                               | ++   | Potential enhancement of landscape character   |   |  | Classified as 'Dales' landscape   |
|                       |  |   | +  | Site unlikely to have negative landscape considerations  | Site<br>assessment/Cumbria                                    | ?/-  | under Cumbria toolkit, which can be vulnerable to intrusive skylines into   |
|                       | To preserve,   |   | -  | Potential negative issues with landscape character   |   |  | the valley. Possible landscape considerations as site protrudes in  |
| EN2                   | enhance and<br>manage<br>landscape<br>quality and<br>character for |   |  | Highly likely potential for negative effects on landscape character  | Landscape Toolkit   | :7-  | the open countryside. Slight to<br>moderate impacts in Alston<br>landscape impact assessment. Sit<br>within NP AONB |
|                       | future<br>generations  |   | ++   | Development does not affect designated landscape   |   |  | Site moving away from town, dilutir   |
|                       |  | Effect on designated landscape          |  | Development affects setting of designated landscape  | GIS layers.   | -  | the vernacular of the area, and affecting the setting within the  |
|                       |  |   |  | Development directly affects designated landscape  |   |  | AONB.   |
|                       | To improve   | Impact on historic features of interest | ++   | Potential to enhance the historic environment, contributing to enhancements  | GIS: Constraints<br>(Generic Overlays >                       |  | Site has little bearing to the Alstor conservation area, though falls   |
| EN3                   | the quality of the built   | (Conservation area,                     | +  | Potential for sympathetic development  | Listed Buildings/Conservation                                 | N/-  | within 250m to the former Alston  |
| the built environment | Listed building, SAM,<br>AAI)                                      | N                                       | Limited potential for improvement, negative effects unlikely | Areas/SAMs)/ Heritage<br>Assessments   |   | brewery and surrounding buildings which are grade 2 listed. Slight |   |

|     |  |   | -  | Potential that site could lead to negative effects on interest feature(s)                 |  |     | negative impacts on historic environment.                               |
|-----|--|---|----|---|--|-----|---|
|     |  |   |    | Likely that development will lead to significant negative effects on interest feature(s). |  |     |   |
|     |  |   | ++ | Potential to address air quality issues through development                               |  |     |   |
|     |  | Effects upon air quality (proximity to areas with             | +  | Site unlikely to have significant effects on air quality                                  | Evidence from  | ++  | Though the settlement is spatially remote, the town and potential sites |
|     |  | known issues)   | -  | Potential to negatively contribute towards air quality                                    | Environmental Health   | *** | are well located to facilities, services and employment areas.          |
|     | To improve local air                       |   |    | Site highly likely to negatively contribute towards air quality                           |  |     |   |
| NR1 | quality and respond to the effects of      |   | ++ | Clear potential for the application of renewable technologies                             |  |     |   |
|     | climate                                    | Potential for the installation of                             | +  | Potential for the application of renewable technology                                     |  |     |   |
|     |  | decentralised renewable technologies (orientation, site size. | N  | Limited knowledge or understanding of the application of technology on site               | Desk based assessment  | N   | Limited information   |
|     |  | topography/natural<br>assets)                                 | -  | Potential constraints for the development of renewable technology                         |  |     |   |
|     |  |   |    | High constraints for the development of renewable technology                              |  |     |   |
|     |  |   | ++ | No capacity issues  | UU: Correspondence   |     |   |
|     |  | Water resources   | +  | Potential capacity issues (cumulative)  | (SharePoint > Planning<br>Policy > LDF ><br>Evidence Base ><br>Infrastructure > UU > | 1 _ | Limited data. Awaiting information from Northumbrian water              |
|     |  | (Correspondence from UU)                                      | -  | Likely cumulative capacity issues (potential contribution)                                |  | ?   |   |
|     | To improve water quality                   |   |    | No Capacity. (private infrastructure required)  | Draft LSC WW<br>Capacity)  |     |   |
| NR2 | and water                                  |   | ++ | Favourable  | , , ,  |     |   |
|     | resources                                  |   | +  | Unfavourable recovering   | GIS layers. SSSI Unit  |     |   |
|     |  | Water quality (Biological and chemical)                       | N  | Unfavourable no change  | Data, planning policy  | ++  | No issues   |
|     |  |   | -  | Unfavourable declining  | overlay  |     |   |
|     |  |   |    | Poor  |  |     |   |
|     |  |   | ++ | Brownfield site clearly defined within settlement   |  |     |   |
|     |  |   | +  | Brownfield site on the edge of the settlement   |  |     |   |
| NR3 | To restore<br>and protect<br>land and soil | Site condition (Brownfield or Greenfield)                     | N  | Greenfield site clearly defined within settlement   | Housing Matrix/Desk<br>Based   | -   | Greenfield site on the periphery of town                                |
|     |  |   | -  | Greenfield site on the edge of the settlement   |  |     |   |
|     |  |   |    | Greenfield site outside the settlement boundary   |  |     |   |

|                    |                                |                                    |    | I.,  |   |    |  |
|--------------------|--------------------------------|------------------------------------|----|--|---|----|--|
|                    |                                |                                    | +  | No known contamination on site or nearby that is likely to impact on development               | GIS: Historic Land Use  |    |  |
|                    |                                | Site based contaminants            | N  | Possible contamination either onsite or nearby which could result in remedial enhancements.    | Data (Generic Overlays > Planning Policy Overlays), advice from | +  |  |
|                    |                                |                                    | -  | Possible significant contamination on site that could require significant remediation.         | Environmental health  |    |  |
|                    |                                |                                    | ++ | ALC grade 5, or Urban  |   |    |  |
|                    |                                | Agricultural Land                  | +  | ALC grade 4  |   | +  | Grade 4 land   |
|                    |                                | Classification                     | N  | ALC grade 3 (a & b)  | GIS layers.   |    | Grade Fland  |
|                    |                                |                                    | -  | ALC grade 1-2  |   |    |  |
|                    | To manage                      |                                    | ++ | Site within 800m of centre   |   |    |  |
|                    | natural (was<br>mineral)       |                                    | +  | Recycle centre in settlement   | GIS: Eden Recycling   |    |  |
| NR4                | resources                      | Proximity to local recycle centres | N  | No Recycle centre in settlement  | Centres (Generic Overlays > Local                               | +  | Facility 949m from site  |
|                    | sustainably<br>and minimise    | Centres                            | -  | Recycle centre within 5km  | Information)  |    |  |
|                    | waste                          |                                    |    | Recycle centre >5km  |   |    |  |
|                    | To retain                      |                                    | ++ | Median gross pay >UK average   |   |    |  |
|                    | existing jobs                  |                                    | +  | Median gross pay >Cumbria average  | CACI data   | -  | 86% Cumbrian Average   |
| NR4                | and create<br>new              | Median annual salary               | N  | Median gross pay 90-100% Cumbria average   |   |    |  |
|                    | employment                     |                                    | -  | Median gross pay 80-90% Cumbria average  |   |    |  |
|                    | facilities                     |                                    |    | Median gross pay <80% Cumbria average  |   |    |  |
| Environmenta       | al Summary                     |                                    |    |  |   | +  |  |
| Economic           |                                |                                    |    |  |   |    |  |
|                    |                                |                                    | ++ | Employment centre within 5km of settlement   |   |    |  |
|                    |                                |                                    | +  | Employment centre accessed by appropriate public transport within 30 mins.                     | GIS: Employment Areas   |    |  |
| EC2                | To improve access to jobs      | Distance to employment centres     | -  | Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport | 2012 (Generic Overlays > Planning Policy Overlays)              | ++ | Employment areas to the east of the settlement, within 2km of all sites. |
|                    |                                |                                    |    | Employment centre >10km of site not accessible within 30 mins by appropriate public transport. |   |    |  |
|                    | To diversify                   |                                    | ++ | Site in ward in bottom quartile for deprivation  |   |    |  |
| EC3                | and<br>strengthen<br>the local | en Regeneration benefits           | +  | Site in ward in second bottom quartile for deprivation   |   | N  | Least deprived 50%   |
|                    | economy                        |                                    | N  | Site is least deprived 50% of wards  |   |    |  |
| <b>Economic Su</b> | mmary                          |                                    |    |  |   | ++ |  |

| Objective | Details                      | Indicator  | Score | Appraisal Tool  | Source   | AL10: Station road garage 0.31ha (15 units @ 50DPH) |   |  |
|-----------|------------------------------|--|-------|---|--|---|---|--|
| SOCIAL    |                              |  |       |   |  |   |   |  |
|           | To increase                  |  | ++    | Voting station <400m to site  | GIS: Polling station   |   |   |  |
| SP1       | the level of participation   | Proximity to civic buildings/ Village Halls                                | +     | Voting station <800m to site  | layer (Generic   | ++  | Alston town hall 160m from site         |  |
| 351       | in democratic                | (Voting stations)  | -     | Voting station within 2km of site                                       | Overlays>Planning Policy Overlays)                           | ++  | Aistori town hair 160m from site        |  |
|           | processes                    |  |       | Voting station more than 2km away from site                             | Policy Overlays)   |   |   |  |
|           |                              |  | ++    | Shop within 800m of site  |  |   |   |  |
|           |                              | Access to shop which sells basic goods to meet                             | +     | Shop within 2km of site   | GIS: Post Offices &<br>Shops layer (Generic                  | ++  | Spar 268m from site                     |  |
|           |                              | day to day needs   | -     | Shop 2-5km of site  | Overlays> Eden LDF)  |   | Opai 200m nom site                      |  |
|           |                              |  |       | Shop 5km+ from site   |  |   |   |  |
|           |                              |  | ++    | PO within 800m of site  |  |   |   |  |
|           |                              | Access to post office  | +     | PO within 2km of site   | GIS: Post Offices & Shops layer (Generic                     | ++  | PO 358m from site                       |  |
|           |                              | Access to post office  | -     | PO 2-5km of site  | Overlays> Eden LDF)  | 1   | FO 330III IIOIII SILE                   |  |
|           |                              |  |       | PO 5km+ from site   |  |   |   |  |
|           | To improve access to         | ccess to ervices, lities, the untryside ad open Access to public transport | ++    | Bus stop or rail station with regular service <400m from site           | GIS: Bus Layers<br>(Generic Overlays ><br>Local Information) |   |   |  |
| SP2       | services,<br>facilities, the |  | +     | Bus stop or rail station with regular service >800m from site           |  | ++  | Bus stops 807m from site on station     |  |
|           | and open spaces              |  | -     | Bus stop or rail station with infrequent service <400m from site        |  | ++  | road                                    |  |
|           | 1                            |  |       | Bus stop or rail station with infrequent service <800m from site        |  |   |   |  |
|           |                              |  | ++    | Public rights of way would be created and the network enhanced          |  |   |   |  |
|           |                              |  | +     | Good access to nearby Rights of Way                                     | GIS: Rights of Way   |   |   |  |
|           |                              | Public Rights of Way   | N     | No impact or nearby access  | definitive map (Generic<br>Overlays > Local                  | N   |   |  |
|           |                              |  | -     | Public rights of way would be diverted as a result of development       | Overlays > Local<br>Information)                             |   |   |  |
|           |                              |  |       | Public rights of way would be lost as a result of development           | ]  |   |   |  |
|           | To provide everyone          |  | ++    | Site not in a flood zone and >8m from any bodies of water/surface water | GIS: Flood Zones<br>(Generic Overlays >                      | ,   | Northern edge of site bounds the        |  |
| SP3       | with a decent<br>home        | Risk of flooding   | +     | Site not in a flood zone but bodies of water/surface water within 8m.   | Planning Policy<br>Overlays)                                 | -/  | river and is falls within flood zone 3. |  |

|      |                         |                                     | N  | Site within flood zone 1  |  |    |                                   |
|------|-------------------------|-------------------------------------|----|---|--|----|-----------------------------------|
|      |                         |                                     | IN | Site within flood zone 2  | -  |    |                                   |
|      |                         |                                     | -  |   |  |    |                                   |
|      |                         |                                     |    | Site within flood zones 3a or 3b  |  |    |                                   |
|      |                         |                                     | ++ | Primary School <400m to site  | GIS: Eden Educational                        |    |                                   |
|      |                         | Distance from primary               | +  | Primary School <800m to site  | Facilities (Generic                          | +  | Alston primary school 758m from   |
|      |                         | school                              | -  | Primary School within 3km   | Overlays > Planning Policy Overlays).        |    | site                              |
|      |                         |                                     |    | Primary school >3km away  | , , ,  |    |                                   |
|      |                         |                                     | ++ | Secondary School <800m to site  | GIS: Eden Educational                        |    |                                   |
|      |                         | Distance from secondary             | +  | Secondary School <2km to site   | Facilities (Generic                          | ++ | King Samuel secondary school      |
|      |                         | school                              | -  | Secondary school 2-5km  | Overlays > Planning Policy Overlays).        |    | 394m from site                    |
|      |                         |                                     |    | Secondary School >5km   | r energy eventage).                          |    |                                   |
|      |                         |                                     | ++ | Facilities within 5km of settlement   |  |    |                                   |
|      | To improve              | Access to colleges and              | +  | Facilities accessed by appropriate public transport within 30 mins.                     | GIS: Eden Educational<br>Facilities (Generic |    | 0.1                               |
| SP4  | levels of skills,       | 1                                   | -  | Facilities 5-10km of site not accessible within 30 mins by appropriate public transport | Overlays > Planning<br>Policy Overlays).     | ++ | Cybermoor, Front Street           |
|      | education and training. |                                     |    | Facilities >10km of site not accessible within 30 mins by appropriate public transport. |  |    |                                   |
|      |                         |                                     | ++ | <22%  |  | N  |                                   |
|      |                         |                                     | +  | 22-24%  |  |    | 23%                               |
|      |                         | % population with no qualifications | N  | 25-39%  | Census data                                  |    |                                   |
|      |                         |                                     | -  | 30-49%  |  |    |                                   |
|      |                         |                                     |    | 50% +   |  |    |                                   |
|      |                         |                                     | ++ | 30% +   |  |    |                                   |
|      |                         | 0/ 1/1 1/1 1/1 1/10 4               | +  | 25-29%  |  |    |                                   |
|      |                         | % population with NVQ4 and above    | N  | 22-24%  | Census data                                  | N  | 28%                               |
|      |                         |                                     | -  | 20-22%  |  |    |                                   |
|      |                         |                                     |    | <20%  |  |    |                                   |
|      |                         |                                     | ++ | GP Surgery within <800m   |  |    |                                   |
| SP5  | Health and              | Distance from GP                    | +  | GP Surgery within 2km of site   | GIS: Medical Centres<br>(Generic Overlays >  | ++ | Alston GP/Hospital 520m from site |
| J. 0 | SP5 Well being          |                                     | -  | GP Surgery 2-5km  | Local Information).                          |    | ,                                 |
|      |                         |                                     |    | GP Surgery >5km   |  |    |                                   |

|     | 1                                     | 1  |    | 1   | 1  |    | 1   |
|-----|---------------------------------------|--|----|---|--|----|---|
|     |                                       |  | +  | >82% population in good or very good health   |  |    |   |
|     |                                       | %population in good or<br>very good health   | N  | 80-81% population in good or very good health   | Census data  | -  | 79%   |
|     |                                       |  | -  | <80% population in good or very good health   |  |    |   |
|     |                                       | Number of residents with limited ability to do day-  | ++ | <20% population with limited day-to-day activity  | Census data  | ++ | 20%   |
|     |                                       | to-day activity  | N  | >20% population with limited day-to-day activity  | Consus data  |    | 2070  |
|     |                                       |  | ++ | Green space or play facility within 400m of site  | CIC: Assessible Course   |    |   |
|     |                                       | Distance to children's   | +  | Green space or play facility within 800m of site  | GIS: Accessible Spaces (Generic                                      | +  | Alatan play area 624m from site   |
|     |                                       | play areas/ accessible green spaces  | -  | Green space or play facility within 2km of site   | ite Overlays>Planning Policy Overlays)                               | Т. | Alston play area 634m from site   |
|     |                                       |  |    | Green space or play facility >2km of site   |  |    |   |
|     |                                       |  | ++ | Development would significantly enhance residential amenity   | Desk based assessment<br>of features that may<br>affect human health |    |   |
|     |                                       |  | +  | Development would enhance residential amenity   |  | _  | Currently used as a garage site, AL                                       |
|     |                                       | Neighbouring uses which<br>may affect human health<br>(Light, noise, visual etc.<br>pollution) | N  | Development would not lead to any issues related to residential amenity                                   |  |    | is directly opposite which is currently used as a scrap yard. Potential   |
|     |                                       | poliution)   | -  | Potential issues which could give rise to problems associated with residential amenity                    |  |    | disturbance issues.   |
|     |                                       |  | -  | Development would have a significantly negative impact upon residents amenity                             |  |    |   |
|     |                                       |  | ++ | Site clearly defined within settlement  |  |    |   |
|     |                                       |  | +  | Site well related, on the edge of the settlement  |  |    |   |
|     | To create                             | Location in relation to existing settlement  | N  | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | Visual analysis of sites in relation to current                      | ++ | Brownfield site, which is clearly within the historical form of the town. |
|     | vibrant,<br>active,                   | Oxiding colliding  | -  | Site outside of settlement boundary adjacent to cluster of existing buildings >2km.                       | settlement.  |    | within the historical form of the town.                                   |
| SP6 | inclusive and open-minded communities |  |    | Site outside of boundary, not related to cluster of units related to settlement                           |  |    |   |
|     | with a strong                         | ith a strong   | ++ | 2 Facilities within 6km   |  |    |   |
|     | sense local                           |  | +  | Facility within 6km   | GIS: Cultural Facilities   |    |   |
|     | Tilstory                              |  | N  | Facility within 8km   | (Generic Overlays >  | ++ | Library and bowling green in  |
|     |                                       |  | 1  | Facility within 10km  | Planning Policy<br>Overlays)   | -  | settlement  |
|     |                                       |  |    | No Facilities within 10km   | -,-,   |    |   |

| Social Sumr | nary                                |  |    |  |  | ++/- |   |
|-------------|-------------------------------------|--|----|--|--|------|---|
| nvironmen   | tal                                 |  |    |  |  |      |   |
|             |                                     |  | ++ | No known issues and potential for biodiversity enhancements  |  |      |   |
|             |                                     |  | +  | No known issues  | GIS: Cumbria   |      | Number of key species potentially o                                     |
|             |                                     | Potential effects on local biodiversity  | -  | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species, | -    | site, including black grouse and water vole.                            |
| =           | To protect                          |  |    | Significant adverse effect on nationally or<br>internationally designated habitat  |  |      |   |
| EN1         | and enhance biodiversity            |  | ++ | Would result in protected and increased tree cover, hedges etc.  |  |      |   |
|             |                                     | Effects on trees and                     | +  | Would result in net increase in tree cover, hedge etc.   | Housing Matrices/ Tree                                   | N    | No inques   |
|             |                                     | hedgerows                                | N  | would not affect trees or hedges   | Surveys  | IN . | No issues   |
|             |                                     |  | -  | Would result in loss of tree cover, hedge etc.   | ·  | İ    |   |
|             |                                     |  |    | Would result in significant loss of tree cover, hedge etc.   |  |      |   |
|             |                                     | nhance and manage landscape              | ++ | Potential enhancement of landscape character   |  |      |   |
|             |                                     |  | +  | Site unlikely to have negative landscape considerations  | Site<br>assessment/Cumbria<br>Landscape Toolkit          | +    | Urban Site will enhance character of area, however does not correspond  |
|             | To preserve, enhance and            |  | -  | Potential negative issues with landscape character   |  | T    | with landscape objectives   |
| EN2         | landscape<br>quality and            |  |    | Highly likely potential for negative effects on landscape character  |  |      |   |
|             | character for future                |  | ++ | Development does not affect designated landscape   |  |      | Duilding also durints control into                                      |
|             | generations                         | Effect on designated landscape           | -  | Development affects setting of designated landscape  | GIS layers.  | ++   | Building already integrated into fabric of townscape.                   |
|             |                                     |  |    | Development directly affects designated landscape  |  |      |   |
|             | To improve                          |  | ++ | Potential to enhance the historic environment, contributing to enhancements  |  |      | Site falls just outside of the northern                                 |
|             |                                     | Impact on historic                       | +  | Potential for sympathetic development  | GIS: Constraints   |      | boundary of the Alston conservation area. Site currently used as garage |
| EN3         | To improve the quality of the built | features of interest (Conservation area, | N  | Limited potential for improvement, negative effects unlikely   | (Generic Overlays > Listed Buildings/Conservation        | +/++ | and reception/offices for caravan site. Redevelopment of site could     |
|             | environment                         | Listed building, SAM,<br>AAI)            | -  | Potential that site could lead to negative effects on interest feature(s)  | Areas/SAMs)/ Heritage<br>Assessments                     |      | improve the quality of the built environment and conservation area      |
|             |                                     |  |    | Likely that development will lead to significant negative effects on interest feature(s).                                |  |      |   |

|     |                                       | 1  |    |  | _  | •  |   |
|-----|---------------------------------------|--|----|--|--|----|---|
|     |                                       |  | ++ | Potential to address air quality issues through development                      |  |    |   |
|     |                                       | Effects upon air quality (proximity to areas with  | +  | Site unlikely to have significant effects on air quality                         | Evidence from  | ++ | Though the settlement is spatially remote, the town and potential sites |
|     |                                       | known issues)  | -  | Potential to negatively contribute towards air quality                           | Environmental Health   |    | are well located to facilities, services and employment areas.          |
|     | To improve local air                  |  |    | Site highly likely to negatively contribute towards air quality                  |  |    |   |
| NR1 | quality and respond to the effects of |  | ++ | Clear potential for the application of renewable technologies                    |  |    |   |
|     | climate                               | Potential for the installation of  | +  | Potential for the application of renewable technology                            |  |    |   |
|     |                                       | decentralised renewable technologies (orientation, site size, topography/natural assets) | N  | Limited knowledge or understanding of the application of technology on site      | Desk based assessment  | N  | Limited information   |
|     |                                       |  | -  | Potential constraints for the development of renewable technology                |  |    |   |
|     |                                       |  |    | High constraints for the development of renewable technology                     |  |    |   |
|     |                                       |  | ++ | No capacity issues   | UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > |    |   |
|     |                                       |  | +  | Potential capacity issues (cumulative)   |  |    | Limited data. Awaiting information                                      |
|     |                                       |  | -  | Likely cumulative capacity issues (potential contribution)                       |  | ?  | from Northumbrian water   |
|     | To improve water quality              |  |    | No Capacity. (private infrastructure required)                                   | Draft LSC WW<br>Capacity)  |    |   |
| NR2 | and water                             |  | ++ | Favourable   |  |    |   |
|     | resources                             |  | +  | Unfavourable recovering  | CIC lavara CCCI I lait   |    |   |
|     |                                       | Water quality (Biological and chemical)  | N  | Unfavourable no change   | GIS layers. SSSI Unit Data, planning policy  | ++ | No issues   |
|     |                                       | and chemical)  | -  | Unfavourable declining   | overlay  |    |   |
|     |                                       |  |    | Poor   |  |    |   |
|     |                                       |  | ++ | Brownfield site clearly defined within settlement                                |  |    |   |
|     | To restore                            |  | +  | Brownfield site on the edge of the settlement                                    |  |    |   |
| NDO |                                       | Site condition (Brownfield or Greenfield)  | N  | Greenfield site clearly defined within settlement                                | Housing Matrix/Desk<br>Based   | ++ | Brownfield site clearly defined within town.                            |
| NR3 | and protect<br>land and soil          |  | -  | 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<br>Data (Generic Overlays   | N  | Previously developed  |

|            |                                |                                    | N  | Possible contamination either onsite or nearby which could result in remedial enhancements.    | > Planning Policy Overlays), advice from Environmental health |    |  |
|------------|--------------------------------|------------------------------------|----|--|---|----|--|
|            |                                |                                    | -  | Possible significant contamination on site that could require significant remediation.         | Environmental health  |    |  |
|            |                                |                                    | ++ | ALC grade 5, or Urban  |   |    |  |
|            |                                | Agricultural Land                  | +  | ALC grade 4  | GIS lavers.   | +  | Grade 4 land   |
|            |                                | Classification                     | N  | ALC grade 3 (a & b)  | GIS layers.   |    |  |
|            |                                |                                    | -  | ALC grade 1-2  |   |    |  |
|            | To manage                      |                                    | ++ | Site within 800m of centre   |   |    |  |
|            | natural (was mineral)          |                                    | +  | Recycle centre in settlement   | GIS: Eden Recycling   |    |  |
| NR4        | resources                      | Proximity to local recycle centres | N  | No Recycle centre in settlement  | Centres (Generic<br>Overlays > Local                          | ++ | Facility within site   |
|            | sustainably and minimise       | Control                            | -  | Recycle centre within 5km  | Information)  |    |  |
|            | waste                          |                                    |    | Recycle centre >5km  |   |    |  |
|            | To retain                      |                                    | ++ | Median gross pay >UK average   |   |    |  |
|            | existing jobs                  |                                    | +  | Median gross pay >Cumbria average  |   |    |  |
| NR4        | and create new                 | Median annual salary               | N  | Median gross pay 90-100% Cumbria average   | CACI data   | -  | 86% Cumbrian Average   |
|            | employment                     |                                    | -  | Median gross pay 80-90% Cumbria average  |   |    |  |
|            | facilities                     |                                    |    | Median gross pay <80% Cumbria average  |   |    |  |
| Environmen | tal Summary                    |                                    |    |  |   | ++ |  |
| Economic   |                                |                                    |    |  |   |    |  |
|            |                                |                                    | ++ | Employment centre within 5km of settlement   |   |    |  |
|            |                                |                                    | +  | Employment centre accessed by appropriate public transport within 30 mins.                     | GIS: Employment Areas   |    |  |
| EC2        | To improve access to jobs      | Distance to employment centres     | -  | Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport | 2012 (Generic Overlays  > Planning Policy Overlays)           | ++ | Employment areas to the east of the settlement, within 2km of all sites. |
|            |                                |                                    |    | Employment centre >10km of site not accessible within 30 mins by appropriate public transport. |   |    |  |
|            | To diversify                   |                                    | ++ | Site in ward in bottom quartile for deprivation  |   |    |  |
| EC3        | and<br>strengthen<br>the local | Regeneration benefits              | +  | Site in ward in second bottom quartile for deprivation   | Indices of Multiple<br>Deprivation                            | N  | Least deprived 50%   |
|            | economy                        |                                    | N  | Site is least deprived 50% of wards  |   |    |  |

| Objective | Details                           | Indicator                                      | Score | Appraisal Tool  | Source   |    | : Land south of the<br>ary school 1ha (30 units<br>DPH)               |
|-----------|-----------------------------------|--|-------|---|--|----|---|
| Social    |                                   |  |       |   |  |    |   |
|           | To increase                       |  | ++    | Voting station <400m to site  | GIS: Polling station   |    |   |
| SP1       | the level of participation        | Proximity to civic buildings/ Village Halls    | +     | Voting station <800m to site  | layer (Generic   | +  | Alston town hall 735m from site                                       |
| SFI       | in democratic                     | (Voting stations)                              | -     | Voting station within 2km of site                                       | Overlays>Planning<br>Policy Overlays)                        |    |   |
|           | processes                         | , , ,  |       | Voting station more than 2km away from site                             |  |    |   |
|           |                                   |  | ++    | Shop within 800m of site  |  |    |   |
|           |                                   | Access to shop which sells basic goods to meet | +     | Shop within 2km of site   | GIS: Post Offices &<br>Shops layer (Generic                  | ++ | Coop 600m from site   |
|           |                                   | day to day needs                               | -     | Shop 2-5km of site  | Overlays> Eden LDF)  |    | Coop doom nom site  |
|           |                                   |  |       | Shop 5km+ from site   |  |    |   |
|           |                                   | Access to post office                          | ++    | PO within 800m of site  |  | ++ | PO 558m from site   |
|           |                                   |  | +     | PO within 2km of site   | GIS: Post Offices &<br>Shops layer (Generic                  |    |   |
|           |                                   |  | -     | PO 2-5km of site  | Overlays> Eden LDF)  |    | 1 O 330III IIOIII site  |
|           |                                   |  |       | PO 5km+ from site   |  |    |   |
|           | To improve access to              |  | ++    | Bus stop or rail station with regular service <400m from site           | GIS: Bus Layers<br>(Generic Overlays ><br>Local Information) |    | Bus stop 183m on B6277  |
| SP2       | services, facilities, the         | Access to public                               | +     | Bus stop or rail station with regular service >800m from site           |  | ++ |   |
|           | countryside<br>and open<br>spaces | transport                                      | -     | 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 would be created and the network enhanced          |  |    |   |
|           |                                   |  | +     | Good access to nearby Rights of Way                                     | GIS: Rights of Way   |    |   |
|           |                                   | Public Rights of Way                           | N     | No impact or nearby access  | definitive map (Generic<br>Overlays > Local                  | +  | Public ROW adjacent to the site to the south along minor road         |
|           |                                   |  | -     | Public rights of way would be diverted as a result of development       | Information)   |    | the south along minor load  |
|           |                                   |  |       | Public rights of way would be lost as a result of development           |  |    |   |
| SP3       | To provide everyone               | Risk of flooding                               | ++    | Site not in a flood zone and >8m from any bodies of water/surface water | GIS: Flood Zones<br>(Generic Overlays >                      | +  | No evidence of flooding; however there has been a history of standing |

|     | with a decent<br>home     |                                     | +  | Site not in a flood zone but bodies of water/surface water within 8m.                   | Planning Policy<br>Overlays)   |    | water on site.                       |
|-----|---------------------------|-------------------------------------|----|---|--|----|--------------------------------------|
|     |                           |                                     | N  | Site within flood zone 1  |  |    |                                      |
|     |                           |                                     | -  | Site within flood zone 2  |  |    |                                      |
|     |                           |                                     |    | Site within flood zones 3a or 3b  |  |    |                                      |
|     |                           |                                     | ++ | Primary School <400m to site  |  |    |                                      |
|     |                           | Distance from primary               | +  | Primary School <800m to site  | GIS: Eden Educational Facilities (Generic  |    | Alston primary school 168m from site |
|     |                           | school                              | -  | Primary School within 3km   | Overlays > Planning  | ++ |                                      |
|     |                           |                                     |    | Primary school >3km away  | Policy Overlays).  |    |                                      |
|     |                           |                                     | ++ | Secondary School <800m to site  | GIS: Eden Educational  |    |                                      |
|     |                           | Distance from secondary school      | +  | Secondary School <2km to site   | Facilities (Generic  |    | King Samuel secondary school         |
|     |                           |                                     | -  | Secondary school 2-5km  | Overlays > Planning  | +  | 835m from site                       |
|     |                           |                                     |    | Secondary School >5km   | Policy Overlays).  |    |                                      |
|     |                           | ls of adult education centres adult | ++ | Facilities within 5km of settlement   | GIS: Eden Educational<br>Facilities (Generic<br>Overlays > Planning<br>Policy Overlays). |    |                                      |
|     | To improve                |                                     | +  | Facilities accessed by appropriate public transport within 30 mins.                     |  |    | Cybermoor, Front Street              |
| SP4 | levels of skills,         |                                     | -  | Facilities 5-10km of site not accessible within 30 mins by appropriate public transport |  | ++ | Cybermoor, Front Street              |
|     | and training              |                                     |    | Facilities >10km of site not accessible within 30 mins by appropriate public transport. |  |    |                                      |
|     |                           |                                     | ++ | <22%  |  |    |                                      |
|     |                           |                                     | +  | 22-24%  |  |    |                                      |
|     |                           | % population with no qualifications | N  | 25-39%  | Census data  | N  | 23%                                  |
|     |                           | 400                                 | -  | 30-49%  |  |    |                                      |
|     |                           |                                     |    | 50% +   |  |    |                                      |
|     |                           |                                     | ++ | 30% +   |  |    |                                      |
|     |                           | 0, 1, 1, 1, 1, 1, 1, 2, 4           | +  | 25-29%  |  |    |                                      |
|     |                           | % population with NVQ4 and above    | N  | 22-24%  | Census data  | N  | 28%                                  |
|     | and above                 | 5                                   | -  | 20-22%  |  |    |                                      |
|     |                           |                                     |    | <20%  |  |    |                                      |
|     | Health and                |                                     | ++ | GP Surgery within <800m   | GIS: Medical Centres   |    |                                      |
| SP5 | SP5 Health and Well being | Distance from GP                    | +  | GP Surgery within 2km of site   | (Generic Overlays > Local Information).  | +  | Alston GP/Hospital 929m from site    |
|     |                           |                                     | -  | GP Surgery 2-5km  | Local Illiointation).  |    |                                      |

|     |                                       |   |    | GP Surgery >5km   |  |    |  |
|-----|---------------------------------------|---|----|---|--|----|--|
|     |                                       |   | +  | >82% population in good or very good health   |  |    |  |
|     |                                       | %population in good or very good health             | N  | 80-81% population in good or very good health   | Census data  | -  | 79%  |
|     |                                       |   | -  | <80% population in good or very good health   |  |    |  |
|     |                                       | Number of residents with limited ability to do day- | ++ | <20% population with limited day-to-day activity  | Census data  | ++ | 20%  |
|     |                                       | to-day activity                                     | N  | >20% population with limited day-to-day activity  | Census data  |    |  |
|     |                                       |   | ++ | Green space or play facility within 400m of site  | 010 4 "11 0  |    |  |
|     |                                       | Distance to children's play areas/ accessible       | +  | Green space or play facility within 800m of site  | GIS: Accessible Spaces (Generic                                | +  | Alston play area 523m from site                            |
|     |                                       | green spaces  | -  | Green space or play facility within 2km of site   | Overlays>Planning Policy Overlays)                             |    | , , , , , , , , , , , , , , , , , , ,                      |
|     |                                       |   |    | Green space or play facility >2km of site   |  |    |  |
|     |                                       |   | ++ | Development would significantly enhance residential amenity   | Desk based assessment of features that may affect human health |    |  |
|     |                                       | Neighbouring uses which                             | +  | Development would enhance residential amenity   |  |    |  |
|     |                                       | may affect human health (Light, noise, visual etc.  | N  | Development would not lead to any issues related to residential amenity                                   |  | N  | Site is unlikely to have any impacts.                      |
|     |                                       | polition)   | -  | Potential issues which could give rise to problems associated with residential amenity                    |  |    |  |
|     |                                       |   |    | Development would have a significantly negative impact upon residents amenity                             |  |    |  |
|     |                                       |   | ++ | Site clearly defined within settlement  |  |    |  |
|     |                                       |   | +  | Site well related, on the edge of the settlement  |  |    |  |
|     | To create                             | Location in relation to                             | N  | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | Visual analysis of sites in relation to current                | +  | Though well related, site would extend the current form of |
|     | vibrant,<br>active,                   | t, existing settlement                              | -  | Site outside of settlement boundary adjacent to cluster of existing buildings >2km.                       | settlement.  |    | development.   |
| SP6 | inclusive and open-minded communities |   |    | Site outside of boundary, not related to cluster of units related to settlement                           |  |    |  |
|     | with a strong                         | strong  | ++ | 2 Facilities within 6km   |  |    |  |
|     | sense local<br>history                |   | +  | Facility within 6km   | GIS: Cultural Facilities                                       |    | Library and bowling green in                               |
|     |                                       | Distance to Leisure or<br>Cultural facilities       | N  | Facility within 8km   | (Generic Overlays >  | ++ | settlement   |
|     |                                       | Outtural facilities                                 | -  | Facility within 10km  | Planning Policy Overlays)                                      |    |  |
|     |                                       |   |    | No Facilities within 10km   | ]  |    |  |

| Social Summ | nary   |  |    |  |   | ++    |   |
|-------------|--|--|----|--|---|-------|---|
| Environment | tal  |  |    |  |   |       |   |
|             |  |  | ++ | No known issues and potential for biodiversity enhancements  |   |       |   |
|             |  |  | +  | No known issues  | GIS: Cumbria  |       | Number of key species potentially on  |
|             | To protect   | Potential effects on local biodiversity      | -  | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | Biodiversity Evidence<br>Base (SSSI, SAC, SPA,<br>Key Species | -     | site, including black grouse and water vole.  |
| ENA         |  |  |    | Significant adverse effect on nationally or internationally designated habitat   |   |       |   |
| EN1         | and enhance biodiversity   |  | ++ | Would result in protected and increased tree cover, hedges etc.  |   |       |   |
|             |  | Effects on trees and                         | +  | Would result in net increase in tree cover, hedge etc.   | Housing Matrices/ Tree  | N     | No issues   |
|             |  | hedgerows                                    | N  | would not affect trees or hedges   | Surveys   | IN IN | NO ISSUES   |
|             |  |  | -  | Would result in loss of tree cover, hedge etc.   |   |       |   |
|             |  |  |    | Would result in significant loss of tree cover, hedge etc.   |   |       |   |
|             |  | ereserve, Effect on landscape character      | ++ | Potential enhancement of landscape character   | Site<br>assessment/Cumbria<br>Landscape Toolkit               |       | Classified as 'Dales' landscape   |
|             |  |  | +  | Site unlikely to have negative landscape considerations  |   |       | under Cumbria toolkit, which can be vulnerable to intrusive skylines into   |
|             | To preserve,   |  | -  | Potential negative issues with landscape character   |   | -     | the valley. Possible landscape considerations as site protrudes into  |
| EN2         | enhance and<br>manage<br>landscape<br>quality and<br>character for | Character                                    |    | Highly likely potential for negative effects on landscape character  |   |       | the open countryside. Moderate to<br>significant impacts in Alston<br>landscape impact assessment. Site<br>within NP AONB |
|             | future<br>generations  |  | ++ | Development does not affect designated landscape   |   |       | Prominent site which would interrupt  |
|             |  | Effect on designated landscape               | -  | Development affects setting of designated landscape  | GIS layers.   | -/    | the skyline of Alston, impacting on the AONB.   |
|             |  |  |    | Development directly affects designated landscape  |   |       |   |
|             |  | Impact on historia                           | ++ | Potential to enhance the historic environment, contributing to enhancements  | GIS: Constraints  |       | Due to the topography of the site,  |
|             | To improve the quality of  | Impact on historic<br>features of interest   | +  | Potential for sympathetic development  | (Generic Overlays ><br>Listed                                 | N     | the development has the potential to break the skyline surrounding the  |
| EN3         | the quality of<br>the built<br>environment                         | (Conservation area,<br>Listed building, SAM, | N  | Limited potential for improvement, negative effects unlikely   | Buildings/Conservation<br>Areas/SAMs)/ Heritage               | IN    | town, thus offering the potential for impacts on the CA.  |
|             |  | AAI)   | -  | Potential that site could lead to negative effects on interest feature(s)  | Assessments   |       |   |

|       |  |  |    | Likely that development will lead to significant negative effects on interest feature(s). |   |    |   |                        |                              |    |           |
|-------|--|--|----|---|---|----|---|------------------------|------------------------------|----|-----------|
|       |  |  | ++ | Potential to address air quality issues through development                               |   |    |   |                        |                              |    |           |
|       |  | Effects upon air quality (proximity to areas with known issues)                          | +  | Site unlikely to have significant effects on air quality                                  | Evidence from   | ++ | Though the settlement is spatially remote, the town and potential sites |                        |                              |    |           |
|       |  |  | -  | Potential to negatively contribute towards air quality                                    | Environmental Health  |    | are well located to facilities, services and employment areas.          |                        |                              |    |           |
|       | To improve local air                       |  |    | Site highly likely to negatively contribute towards air quality                           |   |    |   |                        |                              |    |           |
| NR1   | quality and respond to the effects of      |  | ++ | Clear potential for the application of renewable technologies                             |   |    |   |                        |                              |    |           |
|       | climate<br>change                          | Potential for the installation of  | +  | Potential for the application of renewable technology                                     | Desk based assessment   |    |   |                        |                              |    |           |
|       |  | decentralised renewable technologies (orientation, site size, topography/natural assets) | N  | Limited knowledge or understanding of the application of technology on site               |   | N  | Limited information   |                        |                              |    |           |
|       |  |  | -  | Potential constraints for the development of renewable technology                         |   |    |   |                        |                              |    |           |
|       |  |  |    | High constraints for the development of renewable technology                              |   |    |   |                        |                              |    |           |
|       |  | Water resources<br>(Correspondence from<br>UU)   | ++ | No capacity issues  | UU: Correspondence  |    |   |                        |                              |    |           |
|       |  |  | +  | Potential capacity issues (cumulative)  | (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > | _  | Limited data. Awaiting information                                      |                        |                              |    |           |
|       |  |  | -  | Likely cumulative capacity issues (potential contribution)                                |   | ?  | from Northumbrian water   |                        |                              |    |           |
| NR2   | To improve water quality                   |  |    | No Capacity. (private infrastructure required)  | Draft LSC WW<br>Capacity)   |    |   |                        |                              |    |           |
| INICZ | and water                                  |  | ++ | Favourable  | _   |    |   |                        |                              |    |           |
|       | resources                                  |  | +  | Unfavourable recovering   | GIS layers. SSSI Unit   |    |   |                        |                              |    |           |
|       |  | Water quality (Biological  |    | Water quality (Biological and chemical)   |   |    | N   | Unfavourable no change | change Data, planning policy | ++ | No issues |
|       |  |  | -  | Unfavourable declining  | overlay   |    |   |                        |                              |    |           |
|       |  |  |    | Poor  |   |    |   |                        |                              |    |           |
|       |  |  | ++ | Brownfield site clearly defined within settlement   |   |    |   |                        |                              |    |           |
|       |  |  | +  | Brownfield site on the edge of the settlement   |   |    |   |                        |                              |    |           |
| NR3   | To restore<br>and protect<br>land and soil | Site condition (Brownfield or Greenfield)  | N  | Greenfield site clearly defined within settlement   | Housing Matrix/Desk<br>Based  | -  | Greenfield site on the edge of settlement                               |                        |                              |    |           |
|       | lana ana son                               |  | -  | Greenfield site on the edge of the settlement   |   |    |   |                        |                              |    |           |
|       |  |  |    | Greenfield site outside the settlement boundary   |   |    |   |                        |                              |    |           |

|            |                              |                                    | +  | No known contamination on site or nearby that is likely to impact on development   | GIS: Historic Land Use  |         |   |
|------------|------------------------------|------------------------------------|----|--|---|---------|---|
|            |                              | Site based contaminants            | N  | Possible contamination either onsite or nearby which could result in remedial enhancements.  | Data (Generic Overlays > Planning Policy Overlays), advice from                   | N       | Previously developed  |
|            |                              |                                    | -  | Possible significant contamination on site that could require significant remediation.   | Environmental health  |         |   |
|            |                              |                                    | ++ | ALC grade 5, or Urban  |   |         |   |
|            |                              | Agricultural Land                  | +  | ALC grade 4  | CIC layers  | +       | Grade 4 land  |
|            |                              | Classification                     | N  | ALC grade 3 (a & b)  | GIS layers.   |         |   |
|            |                              |                                    | -  | ALC grade 1-2  |   |         |   |
|            | To manage                    |                                    | ++ | Site within 800m of centre   |   |         |   |
|            | natural (was mineral)        |                                    | +  | Recycle centre in settlement   | GIS: Eden Recycling   |         |   |
| NR4        | resources                    | Proximity to local recycle centres | N  | No Recycle centre in settlement  | Centres (Generic<br>Overlays > Local  | +       | Facility 900m from site   |
|            | sustainably<br>and minimise  | contres                            | -  | Recycle centre within 5km  | Information)  |         |   |
|            | waste                        |                                    |    | Recycle centre >5km  |   |         |   |
|            | To votoin                    |                                    | ++ | Median gross pay >UK average   |   |         |   |
|            | To retain<br>existing jobs   |                                    | +  | Median gross pay >Cumbria average  | CACI data   | -       | 86% Cumbrian Average  |
| NR4        | and create<br>new            | Median annual salary               | N  | Median gross pay 90-100% Cumbria average   |   |         |   |
|            | employment                   |                                    | -  | Median gross pay 80-90% Cumbria average  |   |         |   |
|            | facilities                   |                                    |    | Median gross pay <80% Cumbria average  |   |         |   |
| Environmer | ntal Summary                 |                                    |    |  |   | +/-     |   |
| Economic   |                              |                                    |    |  |   |         |   |
|            |                              |                                    |    |  |   |         |   |
|            |                              |                                    | ++ | Employment centre within 5km of settlement   |   |         |   |
|            |                              |                                    | ++ | Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins.  | GIS: Employment Areas   |         |   |
| EC2        | To improve access to jobs    | Distance to employment centres     |    | Employment centre accessed by appropriate  | GIS: Employment Areas<br>2012 (Generic Overlays<br>> Planning Policy<br>Overlays) | ++      |   |
| EC2        | access to                    |                                    |    | Employment centre accessed by appropriate public transport within 30 mins.  Employment centre 5-10km of site not accessible within 30 mins by appropriate  | 2012 (Generic Overlays > Planning Policy  | ++      |   |
| EC2        | access to jobs  To diversify |                                    | -  | 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                   | 2012 (Generic Overlays > Planning Policy  | ++      |   |
| EC2        | access to jobs               |                                    | -  | 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. | 2012 (Generic Overlays > Planning Policy  | ++<br>N | Employment areas to the east of th settlement, within 2km of all sites.  Least deprived 50% |

| Objective | Details                    | Indicator                                      | Score | Appraisal Tool  | Source   | AL12<br>@ 30 | : Hill Mill 0.12ha (6 units<br>DPH) |
|-----------|----------------------------|--|-------|---|--|--------------|-------------------------------------|
| Social    |                            |  |       |   |  |              |                                     |
|           | To increase                |  | ++    | Voting station <400m to site  | GIS: Polling station   |              |                                     |
| SP1       | the level of participation | Proximity to civic buildings/ Village Halls    | +     | Voting station <800m to site  | layer (Generic   | ++           | Alston TH 137m from site            |
| 3F1       | in democratic              | (Voting stations)                              | -     | Voting station within 2km of site                                       | Overlays>Planning<br>Policy Overlays)                        | ++           | AISTOR 17 13/11 HOTH Site           |
|           | processes                  |  |       | Voting station more than 2km away from site                             | Policy Overlays)   |              |                                     |
|           |                            |  | ++    | Shop within 800m of site  |  |              |                                     |
|           |                            | Access to shop which sells basic goods to meet | +     | Shop within 2km of site   | GIS: Post Offices & Shops layer (Generic                     | ++           | Coop 15m from site                  |
|           |                            | day to day needs                               | -     | Shop 2-5km of site  | Overlays> Eden LDF)  |              | Coop 1311 II offi site              |
|           |                            |  |       | Shop 5km+ from site   |  |              |                                     |
|           |                            |  | ++    | PO within 800m of site  |  |              |                                     |
|           |                            | Access to post office                          | +     | PO within 2km of site   | GIS: Post Offices & Shops layer (Generic                     | ++           | PO 80m from site                    |
|           |                            |  | -     | PO 2-5km of site  | Overlays> Eden LDF)  |              | FO Som nom site                     |
|           |                            |  |       | PO 5km+ from site   |  |              |                                     |
|           | To improve access to       | access to services,                            | ++    | Bus stop or rail station with regular service <400m from site           | GIS: Bus Layers<br>(Generic Overlays ><br>Local Information) |              |                                     |
| SP2       | facilities, the            |  | +     | Bus stop or rail station with regular service >800m from site           |  | ++           | Bus stop 257m from site             |
|           | and open                   |  | -     | 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 would be created and the network enhanced          |  |              |                                     |
|           |                            |  | +     | Good access to nearby Rights of Way                                     | GIS: Rights of Way   |              |                                     |
|           |                            | Public Rights of Way                           | N     | No impact or nearby access  | definitive map (Generic                                      | N            |                                     |
|           |                            |  | -     | Public rights of way would be diverted as a result of development       | Overlays > Local Information)                                |              |                                     |
|           |                            |  |       | Public rights of way would be lost as a result of development           | ]  |              |                                     |
| 0.00-5    | To provide everyone        | 5  | ++    | Site not in a flood zone and >8m from any bodies of water/surface water | GIS: Flood Zones<br>(Generic Overlays >                      |              | Site away from flood zones, howeve  |
| SP3       | with a decent<br>home      | Risk of flooding                               | +     | Site not in a flood zone but bodies of water/surface water within 8m.   | Planning Policy<br>Overlays)                                 | +            | surface water noted on site area.   |

|     |                          |  | N           | Site within flood zone 1  |  |             |  |  |
|-----|--------------------------|--|-------------|---|--|-------------|--|--|
|     |                          |  | -           | Site within flood zone 2  |  |             |  |  |
|     |                          |  |             | Site within flood zones 3a or 3b  |  |             |  |  |
|     |                          |  | ++          | Primary School <400m to site  |  |             |  |  |
|     |                          | Distance from primary  | +           | Primary School <800m to site  | GIS: Eden Educational<br>Facilities (Generic   |             | Alston primary school 714m from        |  |
|     |                          | school   | -           | Primary School within 3km   | Overlays > Planning  | +           | site                                   |  |
|     |                          |  |             | Primary school >3km away  | Policy Overlays).  |             |  |  |
|     |                          |  | ++          | Secondary School <800m to site  | CIC: Eden Educational  |             |  |  |
|     |                          | To improve levels of skills, education and training.  Distance from secondary school  Access to colleges and adult education centres | +           | Secondary School <2km to site   | GIS: Eden Educational<br>Facilities (Generic   | ++          | King Samuel secondary school           |  |
|     |                          |  | -           | Secondary school 2-5km  | Overlays > Planning Policy Overlays).  | 77          | 447m from site                         |  |
|     |                          |  |             | Secondary School >5km   | Policy Overlays).  |             |  |  |
|     |                          |  | ++          | Facilities within 5km of settlement   | GIS: Eden Educational<br>Facilities (Generic<br>Overlays > Planning<br>Policy Overlays). |             |  |  |
|     | To improve Acc           |  | +           | Facilities accessed by appropriate public transport within 30 mins.                     |  | ++          | 0.1                                    |  |
| SP4 | skills,                  |  | -           | Facilities 5-10km of site not accessible within 30 mins by appropriate public transport |  |             | Cybermoor, Front Street                |  |
|     | and training.            |  |             | Facilities >10km of site not accessible within 30 mins by appropriate public transport. |  |             |  |  |
|     |                          |  | ++          | <22%  |  |             |  |  |
|     |                          |  | +           | 22-24%  |  | N           | 23%                                    |  |
|     |                          | % population with no qualifications  | N           | 25-39%  | Census data  |             |  |  |
|     |                          | 4  | -           | 30-49%  |  |             |  |  |
|     |                          |  |             | 50% +   |  |             |  |  |
|     |                          |  | ++          | 30% +   |  |             |  |  |
|     |                          |  | +           | 25-29%  |  |             |  |  |
|     |                          | % population with NVQ4   |             |   |  | Census data | N                                      |  |
|     |                          | % population with NVQ4 and above   | N           | 22-24%  | Census data  | N           | 28%                                    |  |
|     |                          |  | N<br>-      | 22-24%<br>20-22%  | Census data  | N           | 28%                                    |  |
|     |                          |  |             |   | Census data  | N           | 28%                                    |  |
|     |                          |  | -           | 20-22%  |  | N           | 28%                                    |  |
| SP5 | Health and               |  | -           | 20-22%<br><20%  | GIS: Medical Centres   | N<br>       |  |  |
| SP5 | Health and<br>Well being | and above  | -<br><br>++ | 20-22%<br><20%<br>GP Surgery within <800m   |  |             | 28%  Alston GP/Hospital 684m from site |  |

|     |                           | ,   |    |   |  |    | 1   |
|-----|---------------------------|---|----|---|--|----|---|
|     |                           |   | +  | >82% population in good or very good health   |  |    |   |
|     |                           | %population in good or very good health                       | N  | 80-81% population in good or very good health   | Census data  | -  | 79%   |
|     |                           |   | -  | <80% population in good or very good health   |  |    |   |
|     |                           | Number of residents with limited ability to do day-           | ++ | <20% population with limited day-to-day activity  | Census data  | ++ | 20%   |
|     |                           | to-day activity   | N  | >20% population with limited day-to-day activity  | Census data  |    |   |
|     |                           |   | ++ | Green space or play facility within 400m of site  | 010 4 111 0  |    |   |
|     |                           | Distance to children's  | +  | Green space or play facility within 800m of site  | GIS: Accessible Spaces (Generic                                | +  | Alston play area 522m from site   |
|     |                           | play areas/ accessible<br>green spaces                        | -  | Green space or play facility within 2km of site   | <b>\</b>   |    | ,                                   |
|     |                           |   |    | Green space or play facility >2km of site   | Policy Overlays)   |    |   |
|     |                           |   | ++ | Development would significantly enhance residential amenity   | Desk based assessment of features that may affect human health |    |   |
|     |                           | Neighbouring uses which                                       | +  | Development would enhance residential amenity   |  | N  |   |
|     |                           | may affect human health (Light, noise, visual etc. pollution) | N  | Development would not lead to any issues related to residential amenity                                   |  |    | Site is unlikely to have any impacts.                                     |
|     |                           | polition  | -  | Potential issues which could give rise to problems associated with residential amenity                    |  |    |   |
|     |                           |   |    | Development would have a significantly negative impact upon residents amenity                             |  |    |   |
|     |                           |   | ++ | Site clearly defined within settlement  |  |    |   |
|     |                           |   | +  | Site well related, on the edge of the settlement  |  |    |   |
|     | To create                 | Location in relation to existing settlement                   | N  | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | Visual analysis of sites in relation to current                | ++ | Brownfield site, which is clearly within the historical form of the town. |
|     | vibrant,<br>active,       | d d   | -  | Site outside of settlement boundary adjacent to cluster of existing buildings >2km.                       | settlement.  |    |   |
| SP6 | inclusive and open-minded |   |    | Site outside of boundary, not related to cluster of units related to settlement                           |  |    |   |
|     | communities with a strong |   | ++ | 2 Facilities within 6km   |  |    |   |
|     | sense local               |   | +  | Facility within 6km   | GIS: Cultural Facilities                                       |    |   |
|     | history                   | Distance to Leisure or  | N  | Facility within 8km   | (Generic Overlays >  | ++ | Library and bowling green in settlement                                   |
|     |                           | Cultural facilities   | -  | Facility within 10km  | Planning Policy Overlays)                                      |    | Semement  |
|     |                           |   |    | No Facilities within 10km   | Overlays)  |    |   |

| Social Summ        | nary                                |  |    |  |  | ++/+ |  |
|--------------------|-------------------------------------|--|----|--|--|------|--|
| <b>Environment</b> | tal                                 |  |    |  |  |      |  |
|                    |                                     |  | ++ | No known issues and potential for biodiversity enhancements  |  |      |  |
|                    |                                     |  | +  | No known issues  | GIS: Cumbria   |      |  |
|                    |                                     | Potential effects on local biodiversity  | -  | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species, | -    | Potential roost sites in building, though none recorded.           |
| EN4                | To protect                          |  |    | Significant adverse effect on nationally or<br>internationally designated habitat  |  |      |  |
| EN1                | and enhance biodiversity            |  | ++ | Would result in protected and increased tree cover, hedges etc.  |  |      |  |
|                    |                                     | Effects on trees and                     | +  | Would result in net increase in tree cover, hedge etc.   | Housing Matrices / Tree                                  | N    | No issues  |
|                    |                                     | hedgerows                                | N  | would not affect trees or hedges   | Housing Matrices/ Tree Surveys                           | N    | No issues  |
|                    |                                     |  | -  | Would result in loss of tree cover, hedge etc.   |  |      |  |
|                    |                                     |  |    | Would result in significant loss of tree cover, hedge etc.   |  |      |  |
|                    |                                     | hance and manage andscape                | ++ | Potential enhancement of landscape character   |  |      |  |
|                    |                                     |  | +  | Site unlikely to have negative landscape considerations  | Site assessment/Cumbria Landscape Toolkit                | +    | Urban Site will enhance character area, however does not correspon |
|                    | To preserve, enhance and            |  | -  | Potential negative issues with landscape character   |  | T    | with landscape objectives  |
| EN2                | landscape<br>quality and            |  |    | Highly likely potential for negative effects on landscape character  |  |      |  |
|                    | character for future                |  | ++ | Development does not affect designated landscape   |  |      | D. T. Francisco I. Const. Const. Co.                               |
|                    | generations                         | Effect on designated landscape           | -  | Development affects setting of designated landscape  | GIS layers.  | ++   | Building already integrated into fabric of townscape.              |
|                    |                                     |  |    | Development directly affects designated landscape  |  |      |  |
|                    |                                     |  | ++ | Potential to enhance the historic environment, contributing to enhancements  |  |      | Important building within the fabric                               |
|                    | <b>.</b>                            | Impact on historic                       | +  | Potential for sympathetic development  | GIS: Constraints   |      | the conservation area. Further                                     |
| EN3                | To improve the quality of the built | features of interest (Conservation area, | N  | Limited potential for improvement, negative effects unlikely   | (Generic Overlays ><br>Listed<br>Buildings/Conservation  | +/-  | assessment will be needed to understand the significance of the    |
|                    | environment                         | Listed building, SAM,<br>AAI)            | -  | Potential that site could lead to negative effects on interest feature(s)  | Areas/SAMs)/ Heritage<br>Assessments                     |      | building, including the structural layout of the interior.         |
|                    |                                     |  |    | Likely that development will lead to significant negative effects on interest feature(s).                                |  |      |  |

|      | 1                                     |   |    |  | 1  |    |  |
|------|---------------------------------------|---|----|--|--|----|--|
|      |                                       |   | ++ | Potential to address air quality issues through development                      |  |    |  |
|      |                                       | Effects upon air quality                                      | +  | Site unlikely to have significant effects on air quality                         | Evidence from                                    | ++ | Though the settlement is spatially remote, the town and potential sites are well located to facilities, services and employment areas. |
|      |                                       | (proximity to areas with known issues)                        | -  | Potential to negatively contribute towards air quality                           | Environmental Health                             |    |  |
|      | To improve local air                  |   |    | Site highly likely to negatively contribute towards air quality                  |  |    |  |
| NR1  | quality and respond to the effects of |   | ++ | Clear potential for the application of renewable technologies                    |  |    |  |
|      | climate                               | Potential for the installation of                             | +  | Potential for the application of renewable technology                            |  |    |  |
|      |                                       | decentralised renewable technologies (orientation, site size. | N  | Limited knowledge or understanding of the application of technology on site      | Desk based assessment                            | N  | Limited information  |
|      |                                       | topography/natural<br>assets)                                 | -  | Potential constraints for the development of renewable technology                |  |    |  |
|      |                                       |   |    | High constraints for the development of renewable technology                     |  |    |  |
|      |                                       |   | ++ | No capacity issues   | UU: Correspondence                               |    |  |
|      |                                       |   | +  | Potential capacity issues (cumulative)   | (SharePoint > Planning<br>Policy > LDF >         |    | Limited data. Awaiting information   |
|      |                                       |   | -  | Likely cumulative capacity issues (potential contribution)                       | Evidence Base > Infrastructure > UU >            | ?  | from Northumbrian water  |
|      | To improve water quality              |   |    | No Capacity. (private infrastructure required)                                   | Draft LSC WW<br>Capacity)                        |    |  |
| NR2  | and water                             |   | ++ | Favourable   | o apaony y                                       |    |  |
|      | resources                             |   | +  | Unfavourable recovering  | GIS layers. SSSI Unit                            |    |  |
|      |                                       | Water quality (Biological and chemical)                       | N  | Unfavourable no change   | Data, planning policy                            | ++ | No issues  |
|      |                                       | and chemical)   | -  | Unfavourable declining   | overlay  |    |  |
|      | To restore                            |   |    | Poor   |  |    |  |
|      |                                       |   | ++ | Brownfield site clearly defined within settlement                                |  |    |  |
|      |                                       |   | +  | Brownfield site on the edge of the settlement                                    |  |    |  |
| NIDO |                                       | Site condition (Brownfield or Greenfield)                     | N  | Greenfield site clearly defined within settlement                                | Housing Matrix/Desk<br>Based                     | ++ | Brownfield site clearly defined within town.   |
| NR3  | and protect<br>land and soil          |   | -  | 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<br>Data (Generic Overlays | N  | Previously developed   |

|            |                                |                                    | N  | Possible contamination either onsite or nearby which could result in remedial enhancements.    | > Planning Policy Overlays), advice from Environmental health |    |   |
|------------|--------------------------------|------------------------------------|----|--|---|----|---|
|            |                                |                                    | -  | Possible significant contamination on site that could require significant remediation.         | Environmentarhealth   |    |   |
|            |                                |                                    | ++ | ALC grade 5, or Urban  |   |    |   |
|            |                                | Agricultural Land                  | +  | ALC grade 4  | GIS layers.   | +  | Grade 4 land  |
|            |                                | Classification                     | N  | ALC grade 3 (a & b)  | GIS layers.   |    |   |
|            |                                |                                    | -  | ALC grade 1-2  |   |    |   |
|            | To manage                      |                                    | ++ | Site within 800m of centre   |   |    |   |
|            | natural (was mineral)          |                                    | +  | Recycle centre in settlement   | GIS: Eden Recycling   |    |   |
| NR4        | resources                      | Proximity to local recycle centres | N  | No Recycle centre in settlement  | Centres (Generic<br>Overlays > Local                          | ++ | Facility 502m from site   |
|            | sustainably and minimise       | oona oo                            | -  | Recycle centre within 5km  | Information)  |    |   |
|            | waste                          |                                    |    | Recycle centre >5km  |   |    |   |
|            | To retain                      |                                    | ++ | Median gross pay >UK average   |   |    |   |
|            | existing jobs                  |                                    | +  | Median gross pay >Cumbria average  |   | -  | 86% Cumbrian Average  |
| NR4        | and create new                 | Median annual salary               | N  | Median gross pay 90-100% Cumbria average   | CACI data   |    |   |
|            | employment                     |                                    | -  | Median gross pay 80-90% Cumbria average  |   |    |   |
|            | facilities                     |                                    |    | Median gross pay <80% Cumbria average  |   |    |   |
| Environmen | tal Summary                    |                                    |    |  |   | ++ |   |
| Economic   |                                |                                    |    |  |   |    |   |
|            |                                |                                    | ++ | Employment centre within 5km of settlement   |   |    |   |
|            |                                |                                    | +  | Employment centre accessed by appropriate public transport within 30 mins.                     | GIS: Employment Areas   |    |   |
| EC2        | To improve access to jobs      | Distance to employment centres     | -  | Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport | 2012 (Generic Overlays  > Planning Policy Overlays)           | ++ | Employment areas to the east of t settlement, within 2km of all sites |
|            |                                |                                    |    | Employment centre >10km of site not accessible within 30 mins by appropriate public transport. |   |    |   |
|            | To diversify                   | and engthen Regeneration benefits  |    | Site in ward in bottom quartile for deprivation  |   |    |   |
| EC3        | and<br>strengthen<br>the local |                                    |    | Site in ward in second bottom quartile for deprivation   | Indices of Multiple<br>Deprivation                            | N  | Least deprived 50%  |
|            | economy                        |                                    | N  | Site is least deprived 50% of wards  |   |    |   |

| Objective                       | Details                      | Indicator   | Score                      | Appraisal Tool  | Source   | _ | : Land at Clitheroe<br>na (20 units @ 30DPH) |  |
|---------------------------------|------------------------------|---|----------------------------|---|--|---|--|--|
| Social                          |                              |   |                            |   |  |   |  |  |
|                                 | To increase                  |   | ++                         | Voting station <400m to site  | GIS: Polling station   |   |  |  |
| SP1                             | the level of participation   | Proximity to civic buildings/ Village Halls                                       | +                          | Voting station <800m to site  | layer (Generic   |   | Alston TH 839m from site                     |  |
| SFI                             | in democratic                | (Voting stations)   | -                          | Voting station within 2km of site                                       | Overlays>Planning Policy Overlays)                           | - | Alston in 639m from site                     |  |
|                                 | processes                    |   |                            | Voting station more than 2km away from site                             | Policy Overlays)   |   |  |  |
|                                 |                              |   | ++                         | Shop within 800m of site  |  |   |  |  |
|                                 |                              | Access to shop which sells basic goods to meet                                    | +                          | Shop within 2km of site   | GIS: Post Offices & Shops layer (Generic                     | + | Coop 1.1km from site                         |  |
|                                 |                              | day to day needs  | -                          | Shop 2-5km of site  | Overlays> Eden LDF)  |   | Coop 1.1km nom site                          |  |
|                                 |                              |   |                            | Shop 5km+ from site   |  |   |  |  |
|                                 |                              |   | ++                         | PO within 800m of site  |  |   |  |  |
|                                 |                              | Access to post office   | +                          | PO within 2km of site   | GIS: Post Offices &  | + | PO 1.1km from site                           |  |
|                                 |                              | Access to post office   | -                          | PO 2-5km of site  | Shops layer (Generic<br>Overlays> Eden LDF)                  |   | PO 1.1km from site                           |  |
|                                 |                              |   |                            | PO 5km+ from site   |  |   |  |  |
|                                 | To improve access to         | access to services, cilities, the ountryside and open  Access to public transport | ++                         | Bus stop or rail station with regular service <400m from site           |  |   |  |  |
| SP2                             | services,<br>facilities, the |   | +                          | Bus stop or rail station with regular service >800m from site           | GIS: Bus Layers<br>(Generic Overlays ><br>Local Information) | + | Bus stop 922m from site                      |  |
|                                 | and open spaces              |   | -                          | Bus stop or rail station with infrequent service <400m from site        |  |   | Bus stop 922m nom site                       |  |
|                                 | •                            |   |                            | Bus stop or rail station with infrequent service <800m from site        |  |   |  |  |
|                                 |                              |   | ++                         | Public rights of way would be created and the network enhanced          |  |   |  |  |
|                                 |                              |   | +                          | Good access to nearby Rights of Way                                     | GIS: Rights of Way   |   |  |  |
|                                 | Public Rights of Way         | N   | No impact or nearby access | definitive map (Generic<br>Overlays > Local                             | N  |   |  |  |
|                                 |                              |   | -                          | Public rights of way would be diverted as a result of development       | Information)   |   |  |  |
|                                 |                              |   |                            | Public rights of way would be lost as a result of development           | 1  |   |  |  |
| 272                             | To provide everyone          | 5   | ++                         | Site not in a flood zone and >8m from any bodies of water/surface water | GIS: Flood Zones<br>(Generic Overlays >                      |   | Site away from flood zones, howev            |  |
| SP3 everyone with a decent home | with a decent                | Risk of flooding  | +                          | Site not in a flood zone but bodies of water/surface water within 8m.   | Planning Policy<br>Overlays)                                 | + | surface water noted on site area.            |  |

|      |                           |  | N  | Site within flood zone 1  |  |    |  |
|------|---------------------------|--|----|---|--|----|--|
|      |                           |  | -  | Site within flood zone 2  |  |    |  |
|      |                           |  |    | Site within flood zones 3a or 3b  |  |    |  |
|      |                           |  | ++ | Primary School <400m to site  | 010 51 51 11 1   |    |  |
|      |                           | Distance from primary                    | +  | Primary School <800m to site  | GIS: Eden Educational<br>Facilities (Generic   | _  | Alston primary school 1.2km from             |
|      |                           | school                                   | -  | Primary School within 3km   | Overlays > Planning Policy Overlays).  |    | site   |
|      |                           |  |    | Primary school >3km away  | Folicy Overlays).  |    |  |
|      |                           |  | ++ | Secondary School <800m to site  | GIS: Eden Educational  |    |  |
|      |                           | Distance from secondary                  | +  | Secondary School <2km to site   | Facilities (Generic  | +  | King Samuel secondary school 1.2km from site |
|      |                           | school                                   | -  | Secondary school 2-5km  | Overlays > Planning Policy Overlays).  |    | 1.2km nom site                               |
|      |                           |  |    | Secondary School >5km   | 1 olicy Overlays).   |    |  |
|      |                           | evels of adult education centres skills, | ++ | Facilities within 5km of settlement   |  |    |  |
|      | To improve                |  | +  | Facilities accessed by appropriate public transport within 30 mins.                     | GIS: Eden Educational<br>Facilities (Generic<br>Overlays > Planning<br>Policy Overlays). | ++ | Cybermoor, Front Street                      |
| SP4  | levels of skills,         |  | -  | Facilities 5-10km of site not accessible within 30 mins by appropriate public transport |  |    | Systemistry, i.e., eaces                     |
|      | education<br>and training |  |    | Facilities >10km of site not accessible within 30 mins by appropriate public transport. |  |    |  |
|      |                           |  | ++ | <22%  |  |    | 23%  |
|      |                           |  | +  | 22-24%  |  | N  |  |
|      |                           | % population with no qualifications      | N  | 25-39%  | Census data  |    |  |
|      |                           | 4  | -  | 30-49%  |  |    |  |
|      |                           |  |    | 50% +   |  |    |  |
|      |                           |  | ++ | 30% +   |  |    |  |
|      |                           | 0/ namulation with NV/O4                 | +  | 25-29%  |  | N. | 000/   |
|      |                           | % population with NVQ4 and above         | N  | 22-24%  | Census data  | N  | 28%  |
|      |                           |  | -  | 20-22%  |  |    |  |
|      |                           |  |    | <20%  |  |    |  |
|      |                           |  | ++ | GP Surgery within <800m   |  |    |  |
| SP5  | Health and                | Distance from GP                         | +  | GP Surgery within 2km of site   | GIS: Medical Centres<br>(Generic Overlays >  | +  | Alston GP/Hospital 1.2km from site           |
| 01 0 | Well being                |  | -  | GP Surgery 2-5km  | Local Information).  |    |  |
|      |                           | į –                                      |    | GP Surgery >5km   | l l  |    | 1  |

|     |                           | ,   |    | 1   | 1  |    | T   |
|-----|---------------------------|---|----|---|--|----|---|
|     |                           |   | +  | >82% population in good or very good health   |  |    |   |
|     |                           | %population in good or very good health   | N  | 80-81% population in good or very good health   | Census data  | -  | 79%   |
|     |                           |   | -  | <80% population in good or very good health   |  |    |   |
|     |                           | Number of residents with limited ability to do day-                                   | ++ | <20% population with limited day-to-day activity  | Census data  | ++ | 20%   |
|     |                           | to-day activity   | N  | >20% population with limited day-to-day activity  | Consus data  |    |   |
|     |                           |   | ++ | Green space or play facility within 400m of site  | CIC: Associble Chases  |    |   |
|     |                           | Distance to children's play areas/ accessible   | +  | Green space or play facility within 800m of site  | GIS: Accessible Spaces (Generic                                | +  | Alston play area 639m from site                   |
|     |                           | green spaces  | -  | Green space or play facility within 2km of site   | Overlays>Planning Policy Overlays)                             |    | . ,   |
|     |                           | g · · · - p - · · · ·   |    | Green space or play facility >2km of site   | 1 Olicy Overlays)  |    |   |
|     |                           | Nichhair  | ++ | Development would significantly enhance residential amenity   |  |    |   |
|     |                           |   | +  | Development would enhance residential amenity   | Desk based assessment of features that may affect human health | -  | Site opposite Bonds foundry and                   |
|     |                           | Neighbouring uses which may affect human health (Light, noise, visual etc. pollution) | N  | Development would not lead to any issues related to residential amenity                                   |  |    | potential employment area at Skellgillside.       |
|     |                           | polition  | -  | Potential issues which could give rise to problems associated with residential amenity                    |  |    |   |
|     |                           |   |    | Development would have a significantly negative impact upon residents amenity                             |  |    |   |
|     |                           |   | ++ | Site clearly defined within settlement  |  |    |   |
|     |                           |   | +  | Site well related, on the edge of the settlement  |  |    |   |
|     | To create                 | Location in relation to existing settlement   | N  | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | Visual analysis of sites in relation to current                | -  | Undeveloped site, extending the form of the town. |
|     | vibrant,<br>active,       | CAISING SCILICING   | -  | Site outside of settlement boundary adjacent to cluster of existing buildings >2km.                       | settlement.  |    |   |
| SP6 | inclusive and open-minded |   |    | Site outside of boundary, not related to cluster of units related to settlement                           |  |    |   |
|     | with a strong             | ense local history Distance to Leisure or   | ++ | 2 Facilities within 6km   |  |    |   |
|     | sense local               |   | +  | Facility within 6km   | GIS: Cultural Facilities                                       |    | 17  |
|     | TIISTOLA                  |   | N  | Facility within 8km   | (Generic Overlays >  | ++ | Library and bowling green in settlement           |
|     |                           | Cultural facilities   | -  | Facility within 10km  | Planning Policy<br>Overlays)                                   |    | Somement  |
|     |                           |   |    | No Facilities within 10km   | 2.32,0,  |    |   |

| Social Sumr | nary   |  |    |  |  | +/-   |  |
|-------------|--|--|----|--|--|-------|--|
| Environmen  | tal  |  |    |  |  |       |  |
|             |  |  | ++ | No known issues and potential for biodiversity enhancements  |  |       |  |
|             |  |  | +  | No known issues  | GIS: Cumbria   |       | Number of key species potentially of   |
|             |  | Potential effects on local biodiversity      | -  | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | Biodiversity Evidence<br>Base (SSSI, SAC, SPA,<br>Key Species, | -     | site, including black grouse and water vole.   |
| EN1         | To protect   |  |    | Significant adverse effect on nationally or internationally designated habitat   |  |       |  |
| EN1         | and enhance biodiversity   |  | ++ | Would result in protected and increased tree cover, hedges etc.  |  |       |  |
|             |  | Effects on trees and                         | +  | Would result in net increase in tree cover, hedge etc.   | Housing Matrices/ Tree   | N     | No issues  |
|             |  | hedgerows                                    | N  | would not affect trees or hedges   | Surveys  | IN IN | INO ISSUES   |
|             |  |  | -  | Would result in loss of tree cover, hedge etc.   |  | ]     |  |
|             |  |  |    | Would result in significant loss of tree cover, hedge etc.   |  |       |  |
|             |  | p preserve, Effect on landscape character    | ++ | Potential enhancement of landscape character   |  |       | Classified as 'Dales' landscape  |
|             |  |  | +  | Site unlikely to have negative landscape considerations  |  |       | under Cumbria toolkit, which can be vulnerable to intrusive skylines into  |
|             | To preserve,   |  | -  | Potential negative issues with landscape character   | Site assessment/Cumbria  | -     | the valley. Possible landscape considerations as site protrudes into   |
| EN2         | enhance and<br>manage<br>landscape<br>quality and<br>character for | Character                                    |    | Highly likely potential for negative effects on landscape character  | Landscape Toolkit  |       | the open countryside. Moderate to<br>significant impacts in Alston<br>landscape impact assessment. Sit<br>within NP AONB |
|             | future<br>generations  |  | ++ | Development does not affect designated landscape   |  |       | Site moving away from town, diluting   |
|             |  | Effect on designated landscape               | -  | Development affects setting of designated landscape  | GIS layers.  | -     | the vernacular of the area, and affecting the setting within the AONB.   |
|             |  |  |    | Development directly affects designated landscape  |  |       | AONB.  |
|             |  | h  | ++ | Potential to enhance the historic environment, contributing to enhancements  | GIS: Constraints   |       |  |
|             | To improve the quality of  | Impact on historic features of interest      | +  | Potential for sympathetic development  | (Generic Overlays ><br>Listed                                  | N     | No perceived conflicts with the buil   |
| EN3         | the built<br>environment   | (Conservation area,<br>Listed building, SAM, | N  | Limited potential for improvement, negative effects unlikely   | Buildings/Conservation Areas/SAMs)/ Heritage                   | IN    | environment  |
|             |  | AAI)   | -  | Potential that site could lead to negative effects on interest feature(s)  | Assessments  |       |  |

|      |  |   |    | Likely that development will lead to significant negative effects on interest feature(s). |  |    |   |
|------|--|---|----|---|--|----|---|
|      |  |   | ++ | Potential to address air quality issues through development                               |  |    |   |
|      |  | Effects upon air quality                                      | +  | Site unlikely to have significant effects on air quality                                  | Evidence from                            | ++ | Though the settlement is spatially remote, the town and potential sites |
|      |  | (proximity to areas with known issues)                        | -  | Potential to negatively contribute towards air quality                                    | Environmental Health                     |    | are well located to facilities, services and employment areas.          |
|      | To improve local air                       |   |    | Site highly likely to negatively contribute towards air quality                           |  |    |   |
| NR1  | quality and respond to the effects of      |   | ++ | Clear potential for the application of renewable technologies                             |  |    |   |
|      | climate<br>change                          | Potential for the installation of                             | +  | Potential for the application of renewable technology                                     |  |    |   |
|      |  | decentralised renewable technologies (orientation, site size, | N  | Limited knowledge or understanding of the application of technology on site               | Desk based assessment                    | N  | Limited information   |
| 1    |  | topography/natural assets)                                    | -  | Potential constraints for the development of renewable technology                         |  |    |   |
|      |  |   |    | High constraints for the development of renewable technology                              |  |    |   |
|      |  |   | ++ | No capacity issues  | UU: Correspondence                       |    |   |
|      |  |   | +  | Potential capacity issues (cumulative)  | (SharePoint > Planning<br>Policy > LDF > | _  | Limited data. Awaiting information                                      |
|      |  |   | -  | Likely cumulative capacity issues (potential contribution)                                | Evidence Base > Infrastructure > UU >    | ?  | from Northumbrian water   |
| NR2  | To improve water quality                   |   |    | No Capacity. (private infrastructure required)  | Draft LSC WW<br>Capacity)                |    |   |
| INRZ | and water                                  |   | ++ | Favourable  | _  |    |   |
|      | resources                                  |   | +  | Unfavourable recovering   | GIS layers. SSSI Unit                    |    |   |
|      |  | Water quality (Biological and chemical)                       | N  | Unfavourable no change  | Data, planning policy                    | ++ | No issues   |
|      |  |   | -  | Unfavourable declining  | overlay                                  |    |   |
|      |  |   |    | Poor  |  |    |   |
|      |  |   | ++ | Brownfield site clearly defined within settlement   |  |    |   |
|      |  |   | +  | Brownfield site on the edge of the settlement   |  |    |   |
| NR3  | To restore<br>and protect<br>land and soil | Site condition (Brownfield or Greenfield)                     | N  | Greenfield site clearly defined within settlement   | Housing Matrix/Desk<br>Based             | -  | Greenfield site on the periphery of town                                |
|      |  |   | -  | Greenfield site on the edge of the settlement   |  |    |   |
|      |  |   |    | Greenfield site outside the settlement boundary   |  |    |   |

| # No known contamination on site or nearby that is slike by to impact on development 1 N Possible contamination on site or nearby that is slike by to impact on development 1 N Possible contamination on site that cool or require significant remediation.  ### ALC grade 5, or Urban ALC grade 5, or Urban ALC grade 6 3 (a. 8.b.)    ALC grade 4   |              |            |  |    |   |  |     |                          |
|--|--------------|------------|--|----|---|--|-----|--------------------------|
| Site based contaminants   N   Possible confamination either orsite or nearry which could result in remediate inhancements   - Possible significant contamination on site that   - Possible significant contamination   - Possible significant   |              |            |  | +  | ,   |  |     |                          |
| Proximity to local recycle centre in settlement counter settlement waste in an improve majorism of the counter settlement football and annual salary in the counter settlement football and accessite within 30 mins by appropriate public transport within 30 mins by appropriate public transport and strengthen the focal and strengthen the focal and strengthen the focal and strengthen to counter settlement counter settlement (accessite within 30 mins by appropriate public transport and strengthen the focal accessite within 30 mins by appropriate public transport and strengthen the focal accessite within 30 mins by appropriate public transport and strengthen the focal accessite within 30 mins by appropriate public transport and strengthen the focal accessite within 30 mins by appropriate public transport and strengthen the focal accessite within 30 mins by appropriate public transport and strengthen the focal accessite within 30 mins by appropriate public transport and strengthen the focal accessite within 30 mins by appropriate public transport and strengthen the focal accessite within 30 mins by appropriate public transport and strengthen the focal accessite within 30 mins by appropriate public transport and strengthen the focal accessite within 30 mins by appropriate public transport and strengthen the focal accessite within 30 mins by appropriate public transport and strengthen the focal accessite within 30 mins by appropriate public transport accessite   |              |            | Site based contaminants  N  Possible contamination either onsite or nearby which could result in remedial enhancements.  Possible significant contamination on site that could require significant remediation.  > Planning Policy Overlays), advice from Environmental health | +  |   |  |     |                          |
| Agricultural Land Classification # ALC grade 4 (a. 8. b)  - ALC grade 3 (a. 8. b)  - ALC grade 1-2  - ALC gr |              |            |  | -  |   |  |     |                          |
| To manage natural (was minimise value)  NR4 Proximity to local recycle centre in settlement  |              |            |  | ++ | ALC grade 5, or Urban                           |  |     |                          |
| To manage natural (was mineral) RR4  RR4  RR5  RR5  RR5  RR5  RR5  RR5   |              |            | Agricultural Land  | +  | ALC grade 4                                     |  | +   | Grade 4 land             |
| To manage natural (was pinderal) resources sustainably and minimise waste   Proximity to local recycle   Proximity to local recycle centre in settlement   Proximity to local recycle centre in se   |              |            |  | N  | ALC grade 3 (a & b)                             | GIS layers.                              |     | Grado Franci             |
| NR4  |              |            |  | -  | ALC grade 1-2                                   |  |     |                          |
| NR4  |              | To manage  |  | ++ | Site within 800m of centre                      |  |     |                          |
| Proximity local recycle   N   No Recycle centre in settlement   Summary  |              | `          |  | +  | Recycle centre in settlement                    | GIS: Eden Recycling                      |     |                          |
| To improve accessible within 30 mins.  | NR4          | ,          |  | N  | No Recycle centre in settlement                 |  | N/+ | Facility 1.6km from site |
| To retain existing jobs and create new employment facilities  NR4    To improve access to jobs   To diversify and strengthen the local and the local access to jobs   To diversify and strengthen the local and the local access to jobs   To diversify and strengthen the local access to jobs   To diversify and strengthen the local access to jobs   To diversify and strengthen the local access to jobs   To diversify and strengthen the local access to jobs   To diversify and access to jobs   To diversify  |              | ,          | Centres  | -  | Recycle centre within 5km                       |  |     |                          |
| To fetal existing jobs and create new employment facilities  |              |            |  |    | Recycle centre >5km                             |  |     |                          |
| Part   |              | To motoin  |  | ++ | Median gross pay >UK average                    |  |     |                          |
| Regeneration benefits   Regeneration benefits   Regeneration benefits  |              |            | Median annual salary   | +  | Median gross pay >Cumbria average               | CACI data                                | -   | 86% Cumbrian Average     |
| Environmental Summary  Economic  To improve access to jobs  Distance to employment centres   | NR4          |            |  | N  | Median gross pay 90-100% Cumbria average        |  |     |                          |
| Economic    To improve access to jobs   Distance to employment centres   |              | employment |  | -  | Median gross pay 80-90% Cumbria average         |  |     |                          |
| EC2  To improve access to jobs  Distance to employment centre within 5km of settlement  + 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 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.  For diversify and strengthen the local  Regeneration benefits  + Site in ward in second bottom quartile for deprivation  the local  Regeneration benefits  + Site in ward in second bottom quartile for deprivation deprivation  Indices of Multiple Deprivation  N Least deprived 50%   |              | facilities |  |    | Median gross pay <80% Cumbria average           |  |     |                          |
| To improve access to jobs   Distance to employment centre   + Employment centre saccessed by appropriate public transport within 30 mins.  | Environmenta | al Summary |  |    |   |  | +/- |                          |
| # Employment centre accessed by appropriate public transport within 30 mins.    EC2   To improve access to jobs   Distance to employment centre services to jobs   Distance to employment centre services to jobs   Distance to employment centre 5-10km of site not accessible within 30 mins by appropriate public transport   | Economic     |            |  |    |   |  |     |                          |
| EC2 To improve access to jobs  Distance to employment centres  - 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.  Employment centre > 10km of site not accessible within 30 mins by appropriate public transport.  To diversify and strengthen the local  |              |            |  | ++ | Employment centre within 5km of settlement      |  |     |                          |
| EC2 Distance to employment centres  - Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport  - 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.  - To diversify and strengthen the local  - Site in ward in bottom quartile for deprivation  - Site in ward in second bottom quartile for deprivation  - Holices of Multiple Deprivation  N Least deprived 50%   |              |            |  | +  |   | GIS: Employment Areas                    |     |                          |
| EC3  To diversify and strengthen the local  stren | EC2          | access to  | . ,  | -  | accessible within 30 mins by appropriate        | 2012 (Generic Overlays > Planning Policy | ++  |                          |
| EC3 and strengthen the local Regeneration benefits + Site in ward in second bottom quartile for deprivation Indices of Multiple Deprivation N Least deprived 50%   |              |            |  |    | accessible within 30 mins by appropriate        |  |     |                          |
| EC3 strengthen the local Regeneration benefits + Site in ward in second bottom quartile for deprivation Deprivation  |              |            |  | ++ | Site in ward in bottom quartile for deprivation |  |     |                          |
| the recti  | EC3          | strengthen | Regeneration benefits  | +  |   |  | N   | Least deprived 50%       |
|  |              |            |  | N  | Site is least deprived 50% of wards             |  |     |                          |

| Objective | Details                           | Indicator                                      | Score | Appraisal Tool  | Source   | Towe | : Land adjacent<br>erhill, The Raise 2.91ha<br>nits @ 30DPH)          |
|-----------|-----------------------------------|--|-------|---|--|------|---|
| Social    | •                                 |  |       |   |  |      |   |
|           | To increase                       |  | ++    | Voting station <400m to site  | GIS: Polling station   |      |   |
| SP1       | the level of participation        | Proximity to civic buildings/ Village Halls    | +     | Voting station <800m to site  | layer (Generic   |      | Alston TH 919m from site  |
| 3F I      | in democratic                     | (Voting stations)                              | 1     | Voting station within 2km of site                                       | Overlays>Planning<br>Policy Overlays)                        | -    | Alston in 91911 from site   |
|           | processes                         |  | -     | Voting station more than 2km away from site                             | Policy Overlays)   |      |   |
|           |                                   |  | ++    | Shop within 800m of site  |  |      |   |
|           |                                   | Access to shop which sells basic goods to meet | +     | Shop within 2km of site   | GIS: Post Offices & Shops layer (Generic                     | +    | Spar 1.3km from site  |
|           |                                   | day to day needs                               | -     | Shop 2-5km of site  | Overlays> Eden LDF)  |      |   |
|           |                                   |  | -     | Shop 5km+ from site   |  |      |   |
|           |                                   | s to es, s, the                                | ++    | PO within 800m of site  | GIS: Post Offices &<br>Shops layer (Generic                  | +    | PO 1.9km from site  |
|           |                                   |  | +     | PO within 2km of site   |  |      |   |
|           |                                   |  | -     | PO 2-5km of site  | Overlays> Eden LDF)  |      |   |
|           |                                   |  |       | PO 5km+ from site   |  |      |   |
|           | To improve access to              |  | ++    | Bus stop or rail station with regular service <400m from site           | GIS: Bus Layers<br>(Generic Overlays ><br>Local Information) | +    | Bus stop 2.1km from site  |
| SP2       | services, facilities, the         |  | +     | Bus stop or rail station with regular service >800m from site           |  |      |   |
|           | countryside<br>and open<br>spaces | transport                                      | -     | 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 would be created and the network enhanced          |  |      |   |
|           |                                   |  | +     | Good access to nearby Rights of Way                                     | GIS: Rights of Way   |      |   |
|           |                                   | Public Rights of Way                           | N     | No impact or nearby access  | definitive map (Generic<br>Overlays > Local                  | +    | Public ROW adjacent to the site to the east                           |
|           |                                   |  | -     | Public rights of way would be diverted as a result of development       | Information)   |      | uie east  |
|           |                                   |  |       | Public rights of way would be lost as a result of development           |  |      |   |
| SP3       | To provide everyone               | Risk of flooding                               | ++    | Site not in a flood zone and >8m from any bodies of water/surface water | GIS: Flood Zones<br>(Generic Overlays >                      | +    | Site away from flood zones, however surface water noted on site area. |

|     | with a decent<br>home     |  | +                         | Site not in a flood zone but bodies of water/surface water within 8m.                   | Planning Policy<br>Overlays)                                      |      |                                    |
|-----|---------------------------|--|---------------------------|---|---|------|------------------------------------|
|     |                           |  | N                         | Site within flood zone 1  |   |      |                                    |
|     |                           |  | -                         | Site within flood zone 2  |   |      |                                    |
|     |                           |  |                           | Site within flood zones 3a or 3b  |   |      |                                    |
|     |                           |  | ++                        | Primary School <400m to site  | 010 51 51 11 1  |      |                                    |
|     |                           | Distance from primary  | +                         | Primary School <800m to site  | <ul> <li>GIS: Eden Educational<br/>Facilities (Generic</li> </ul> |      | Alston primary school 2.4km from   |
|     | school                    | -  | Primary School within 3km | Overlays > Planning Policy Overlays).   | -   | site |                                    |
|     |                           |  |                           | Primary school >3km away  | Folicy Overlays).   |      |                                    |
|     |                           |  | ++                        | Secondary School <800m to site  | CIC. Edon Educational   |      |                                    |
|     |                           | Distance from secondary  | +                         | Secondary School <2km to site   | GIS: Eden Educational Facilities (Generic                         | +    | King Samuel secondary school       |
|     |                           | To improve levels of skills, education  School  Access to colleges and adult education centres | -                         | Secondary school 2-5km  | Overlays > Planning Policy Overlays).                             |      | 1.9km from site                    |
|     |                           |  |                           | Secondary School >5km   | Policy Overlays).   |      |                                    |
|     |                           |  | ++                        | Facilities within 5km of settlement   |   |      |                                    |
|     | To improve                |  | +                         | Facilities accessed by appropriate public transport within 30 mins.                     | GIS: Eden Educational<br>Facilities (Generic                      |      | 0.1                                |
| SP4 | skills,                   |  | -                         | Facilities 5-10km of site not accessible within 30 mins by appropriate public transport | Overlays > Planning Policy Overlays).                             | ++   | Cybermoor, Front Street            |
|     | and training              |  |                           | Facilities >10km of site not accessible within 30 mins by appropriate public transport. |   |      |                                    |
|     |                           |  | ++                        | <22%  |   |      | 23%                                |
|     |                           | 0/ 1/1 11  | +                         | 22-24%  |   |      |                                    |
|     |                           | % population with no qualifications  | N                         | 25-39%  | Census data   | N    |                                    |
|     |                           | ,  | -                         | 30-49%  |   |      |                                    |
|     |                           |  |                           | 50% +   |   |      |                                    |
|     |                           |  | ++                        | 30% +   |   |      |                                    |
|     |                           | 0/ population with NVO4  | +                         | 25-29%  |   |      |                                    |
|     |                           | % population with NVQ4 and above   | N                         | 22-24%  | Census data   | N    | 28%                                |
|     |                           | and above  | -                         | 20-22%  |   |      |                                    |
|     |                           |  |                           | <20%  |   |      |                                    |
|     | SP5 Health and Well being |  | ++                        | GP Surgery within <800m   | GIS: Medical Centres  |      |                                    |
| SP5 |                           | Distance from GP   | +                         | GP Surgery within 2km of site   | (Generic Overlays > Local Information).                           | +    | Alston GP/Hospital 1.4km from site |
|     |                           |  | -                         | GP Surgery 2-5km  | Loodi illiollidiolij.   |      |                                    |

|     |   |  |    | GP Surgery >5km   |  |    |  |
|-----|---|--|----|---|--|----|--|
|     |   |  | +  | >82% population in good or very good health   |  |    |  |
|     |   | %population in good or very good health                                    | N  | 80-81% population in good or very good health   | Census data  | -  | 79%  |
|     |   |  | -  | <80% population in good or very good health   |  |    |  |
|     |   | Number of residents with limited ability to do day-                        | ++ | <20% population with limited day-to-day activity  | Consula deta   | ++ | 20%  |
|     |   | to-day activity  | N  | >20% population with limited day-to-day activity  | - Census data  |    |  |
|     |   |  | ++ | Green space or play facility within 400m of site  |  |    |  |
|     |   | Distance to children's play areas/ accessible                              | +  | Green space or play facility within 800m of site  | GIS: Accessible Spaces (Generic                                | +  | Alston playing field 1.5km from site   |
|     |   | green spaces   | -  | Green space or play facility within 2km of site   | Overlays>Planning  |    | l and the property and the same |
|     |   |  |    | Green space or play facility >2km of site   | Policy Overlays)   |    |  |
|     |   |  | ++ | Development would significantly enhance residential amenity   | Desk based assessment of features that may affect human health |    |  |
|     |   |  | +  | Development would enhance residential amenity   |  |    |  |
|     |   | Neighbouring uses which may affect human health (Light, noise, visual etc. | N  | Development would not lead to any issues related to residential amenity                                   |  | N  | Site is unlikely to have any impacts.  |
|     |   | pollution)   | -  | Potential issues which could give rise to problems associated with residential amenity                    |  |    |  |
|     |   |  |    | Development would have a significantly negative impact upon residents amenity                             |  |    |  |
|     |   |  | ++ | Site clearly defined within settlement  |  |    |  |
|     |   |  | +  | Site well related, on the edge of the settlement  |  |    |  |
|     | To create   | Location in relation to existing settlement                                | N  | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | Visual analysis of sites in relation to current                | -/ | Greenfield site. Whilst adjacent to other proposed sites, until they are developed this site is a remote   |
|     | vibrant,<br>active,<br>inclusive and<br>open-minded<br>communities<br>with a strong<br>sense local<br>history | caloung dethement  | -  | Site outside of settlement boundary adjacent to cluster of existing buildings >2km.                       | settlement.  |    | extension into the open countryside.   |
| SP6 |   |  |    | Site outside of boundary, not related to cluster of units related to settlement                           |  |    |  |
|     |   |  | ++ | 2 Facilities within 6km   |  |    |  |
|     |   |  | +  | Facility within 6km   | GIS: Cultural Facilities                                       |    | Library and bowling gross is   |
|     |   | Distance to Leisure or<br>Cultural facilities                              | N  | Facility within 8km   | (Generic Overlays >  | ++ | Library and bowling green in settlement  |
|     |   | Guiturai lacilities  | -  | Facility within 10km  | Planning Policy<br>Overlays)                                   |    |  |
|     |   |  |    | No Facilities within 10km   |  |    |  |

| Social Sumr | mary   |  |    |  |  | +     |   |
|-------------|--|--|----|--|--|-------|---|
| Environmen  | tal  |  |    |  |  |       |   |
|             |  |  | ++ | No known issues and potential for biodiversity enhancements  |  |       |   |
|             |  |  | +  | No known issues  | GIS: Cumbria   |       | Number of key species potentially on  |
|             |  | Potential effects on local biodiversity              | -  | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species, | -     | site, including black grouse and water vole.  |
| ENIA        | To protect   |  |    | Significant adverse effect on nationally or internationally designated habitat   |  |       |   |
| EN1         | and enhance biodiversity   |  | ++ | Would result in protected and increased tree cover, hedges etc.  |  |       |   |
|             |  | Effects on trees and                                 | +  | Would result in net increase in tree cover, hedge etc.   | Housing Matrices/ Tree                                   | N     | No issues   |
|             |  | hedgerows  | N  | would not affect trees or hedges   | Surveys  | IN IN | No issues   |
|             |  |  | -  | Would result in loss of tree cover, hedge etc.   |  |       |   |
|             |  |  |    | Would result in significant loss of tree cover, hedge etc.   |  |       |   |
|             |  | preserve, Effect on landscape character              | ++ | Potential enhancement of landscape character   |  |       | Classified as 'Dales' landscape   |
|             |  |  | +  | Site unlikely to have negative landscape considerations  |  |       | under Cumbria toolkit, which can be vulnerable to intrusive skylines into   |
|             | To preserve,   |  | -  | Potential negative issues with landscape character   | Site<br>assessment/Cumbria                               | -     | the valley. Possible landscape considerations as site protrudes into  |
| EN2         | enhance and<br>manage<br>landscape<br>quality and<br>character for | character  |    | Highly likely potential for negative effects on landscape character  | Landscape Toolkit  |       | the open countryside. Moderate to<br>significant impacts in Alston<br>landscape impact assessment. Site<br>within NP AONB |
|             | future<br>generations  |  | ++ | Development does not affect designated landscape   |  |       | Site moving away from town, diluting  |
|             |  | Effect on designated landscape                       | -  | Development affects setting of designated landscape  | GIS layers.  | -     | the vernacular of the area, and affecting the setting within the  |
|             |  |  |    | Development directly affects designated landscape  |  |       | AONB.   |
|             |  | Impact on historia                                   | ++ | Potential to enhance the historic environment, contributing to enhancements  | GIS: Constraints   |       | Site has little bearing to the Alston   |
|             | To improve the quality of  | Impact on historic<br>features of interest           | +  | Potential for sympathetic development  | (Generic Overlays ><br>Listed                            | N/-   | conservation area, though within close proximity to Hall Hill SAM.  |
| EN3         | the duality of<br>the built<br>environment                         | (Conservation area,<br>Listed building, SAM,<br>AAI) | N  | Limited potential for improvement, negative effects unlikely   | Buildings/Conservation<br>Areas/SAMs)/ Heritage          | IN/-  | Slight negative impacts on historic environment.  |
|             |  | AAI)   | -  | Potential that site could lead to negative effects on interest feature(s)  | Assessments  |       | 5 5   |

|      |  |  |    | Likely that development will lead to significant negative effects on interest feature(s). |   |    |   |  |
|------|--|--|----|---|---|----|---|--|
|      |  |  | ++ | Potential to address air quality issues through development                               |   |    |   |  |
|      |  | Effects upon air quality   | +  | Site unlikely to have significant effects on air quality                                  | Evidence from   | ++ | Though the settlement is spatially remote, the town and potential sites |  |
|      |  | (proximity to areas with known issues)   | -  | Potential to negatively contribute towards air quality                                    | Environmental Health  |    | are well located to facilities, services and employment areas.          |  |
|      | To improve local air                       |  |    | Site highly likely to negatively contribute towards air quality                           |   |    |   |  |
| NR1  | quality and respond to the effects of      |  | ++ | Clear potential for the application of renewable technologies                             |   |    |   |  |
|      | climate<br>change                          | Potential for the installation of  | +  | Potential for the application of renewable technology                                     |   |    |   |  |
|      |  | decentralised renewable technologies (orientation, site size, topography/natural assets) | N  | Limited knowledge or understanding of the application of technology on site               | Desk based assessment   | N  | Limited information   |  |
|      |  |  | -  | Potential constraints for the development of renewable technology                         |   |    |   |  |
|      |  |  |    | High constraints for the development of renewable technology                              |   |    |   |  |
|      |  |  | ++ | No capacity issues  | UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity) |    |   |  |
|      |  | Water resources<br>(Correspondence from<br>UU)   | +  | Potential capacity issues (cumulative)  |   | _  | Limited data. Awaiting information                                      |  |
|      |  |  | -  | Likely cumulative capacity issues (potential contribution)                                |   | ?  | from Northumbrian water   |  |
| NR2  | To improve water quality                   |  |    | No Capacity. (private infrastructure required)  |   |    |   |  |
| INRZ | and water                                  |  | ++ | Favourable  |   | ++ |   |  |
|      | resources                                  |  | +  | Unfavourable recovering   | GIS layers. SSSI Unit   |    |   |  |
|      |  | Water quality (Biological and chemical)  | N  | Unfavourable no change  | Data, planning policy   |    | No issues   |  |
|      |  |  | -  | Unfavourable declining  | overlay   |    |   |  |
|      |  |  |    | Poor  |   |    |   |  |
|      |  |  | ++ | Brownfield site clearly defined within settlement   |   |    |   |  |
|      |  |  | +  | Brownfield site on the edge of the settlement   | Housing Matrix/Desk<br>Based  |    |   |  |
| NR3  | To restore<br>and protect<br>land and soil | Site condition (Brownfield or Greenfield)  | N  | Greenfield site clearly defined within settlement   |   |    | Greenfield site poorly related to town.                                 |  |
|      | iana ana son                               |  | -  | Greenfield site on the edge of the settlement   |   |    |   |  |
|      |  |  |    | Greenfield site outside the settlement boundary   | 1   |    |   |  |

|             |                                |   | +  | No known contamination on site or nearby that is likely to impact on development                     | GIS: Historic Land Use  |     |  |
|-------------|--------------------------------|---|----|--|---|-----|--|
|             |                                | Site based contaminants                           | N  | Possible contamination either onsite or nearby which could result in remedial enhancements.          | Data (Generic Overlays > Planning Policy Overlays), advice from | +   |  |
|             |                                |   | -  | Possible significant contamination on site that could require significant remediation.               | Environmental health  |     |  |
|             |                                |   | ++ | ALC grade 5, or Urban  |   |     |  |
|             |                                | Agricultural Land                                 | +  | ALC grade 4  | CIC lavara  | +   | Grade 4 land   |
|             |                                | Classification                                    | N  | ALC grade 3 (a & b)  | GIS layers.   |     |  |
|             |                                |   | -  | ALC grade 1-2  |   |     |  |
|             | To manage                      |   | ++ | Site within 800m of centre   |   |     |  |
|             | natural (was mineral)          |   | +  | Recycle centre in settlement   | GIS: Eden Recycling   |     | Facility 1.7km from site   |
| NR4         | resources                      | Proximity to local recycle centres                | N  | No Recycle centre in settlement  | Centres (Generic<br>Overlays > Local                            | N/+ |  |
|             | sustainably and minimise       | Centres   | -  | Recycle centre within 5km  | Information)  |     |  |
|             | waste                          |   |    | Recycle centre >5km  |   | -   |  |
|             | To retain                      |   | ++ | Median gross pay >UK average   |   |     |  |
|             | existing jobs                  | jobs<br>eate<br>v<br>Median annual salary<br>ment | +  | Median gross pay >Cumbria average  | CACI data   |     |  |
| NR4         | and create<br>new              |   | N  | Median gross pay 90-100% Cumbria average   |   |     | 86% Cumbrian Average   |
|             | employment                     |   | -  | Median gross pay 80-90% Cumbria average  |   |     |  |
|             | facilities                     |   |    | Median gross pay <80% Cumbria average  |   |     |  |
| Environment | al Summary                     |   |    |  |   | -   |  |
| Economic    |                                |   |    |  |   |     |  |
|             |                                |   | ++ | Employment centre within 5km of settlement   |   |     |  |
|             |                                |   | +  | Employment centre accessed by appropriate public transport within 30 mins.                           | GIS: Employment Areas   |     | Employment areas to the east of the settlement, within 2km of all sites. |
| EC2         | To improve access to jobs      | Distance to employment centres                    | -  | Employment centre 5-10km of site not<br>accessible within 30 mins by appropriate<br>public transport | 2012 (Generic Overlays > Planning Policy Overlays)              | ++  |  |
|             |                                |   |    | Employment centre >10km of site not accessible within 30 mins by appropriate public transport.       | Indices of Multiple<br>Deprivation                              |     |  |
|             | To diversify                   |   | ++ | Site in ward in bottom quartile for deprivation  |   |     |  |
| EC3         | and<br>strengthen<br>the local |   | +  | Site in ward in second bottom quartile for deprivation   |   | N   | Least deprived 50%   |
|             | economy                        |   | N  | Site is least deprived 50% of wards  |   |     |  |
| Economic Su | ımmarv                         |   |    |  |   | ++  |  |

| Objective | Details                           | Indicator                                      | Score | Appraisal Tool  | Source  | AL15: St Paul's Mission 0.1 ha (5 units @ 50DPH) |   |  |  |  |  |
|-----------|-----------------------------------|--|-------|---|---|--|---|--|--|--|--|
| Social    |                                   |  |       |   |   |  |   |  |  |  |  |
|           | To increase                       |  | ++    | Voting station <400m to site  | OIO: Delling station  |  |   |  |  |  |  |
| SP1       | the level of participation        | Proximity to civic<br>buildings/ Village Halls | +     | Voting station <800m to site  | GIS: Polling station layer (Generic                                     | ++   | Alston TH 319m from site                              |  |  |  |  |
| 31 1      | in democratic                     | (Voting stations)                              | -     | Voting station within 2km of site                                       | Overlays>Planning   |  |   |  |  |  |  |
|           | processes                         |  |       | Voting station more than 2km away from site                             | Policy Overlays)  |  |   |  |  |  |  |
|           |                                   |  | ++    | Shop within 800m of site  |   |  |   |  |  |  |  |
|           |                                   | Access to shop which sells basic goods to meet | +     | Shop within 2km of site   | GIS: Post Offices & Shops layer (Generic                                | ++   | Coop 310m from site                                   |  |  |  |  |
|           |                                   | day to day needs                               | -     | Shop 2-5km of site  | Overlays> Eden LDF)   |  | ·   |  |  |  |  |
|           |                                   |  |       | Shop 5km+ from site   |   |  |   |  |  |  |  |
|           |                                   | Access to post office                          | ++    | PO within 800m of site  |   | ++   | PO 223m from site                                     |  |  |  |  |
|           |                                   |  | +     | PO within 2km of site   | GIS: Post Offices &   |  |   |  |  |  |  |
|           |                                   | Access to post office                          | -     | PO 2-5km of site  | <ul> <li>Shops layer (Generic<br/>Overlays&gt; Eden LDF)</li> </ul>     |  |   |  |  |  |  |
|           |                                   |  |       | PO 5km+ from site   | 1 1   |  |   |  |  |  |  |
|           | To improve access to              | e Access to public                             | ++    | Bus stop or rail station with regular service <400m from site           | GIS: Bus Layers<br>(Generic Overlays ><br>Local Information)            | ++   | Bus stop 31m from site                                |  |  |  |  |
| SP2       | services, facilities, the         |  | +     | Bus stop or rail station with regular service >800m from site           |   |  |   |  |  |  |  |
|           | countryside<br>and open<br>spaces |  | -     | 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 would be created and the network enhanced          |   |  | Public ROW adjacent to the site to the east and south |  |  |  |  |
|           |                                   |  | +     | Good access to nearby Rights of Way                                     | GIS: Rights of Way  |  |   |  |  |  |  |
|           |                                   | Public Rights of Way                           | N     | No impact or nearby access  | definitive map (Generic Overlays > Local Information)                   | +  |   |  |  |  |  |
|           |                                   | , and a second                                 | -     | Public rights of way would be diverted as a result of development       |   |  |   |  |  |  |  |
|           |                                   |  |       | Public rights of way would be lost as a result of development           |   |  |   |  |  |  |  |
| 0.00-5    | To provide everyone               | 5  | ++    | Site not in a flood zone and >8m from any bodies of water/surface water | GIS: Flood Zones<br>(Generic Overlays ><br>Planning Policy<br>Overlays) |  | Site away from flood zones, however                   |  |  |  |  |
| SP3       | with a decent<br>home             | Risk of flooding                               | +     | Site not in a flood zone but bodies of water/surface water within 8m.   |   | +  | surface water noted on site area                      |  |  |  |  |

|      |                           |  | N  | Site within flood zone 1  |  |    |                                   |
|------|---------------------------|--|----|---|--|----|-----------------------------------|
|      |                           |  | IN |   |  |    |                                   |
|      |                           |  | -  | Site within flood zone 2  | -  |    |                                   |
|      |                           |  |    | Site within flood zones 3a or 3b  |  |    |                                   |
|      |                           |  | ++ | Primary School <400m to site  | GIS: Eden Educational  |    |                                   |
|      |                           | Distance from primary                          | +  | Primary School <800m to site  | Facilities (Generic  | +  | Alston primary school 421m from   |
|      |                           | school   | -  | Primary School within 3km   | Overlays > Planning Policy Overlays).  |    | site                              |
|      |                           |  |    | Primary school >3km away  | , , ,  |    |                                   |
|      |                           |  | ++ | Secondary School <800m to site  | GIS: Eden Educational  |    |                                   |
|      |                           | Distance from secondary                        | +  | Secondary School <2km to site   | Facilities (Generic  | ++ | King Samuel secondary school      |
|      |                           | school   | -  | Secondary school 2-5km  | Overlays > Planning Policy Overlays).  | '' | 283km from site                   |
|      |                           |  |    | Secondary School >5km   | . energe renage).  |    |                                   |
|      |                           |  | ++ | Facilities within 5km of settlement   |  |    |                                   |
|      | To improve                | Access to colleges and adult education centres | +  | Facilities accessed by appropriate public transport within 30 mins.                     | GIS: Eden Educational<br>Facilities (Generic<br>Overlays > Planning<br>Policy Overlays). | ++ | Cybermoor, Front Street           |
| SP4  | levels of skills,         |  | -  | Facilities 5-10km of site not accessible within 30 mins by appropriate public transport |  |    |                                   |
|      | education<br>and training |  |    | Facilities >10km of site not accessible within 30 mins by appropriate public transport. |  |    |                                   |
|      |                           | % population with no qualifications            | ++ | <22%  | Census data  |    |                                   |
|      |                           |  | +  | 22-24%  |  |    |                                   |
|      |                           |  | N  | 25-39%  |  | N  | 23%                               |
|      |                           |  | -  | 30-49%  |  |    |                                   |
|      |                           |  |    | 50% +   |  |    |                                   |
|      |                           |  | ++ | 30% +   |  |    |                                   |
|      |                           | 0/ 1/1 1/1 1/1 1/10 4                          | +  | 25-29%  |  |    |                                   |
|      |                           | % population with NVQ4 and above               | N  | 22-24%  | Census data  | N  | 28%                               |
|      |                           |  | -  | 20-22%  |  |    |                                   |
|      |                           |  |    | <20%  |  |    |                                   |
|      |                           |  | ++ | GP Surgery within <800m   |  |    |                                   |
| SP5  | Health and                | Distance from GP                               | +  | GP Surgery within 2km of site   | GIS: Medical Centres<br>(Generic Overlays >  | ++ | Alston GP/Hospital 297m from site |
| 01 0 | Well being                | Distance from Of                               | -  | GP Surgery 2-5km  | Local Information)   |    |                                   |
|      |                           |  |    | GP Surgery >5km   | 1  |    |                                   |

|     |   |  | +  | >82% population in good or very good health   |  |    |   |
|-----|---|--|----|---|--|----|---|
|     |   | %population in good or<br>very good health   | N  | 80-81% population in good or very good health   | Census data  | -  | 79%   |
|     |   |  | -  | <80% population in good or very good health   |  |    |   |
|     |   | Number of residents with limited ability to do day-  | ++ | <20% population with limited day-to-day activity  | Census data  | ++ | 20%   |
|     |   | to-day activity  | N  | >20% population with limited day-to-day activity  | Consus data  |    |   |
|     |   |  | ++ | Green space or play facility within 400m of site  | CIC. Assessible Cress  |    |   |
|     |   | Distance to children's   | +  | Green space or play facility within 800m of site  | GIS: Accessible Spaces (Generic                                | ++ | Play area 272m from site  |
|     |   | play areas/ accessible green spaces  | -  | Green space or play facility within 2km of site   | Overlays>Planning Policy Overlays)                             |    | _   |
|     |   |  |    | Green space or play facility >2km of site   | 1 Olicy Overlays)  |    |   |
|     |   |  | ++ | Development would significantly enhance residential amenity   |  |    |   |
|     |   | Neighbouring uses which<br>may affect human health<br>(Light, noise, visual etc.<br>pollution) | +  | Development would enhance residential amenity   | Desk based assessment of features that may affect human health | N  | Site is unlikely to have any impacts.                                     |
|     |   |  | 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                             |  |    |   |
|     |   | Location in relation to existing settlement  | ++ | Site clearly defined within settlement  | Visual analysis of sites in relation to current                | ++ | Brownfield site, which is clearly within the historical form of the town. |
|     |   |  | +  | Site well related, on the edge of the settlement  |  |    |   |
|     | To create   |  | N  | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. |  |    |   |
|     | vibrant,<br>active,<br>inclusive and<br>open-minded | oxioting cottomont   | -  | Site outside of settlement boundary adjacent to cluster of existing buildings >2km.                       | settlement.  |    |   |
| SP6 |   |  |    | Site outside of boundary, not related to cluster of units related to settlement                           |  |    |   |
|     | communities with a strong                           |  | ++ | 2 Facilities within 6km   |  |    |   |
|     | sense local<br>history                              |  | +  | Facility within 6km   | GIS: Cultural Facilities<br>(Generic Overlays >                |    |   |
|     | instory   | Distance to Leisure or   | N  | Facility within 8km   |  | ++ | Library and bowling green in settlement                                   |
|     |   | Cultural facilities  | -  | Facility within 10km  | Planning Policy<br>Overlays)                                   |    |   |
|     |   |  |    | No Facilities within 10km   | , . ,  |    |   |

| Social Summ |                                     |  | ++  |  |  |    |  |
|-------------|-------------------------------------|--|---|--|--|----|--|
| nvironment  | tal                                 |  |   |  |  |    |  |
|             |                                     | ++                                       | No known issues and potential for biodiversity enhancements |  |  |    |  |
|             |                                     |  | +   | No known issues  | GIS: Cumbria   |    |  |
|             |                                     | Potential effects on local biodiversity  | -   | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,           | -  | Potential roost sites in building, though none recorded.   |
| EN4         | To protect                          |  |   | Significant adverse effect on nationally or internationally designated habitat   |  |    |  |
| EN1         | and enhance biodiversity            |  | ++  | Would result in protected and increased tree cover, hedges etc.  |  |    |  |
|             |                                     | Effects on trace and                     | +   | Would result in net increase in tree cover, hedge etc.   | Housing Matrices / Tree  | N  | No issues  |
|             |                                     | Effects on trees and hedgerows           | N   | would not affect trees or hedges   | Housing Matrices/ Tree<br>Surveys                                  |    |  |
|             |                                     |  | -   | Would result in loss of tree cover, hedge etc.   |  |    |  |
|             |                                     |  |   | Would result in significant loss of tree cover, hedge etc.   |  |    |  |
|             |                                     | nhance and manage landscape              | ++  | Potential enhancement of landscape character   | Site<br>assessment/Cumbria<br>Landscape Toolkit                    |    | Urban Site will enhance character area, however does not correspon with landscape objectives               |
|             |                                     |  | +   | Site unlikely to have negative landscape considerations  |  | +  |  |
|             | To preserve, enhance and            |  | -   | Potential negative issues with landscape character   |  |    |  |
| EN2         | manage<br>landscape<br>quality and  |  |   | Highly likely potential for negative effects on landscape character  |  |    |  |
|             | character for future                |  | ++  | Development does not affect designated landscape   |  | ++ | Building already integrated into fabric of townscape.  |
|             | generations                         | Effect on designated landscape           | -   | Development affects setting of designated landscape  | GIS layers.  |    |  |
|             |                                     |  |   | Development directly affects designated landscape  |  |    |  |
|             |                                     |  | ++  | Potential to enhance the historic environment, contributing to enhancements  |  |    |  |
|             |                                     | Impact on historic                       | +   | Potential for sympathetic development  | GIS: Constraints (Generic Overlays > Listed Buildings/Conservation | +  | Site within conservation area.   |
| EN3         | To improve the quality of the built | features of interest (Conservation area, | N   | Limited potential for improvement, negative effects unlikely   |  |    | Redevelopment of building would<br>bring the building back into use,<br>enhancing the street front and the |
|             | environment                         | Listed building, SAM,<br>AAI)            | -   | Potential that site could lead to negative effects on interest feature(s)  | Areas/SAMs)/ Heritage Assessments                                  |    | ennancing the street front and the CA.   |
|             |                                     |  |   | Likely that development will lead to significant negative effects on interest feature(s).                                |  |    |  |

|     |                                       | Effects upon air quality                                      | ++ | Potential to address air quality issues through development                      | Evidence from  | ++ | Though the settlement is spatially remote, the town and potential sites |  |
|-----|---------------------------------------|---|----|--|--|----|---|--|
|     |                                       |   | +  | Site unlikely to have significant effects on air quality                         |  |    |   |  |
|     |                                       | (proximity to areas with known issues)                        | -  | Potential to negatively contribute towards air quality                           | Environmental Health   |    | are well located to facilities, services and employment areas.          |  |
|     | To improve local air                  |   |    | Site highly likely to negatively contribute towards air quality                  |  |    |   |  |
| NR1 | quality and respond to the effects of |   | ++ | Clear potential for the application of renewable technologies                    |  |    |   |  |
|     | climate<br>change                     | Potential for the installation of                             | +  | Potential for the application of renewable technology                            |  |    |   |  |
|     |                                       | decentralised renewable technologies (orientation, site size. | N  | Limited knowledge or understanding of the application of technology on site      | Desk based assessment  | N  | Limited information   |  |
|     |                                       | topography/natural assets)                                    | -  | Potential constraints for the development of renewable technology                |  |    |   |  |
|     |                                       |   |    | High constraints for the development of renewable technology                     |  |    |   |  |
|     |                                       |   | ++ | No capacity issues   | UU: Correspondence   | ?  |   |  |
|     |                                       |   | +  | Potential capacity issues (cumulative)   | (SharePoint > Planning<br>Policy > LDF >                     |    | Limited data. Awaiting information                                      |  |
|     |                                       |   | -  | Likely cumulative capacity issues (potential contribution)                       | Evidence Base > Infrastructure > UU > Draft LSC WW Capacity) |    | from Northumbrian water   |  |
|     | To improve water quality              |   |    | No Capacity. (private infrastructure required)                                   |  |    |   |  |
| NR2 | and water                             |   | ++ | Favourable   | GIS layers. SSSI Unit<br>Data, planning policy<br>overlay    | ++ | No issues   |  |
|     | resources                             | Water quality (Biological and chemical)                       | +  | Unfavourable recovering  |  |    |   |  |
|     |                                       |   | N  | Unfavourable no change   |  |    |   |  |
|     |                                       |   | -  | Unfavourable declining   |  |    |   |  |
|     |                                       |   |    | Poor   |  |    |   |  |
|     |                                       |   | ++ | Brownfield site clearly defined within settlement                                |  |    |   |  |
|     |                                       | Site condition (Brownfield or Greenfield)                     | +  | Brownfield site on the edge of the settlement                                    |  | ++ | Brownfield site clearly defined within town.                            |  |
|     | To restore                            |   | N  | Greenfield site clearly defined within settlement                                | Housing Matrix/Desk<br>Based                                 |    |   |  |
| NR3 | and protect<br>land and soil          |   | -  | 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<br>Data (Generic Overlays             | N  | Previously developed  |  |

|   |                            |   | N  | Possible contamination either onsite or nearby which could result in remedial enhancements.    | > Planning Policy Overlays), advice from  |                    |  |
|---|----------------------------|---|--|--|---|--------------------|--|
|   |                            |   | -  | Possible significant contamination on site that could require significant remediation.         | Environmental health  |                    |  |
|   |                            |   | ++   | ALC grade 5, or Urban  |   |                    |  |
|   |                            | Agricultural Land                       | +  | ALC grade 4  | CIC lavara  | +                  | Grade 4 land   |
|   |                            | Classification                          | N  | ALC grade 3 (a & b)  | GIS layers.   |                    |  |
|   |                            |   | -  | ALC grade 1-2  |   |                    |  |
|   | To manage                  |   | ++   | Site within 800m of centre   |   |                    |  |
|   | natural (was mineral)      |   | +  | Recycle centre in settlement   | GIS: Eden Recycling   |                    |  |
| NR4                                       | resources                  | Proximity to local recycle centres      | N  | No Recycle centre in settlement  | Centres (Generic<br>Overlays > Local  | +                  | Facility 805m from site  |
|   | sustainably and minimise   | ochico                                  | -  | Recycle centre within 5km  | Information)  |                    |  |
|   | waste                      | ain<br>jobs<br>ate Median annual salary |  | Recycle centre >5km  |   | -                  |  |
|   | To retain                  |   | ++   | Median gross pay >UK average   |   |                    |  |
|   | existing jobs              |   | +  | Median gross pay >Cumbria average  | CACI data   |                    |  |
| NR4                                       | and create<br>new          |   | N  | Median gross pay 90-100% Cumbria average   |   |                    | 86% Cumbrian Average   |
|   | employment                 |   | -  | Median gross pay 80-90% Cumbria average  |   |                    |  |
|   | facilities                 |   |  | Median gross pay <80% Cumbria average  |   |                    |  |
| Environment                               | al Summary                 |   |  |  |   | ++/+               |  |
| Economic                                  |                            |   |  |  |   |                    |  |
|   |                            |   | ++   | Employment centre within 5km of settlement   |   |                    |  |
|   |                            |   | +  | Employment centre accessed by appropriate public transport within 30 mins.                     | GIS: Employment Areas<br>2012 (Generic Overlays<br>> Planning Policy<br>Overlays) | ++                 | Employment areas to the east of the settlement, within 2km of all sites. |
| EC2 acc                                   | To improve access to jobs  | Distance to employment centres          | -  | Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport |   |                    |  |
| To diversify and EC3 strengthen the local |                            |   |  | Employment centre >10km of site not accessible within 30 mins by appropriate public transport. | , ,   |                    |  |
|   |                            |   | ++   | Site in ward in bottom quartile for deprivation  |   |                    |  |
|   | then Regeneration benefits | +                                       | Site in ward in second bottom quartile for deprivation | Indices of Multiple<br>Deprivation   | N   | Least deprived 50% |  |
|   | the local                  | ļ ,                                     |  |  |   |                    |  |