APPENDIX D Site Matrices – ALSTON

Objective	Details	Indicator	Score	Appraisal Tool	Source	AL1: L	and at Jollybeard lane, Alston 1.39ha
SOCIAL				·			
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic	+	Voting station <800m to site	layer (Generic	+	Alston town hall 648m from
581	in democratic	buildings/ Village Halls (Voting stations)	og stations) - Voting station within 2km of site Ovenays>Plannin	Overlays>Planning		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	++	Co-op 504m from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				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 470m from site
		Access to post office	-	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			
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service <800m from site	GIS: Bus Layers	+	Bus stop on Front Street 619m
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		from site
	opueee			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		PRoW adjacent to northern
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic Overlays > Local Information)	+	edge of site
		- ubilo regno di vvay	-	Public rights of way would be diverted as a result of development			Ť
				Public rights of way would be lost as a result of development			
SP3	To provide everyone	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	+	No evidence of flooding;

	with a decent home		+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		however some evidence of surface water to northern edge
			Ν	Site within flood zone 1			of site
			-	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 551m
		school	-	Primary School within 3km	Overlays > Planning		from site
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	010. Edua Eduational		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	King Samuel secondary school
		school	-	Secondary school 2-5km	Overlays > Planning		773m from site
		-	Seconda	Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic		
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.		++	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).		
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			2224
		% population with no qualifications	Ν	25-39%	Census data	N	23%
		quamoatorio	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	Ν	22-24%	Census data	N	28%
			-	20-22%			
		ľ		<20%	1		
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays >	+	Alston GP/Hospital 883m from

		]	+	GP Surgery within 2km of site	Local Information).		site
			-	GP Surgery 2-5km			
				GP Surgery >5km			
			+	>82% population in good or very good health			
		%population in good or very good health	Ν	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	Ν	>20% population with limited day-to-day activity			
			++	Green space or play facility within 400m of site	CIC: Accessible Space		
		Distance to children's play areas/ accessible	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	Alston play area 161m 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	Folicy Overlays)		
			++	Development would significantly enhance residential amenity	_		
		Neighbouring uses which	+	Development would enhance residential amenity			
		may affect human health (Light, noise, visual etc.	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	Ν	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			
	To create		++	Site clearly defined within settlement			
	vibrant,		+	Site well related, on the edge of the settlement			
SP6	active, inclusive and open-minded	and	Ν	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
	communities with a strong	esticing content	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		development.
	sense local history			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 Cultural facilities	Ν	Facility within 8km	(Generic Overlays > Planning Policy	++	settlement
		Cultural lacinities	-	Facility within 10km	Overlays)		
				No Facilities within 10km			
Social Summary	,					++	
ENVIRONMENT	4L						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		Number of key species
		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,	-	potentially on site, including black grouse and water vole.
	To protect			Significant adverse effect on nationally or internationally designated habitat	- Housing Matrices/ Tree		
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.		N	No issues
		hedgerows	Ν	would not affect trees or hedges	Surveys		
			-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character			Classified as 'Dales' landscape
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site	_	under Cumbria toolkit, which can be vulnerable to intrusive
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit		skylines into the valley. Site
EN2	manage landscape			Highly likely potential for negative effects on landscape character			within NP AONB
LINZ	quality and character for		++	Development does not affect designated landscape			Site extends town into countryside but could present
	future generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	+	opportunity to achieve a high
				Development directly affects designated landscape			quality urban frontage enhancing the area.

			++	Potential to enhance the historic environment, contributing to enhancements			The Site is within 100m of the
	To improve	Impact on historic features of interest (Conservation area,	+	Potential for sympathetic development	GIS: Constraints (Generic Overlavs >		Alston Conservation Area
EN3	the quality of		Ν	Limited potential for improvement, negative effects unlikely	Listed Buildings/Conservation	Ν	although it is unlikely that any development would have
		Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		significant impacts due to the separation of existing buildings.
				Likely that development will lead to significant negative effects on interest feature(s).	nt		
			++	Potential to address air quality issues through development	Evidence from		Though the settlement is
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality		++	spatially remote, the town and potential sites are well located to facilities, services and employment areas.
		known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		
	To improve local air			Site highly likely to negatively contribute towards air quality			employment areas.
NR1	quality and respond to the effects of	Potential for the installation of decentralised renewable technologies (orientation, site size.	++	Clear potential for the application of renewable technologies			
	climate		+	Potential for the application of renewable technology			
			Ν	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 (SharePoint > Planning		
	To improve water quality and water	Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >	++	No capacity issues confirmed
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >		by Northumbrian Water
				No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
NR2		у	++	Favourable			
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	Ν	Unfavourable no change	Data, planning policy	++	No issues
		and ononioury	-	Unfavourable declining	overlay		
				Poor			

		1		Duraumfield ette elegadus define el solution			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			Greenfield site on the edge of
		Site condition (Brownfield or Greenfield)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	settlement
			-	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		Previously developed
	land and soil	Site based contaminants	Ν	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	
			-	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	Ν	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	Ν	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	Facility 803m from site
	sustainably and minimise		-	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	Ν	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			
Environmental S	Summary	· · · · · · · · · · · · · · · · · · ·				+/-	
ECONOMIC							
EC2	To improve	Distance to employment	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays	++	Employment areas to the east
E02	access to jobs	centres	+	Employment centre accessed by appropriate public transport within 30 mins.	> Planning Policy Overlays)		of the settlement, within 2km

			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			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 strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		Ν	Site is least deprived 50% of wards			
nomic Sum	nmary					++	

Objective	Details	Indicator	Score	Appraisal Tool	Source	AL11: L	and south of the primary school 1ha
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
381	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning		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	++	Co-op 600m from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				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 558m from site
		Access to post onice	-	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			
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service <800m from site	GIS: Bus Layers	++	Bus stop 183m on B6277
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		
	opueee			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		PRoW adjacent to the site to
		Public Rights of Way	Ν	No impact or nearby access	definitive map (Generic	+	the south along minor road
			-	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 (Generic Overlays >	+	No evidence of flooding;

	with a decent home		+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		however there has been a history of standing water on
			Ν	Site within flood zone 1			site.
			-	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
		school	-	Primary School within 3km	Overlays > Planning		from site
		-		Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	King Samuel secondary scho
		school	-	Secondary school 2-5km	Overlays > Planning		835m from site
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational 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).		
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			220/
		% population with no qualifications	Ν	25-39%	Census data	N	23%
		quainealierie	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	Ν	22-24%	Census data	N	28%
			-	20-22%			
				<20%	1		
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays >	+	Alston GP/Hospital 929m fro

			+	GP Surgery within 2km of site	Local Information).		site
			_	GP Surgery 2-5km			
				GP Surgery >5km			
			+	>82% population in good or very good health			
		%population in good or very good health	Ν	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	Ν	>20% population with limited day-to-day activity			
			++	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 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	Folicy Overlays)		
			++	Development would significantly enhance residential amenity			
		Neighbouring uses which	+	Development would enhance residential amenity			Site is unlikely to have any impacts.
		may affect human health (Light, noise, visual etc.	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	Ν	
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
	To create		++	Site clearly defined within settlement			
	vibrant,	nt, /e, e and	+	Site well related, on the edge of the settlement			
SP6	active, inclusive and open-minded		Ν	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	1	+	Though well related, site would extend the current form of
	communities with a strong	esticiting contention	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		development.
	sense local history			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 Cultural facilities	Ν	Facility within 8km	(Generic Overlays > Planning Policy	++	settlement
			-	Facility within 10km	Planning Policy Overlays)		
				No Facilities within 10km			
Social Summary	/					++	
ENVIRONMENT	AL						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,		Number of key species
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites		-	potentially on site, including black grouse and water vole.
EN1	To protect and enhance			Significant adverse effect on nationally or internationally designated habitat			
ENI	biodiversity		++	Would result in protected and increased tree cover, hedges etc.		N	
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree		No issues
		hedgerows	Ν	would not affect trees or hedges	Surveys		
			-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
			++	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
	To preserve, enhance and manage		-	Potential negative issues with landscape character			skylines into the valley. Possible
EN2	landscape quality and character for future generations	Effect on landscape character		Highly likely potential for negative effects on landscape character	Site assessment/Cumbria Landscape Toolkit	-	landscape considerations as site protrudes into the open countryside. Moderate to significant impacts in Alston landscape impact assessment. Site within NP AONB

				Development does not affect designated			
			++	landscape			Prominent site which would
		Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	-/	interrupt the skyline of Alston, impacting on the AONB.
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			Due to the topography of the
	To improve	Impact on historic	+	Potential for sympathetic development	GIS: Constraints (Generic Overlays >		site, the development has the
EN3	the quality of the built	features of interest (Conservation area, Listed building, SAM,	Ν	Limited potential for improvement, negative effects unlikely	Listed Buildings/Conservation	Ν	potential to break the skyline surrounding the town, thus
	environment	AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		offering the potential for impacts on the CA.
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			Though the settlement is
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality	Evidence from	++	spatially remote, the town and potential sites are well located
		known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		to facilities, services and employment areas.
	To improve local air			Site highly likely to negatively contribute towards air quality			employment areas.
NR1	quality and respond to the effects of		++	Clear potential for the application of renewable technologies			
	climate change	Potential for the installation of	+	Potential for the application of renewable technology			
	-	decentralised renewable technologies (orientation, site size,	Ν	Limited knowledge or understanding of the application of technology on site	Desk based assessment	Ν	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 (SharePoint > Planning		
	To improve	Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >	++	No capacity issues confirmed
NR2	water quality and water	(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >		by Northumbrian Water
	resources			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
		Water quality (Biological	++	Favourable	GIS layers. SSSI Unit	++	No issues

		and chemical)	+	Unfavourable recovering	Data, planning policy overlay		
			Ν	Unfavourable no change	overlay		
			-	Unfavourable declining			
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			Greenfield site on the edge of
		Site condition (Brownfield or Greenfield)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	settlement
			-	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	Ν	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	N	Previously developed
			-	Possible significant contamination on site that could require significant remediation.			
			++	ALC grade 5, or Urban	GIS layers.	+	
		Agricultural Land Classification	+	ALC grade 4			Grade 4 land
			Ν	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		5 110 000 (
NR4	resources	Proximity to local recycle centres	Ν	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	Facility 900m from site
	sustainably and minimise		-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	NR4 I o retain existing jobs and create new		+	Median gross pay >Cumbria average			
NR4		Median annual salary	Ν	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			
Environmental	Summary	· ·			·	+/-	

CONOMIC							
			++	Employment centre within 5km of settlement			
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas		Employment areas to the east
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 )	++	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 strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		Ν	Site is least deprived 50% of wards			
Economic Sum	nmary					++	
Summary: Gree	enfield on the edge	e of town. Care will need to be	taken in rela	ation to the impact on the Conservation Area.			

Objective	Details	Indicator	Score	Appraisal Tool	Source	AL	.12: Hill Mill 0.12ha
SOCIAL							
Т	To increase		++	Voting station <400m to site	CIC: Delling station		
SP1	the level of	Proximity to civic	+	Voting station <800m to site	GIS: Polling station layer (Generic	++	Alston town hall 137m from
581	participation in democratic	buildings/ Village Halls (Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		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	++	Co-op 15m from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				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 80m from site
		Access to post office	-	PO 2-5km of site			
				PO 5km+ from site			
	To improve access to		++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service <800m from site		++	Bus stop 257m from site
	countryside and open spaces	tropoport	-	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	Ν	No impact or nearby access	definitive map (Generic Overlays > Local	Ν	
			-	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			
SP3	To provide everyone	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	+	Site away from flood zones,

	with a decent home		+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		however surface water noted on site area.
			Ν	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 714m
		school	-	Primary School within 3km	Overlays > Planning		from site
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	++	King Samuel secondary scho
		school	-	Secondary school 2-5km	Overlays > Planning		447m from site
				Secondary School >5km	Policy Overlays).		
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning 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			•
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			220/
		% population with no qualifications	Ν	25-39%	Census data	N	23%
		quaineanene	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	Ν	22-24%	Census data	N	28%
			-	20-22%			
				<20%	1		
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays >	++	Alston GP/Hospital 684m fro

		]	+	GP Surgery within 2km of site	Local Information).		site
			-	GP Surgery 2-5km			
				GP Surgery >5km			
			+	>82% population in good or very good health			
		%population in good or very good health	Ν	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	Ν	>20% population with limited day-to-day activity			
			++	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 522m 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	Folicy Overlays)		
			++	Development would significantly enhance residential amenity			
		Neighbouring uses which	+	Development would enhance residential amenity			Site is unlikely to have any impacts.
		may affect human health (Light, noise, visual etc.	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	Ν	
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
	To prosto		++	Site clearly defined within settlement			
	communities with a strong		+	Site well related, on the edge of the settlement			
SP6		and ded ties bong	Ν	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
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		town.
	sense local history			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 Cultural facilities	Ν	Facility within 8km	(Generic Overlays >	++	settlement
		Outural facilities	-	Facility within 10km	Planning Policy Overlays)		
				No Facilities within 10km			
Social Summar	ý					++/+	
ENVIRONMENT	AL						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		Potential roost sites in building,
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites		-	though none recorded.
ENI	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.	- Housing Matrices/ Tree	N	
			+	Would result in net increase in tree cover, hedge etc.			No issues
		hedgerows	Ν	would not affect trees or hedges	Surveys		
			-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character			Urban Site will enhance
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site	+	character of area, however
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit		does not correspond with landscape objectives
EN2	manage landscape quality and —			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape			Building already integrated into
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	fabric of townscape.
				Development directly affects designated landscape			

			++	Potential to enhance the historic environment, contributing to enhancements			Important building within the fabric of the conservation area.
	To improve	Impact on historic	+	Potential for sympathetic development	GIS: Constraints (Generic Overlays >		Further assessment will be
EN3	the quality of the built	features of interest (Conservation area,	Ν	Limited potential for improvement, negative effects unlikely	Listed Buildings/Conservation	+/-	needed to understand the significance of the building,
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		including the structural layou
				Likely that development will lead to significant negative effects on interest feature(s).			of the interior.
			++	Potential to address air quality issues through development			Though the settlement is
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality	Evidence from	++	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			employment areas.
NR1	quality and respond to the effects of	)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited information
	climate		+	Potential for the application of renewable technology			
			Ν	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence (SharePoint > Planning		
		Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >	++	Northumbrian Water has
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >		confirmed no capacity issues.
	To improve			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
NR2	NR2 water quality and water		++	Favourable			
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	Ν	Unfavourable no change	Data, planning policy	++	No issues
		and onormouty	-	Unfavourable declining	overlay		
				Poor			

			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			Brownfield site clearly defined
		Site condition (Brownfield or Greenfield)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	++	within 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	Ν	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		
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	+	
			+	ALC grade 4			Grade 4 land
			Ν	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
	To manage	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)		
	natural (was mineral)		+	Recycle centre in settlement		++	
NR4	resources		Ν	No Recycle centre in settlement			Facility 502m from site
	sustainably and minimise		-	Recycle centre within 5km			
	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	Ν	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			
Environmental	Summary					++	
ECONOMIC	T						
500	To improve	Distance to employment	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays	++	Employment areas to the east
EC2	access to jobs	centres	+	Employment centre accessed by appropriate public transport within 30 mins.	> Planning Policy Overlays )		of the settlement, within 2km

			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			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 strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		Ν	Site is least deprived 50% of wards			
conomic Sun	nmary					++	
	h Mill occupies a ce		reet and any	development is expected to retain the majority of the	he buildings and be subject	to archaec	logical work in relation to

Objective	Details	Indicator	Score	Appraisal Tool	Source	AL13: I	and at Clitheroe, Alston 0.66ha
SOCIAL							
	To increase		++	Voting station <400m to site	CIS: Dolling station		
<b>CD</b> 1	the level of	Proximity to civic buildings/ Village Halls		GIS: Polling station layer (Generic	-	Alston town hall 839 from site	
SP1 participation 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	+	Co-op 1.1m 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	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	
			+	PO within 2km of site			PO 1.1m from site
			-	PO 2-5km of site			
				PO 5km+ from site			
	To improve access to	vices, les, the	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		
SP2	services, facilities, the		+	Bus stop or rail station with regular service <800m from site		+	Bus stop on 922m from site
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site			·
	opueee			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	Ν	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 (Generic Overlays >	+	No evidence of flooding;

	with a decent home		+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		however some evidence of surface water to northern edge
			Ν	Site within flood zone 1			of site
			-	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 1.2km
		school	-	Primary School within 3km	Overlays > Planning		from site
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	010. Edua Eduational		
		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).		1.2km from site
				Secondary School >5km	Folicy Overlays).		
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).		
	To improve		+	Facilities accessed by appropriate public transport within 30 mins.		++	Cybermoor, Front Street
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%	-		
			+	22-24%			220/
		% population with no qualifications	Ν	25-39%	Census data	N	23%
		quamoatorio	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	Ν	22-24%	Census data	N	28%
			-	20-22%			
				<20%	1		
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays >	+	Alston GP/Hospital 1.2km from

		[	+	GP Surgery within 2km of site	Local Information).		site
			-	GP Surgery 2-5km	-		
				GP Surgery >5km			
			+	>82% population in good or very good health			
		%population in good or very good health	Ν	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	Ν	>20% population with limited day-to-day activity			
			++	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 639m 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	Folicy Overlays)		
			++	Development would significantly enhance residential amenity	_		
		Neighbouring uses which	+	Development would enhance residential amenity			Site is opposite Bonds Foundry and proposed allocated employment site at Skellgillside
		may affect human health (Light, noise, visual etc.	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	-	
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
	To prooto		++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
SP6		e, e and	Ν	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
	communities with a strong		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		development.
	sense local history			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 Cultural facilities	Ν	Facility within 8km	(Generic Overlays > Planning Policy	++	settlement
		Cultural lacinities	-	Facility within 10km	Overlays)		
				No Facilities within 10km			
Social Summary	/					++	
ENVIRONMENT	AL						
			++	No known issues and potential for biodiversity enhancements	_		
			+	No known issues	GIS: Cumbria		Number of key species potentially on site, including black grouse and water vole.
		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,	-	
EN1	To protect and enhance			Significant adverse effect on nationally or internationally designated habitat			
ENT	biodiversity		++	Would result in protected and increased tree cover, hedges etc.	<ul> <li>Housing Matrices/ Tree</li> <li>Surveys</li> </ul>		No issues
			+	Would result in net increase in tree cover, hedge etc.		N	
			Ν	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character			Classified as 'Dales' landscape
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site	_	under Cumbria toolkit, which can be vulnerable to intrusive
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit		skylines into the valley. Site
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			within NP AONB
	character for future	acter for	++	Development does not affect designated landscape			Site extends town into
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	-	countryside and could affect setting of town into AONB
				Development directly affects designated landscape			

			++	Potential to enhance the historic environment,			
		lana at an bistoria	+	contributing to enhancements Potential for sympathetic development	GIS: Constraints		
	To improve	Impact on historic features of interest		Limited potential for improvement, negative	(Generic Overlays >	N	No noted conflicts
EN3	EN3 the quality of the built environment	(Conservation area,	Ν	effects unlikely	Listed Buildings/Conservation	IN	No noted connicts
		Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			Though the settlement is
		Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from	++	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	r Environmental Health		
	To improve local air			Site highly likely to negatively contribute towards air quality			employment areas.
NR1	quality and respond to the effects of	)	++	Clear potential for the application of renewable technologies			Limited information
	climate	Potential for the installation of	+	Potential for the application of renewable technology		N	
		decentralised renewable technologies (orientation, site size, topography/natural assets)	Ν	Limited knowledge or understanding of the application of technology on site	Desk based assessment		
			-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence (SharePoint > Planning		
		Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >	++	No capacity issues confirmed
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >		by Northumbrian Water
	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
NR2	and water		++	Favourable			
	resources		+	Unfavourable recovering	GIS lavers. SSSI Unit		
		Water quality (Biological and chemical)	Ν	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			Greenfield site on the edge of		
		Site condition (Brownfield or Greenfield)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	settlement		
			-	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		Greenfield site		
	land and soil	Site based contaminants	Ν	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 Classification	+	ALC grade 4		+	Grade 4 land		
			Ν	ALC grade 3 (a & b)	GIS layers.				
			-	ALC grade 1-2					
	To manage		++	Site within 800m of centre					
	natural (was mineral)	Proximity to local recycle centres	+	Recycle centre in settlement	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+			
NR4	resources		Ν	No Recycle centre in settlement			Facility 1.7km from site		
	sustainably and minimise		-	Recycle centre within 5km					
	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	Ν	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					
Environmental Summary +/-									
ECONOMIC	T								
500	To improve	Distance to employment	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays	++	Employment areas to the east		
EC2	access to jobs	to centres	+	Employment centre accessed by appropriate public transport within 30 mins.	> Planning Policy Overlays )		of the settlement, within 2km		

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

Objective	Details	Indicator	Score	Appraisal Tool	Source	AL16: L	AL16: Land south of the primary school 0.7ha	
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 675m from	
561	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		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	++	Co-op 525m from site	
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)			
				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 495m from site	
			-	PO 2-5km of site	Overlays> Eden LDF)			
				PO 5km+ from site				
	To improve access to	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)			
SP2	services, facilities, the		+	Bus stop or rail station with regular service <800m from site		++	Bus stop 183m on B6277	
	countryside and open spaces		-	Bus stop or rail station with infrequent service <400m from site			·	
	opulle			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 (Generic Overlays >	+	No evidence of flooding;	

	with a decent home		+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		however there has been a history of standing water on
			Ν	Site within flood zone 1			site.
		-	-	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 to
		school	-	Primary School within 3km	Overlays > Planning		northern boundary
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	++	King Samuel secondary scho
		school	-	Secondary school 2-5km	Overlays > Planning		795m from site
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and adult education centres	+	Facilities accessed by appropriate public transport within 30 mins.	Policy Overlays).	++	Cybermoor, Front Street
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			2201
		% population with no qualifications	Ν	25-39%	Census data	N	23%
		quamoatione	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			2001
		% population with NVQ4 and above	Ν	22-24%	Census data	N	28%
			-	20-22%			
				<20%	1		
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays >	+	Alston GP/Hospital 929m fro

	1		+	GP Surgery within 2km of site	Local Information).		site
				GP Surgery 2-5km	,		5112
				GP Surgery >5km			
			+	>82% population in good or very good health			
		%population in good or very good health	Ν	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	Ν	>20% population with limited day-to-day activity			
			++	Green space or play facility within 400m of site	GIS: Accessible Spaces		
		Distance to children's play areas/ accessible green spaces	+	Green space or play facility within 800m of site	(Generic	++	Alston play area 472m from site
			-	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	+	Development would enhance residential amenity			
		may affect human health (Light, noise, visual etc.	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	Ν	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			
	To create		++	Site clearly defined within settlement			
	vibrant,		+	Site well related, on the edge of the settlement			
SP6	active, inclusive and	clusive and pen-minded communities vith a strong	Ν	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	+	Though well related, site would extend the current form of development.
	with a strong		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			uevelopment.
	sense local history			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 Cultural facilities	Ν	Facility within 8km	(Generic Overlays > Planning Policy	++	settlement	
		Cultural facilities	-	Facility within 10km	Overlays)			
				No Facilities within 10km				
Social Summary	1			·		++	-	
ENVIRONMENT	AL							
			++	No known issues and potential for biodiversity enhancements				
			+	No known issues	GIS: Cumbria		Number of key species	
		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,	-	potentially on site, including black grouse and water vole.	
EN1	To protect and enhance			Significant adverse effect on nationally or internationally designated habitat				
ENT	biodiversity		++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/ Tree Surveys			
			+	Would result in net increase in tree cover, hedge etc.		N	No issues	
			Ν	would not affect trees or hedges				
			-	Would result in loss of tree cover, hedge etc.				
				Would result in significant loss of tree cover, hedge etc.				
			++	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	
	To preserve, enhance and		-	Potential negative issues with landscape character			skylines into the valley. Possible	
EN2	manage landscape quality and character for future generations	andscape Effect on landscape quality and character haracter for future	character Highly		Highly likely potential for negative effects on landscape character	Site assessment/Cumbria Landscape Toolkit	-	landscape considerations as site protrudes into the open countryside. Moderate to significant impacts in Alston landscape impact assessment. Site within NP AONB

			++	Development does not affect designated landscape			Prominent site which would
		Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	-/	interrupt the skyline of Alston impacting on the AONB.
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			Due to the topography of the
	To improve	Impact on historic	+	Potential for sympathetic development	GIS: Constraints (Generic Overlays >		site, the development has the
EN3	the quality of the built	features of interest (Conservation area,	Ν	Limited potential for improvement, negative effects unlikely	Listed Buildings/Conservation	Ν	potential to break the skyline surrounding the town, thus
environment	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		offering the potential for impacts on the CA.
			Likely that development will lead to significant negative effects on interest feature(s).				
			++	Potential to address air quality issues through development			Though the settlement is
		Effects upon air quality (proximity to areas with known issues)	+	Site unlikely to have significant effects on air quality	Evidence from Environmental Health	++	spatially remote, the town a potential sites are well locat
			-	Potential to negatively contribute towards air quality			to facilities, services and employment areas.
	To improve local air			Site highly likely to negatively contribute towards air quality			employment dreas.
NR1	quality and respond to the effects of		++	Clear potential for the application of renewable technologies	Desk based assessment		
	climate change	Potential for the installation of	+	Potential for the application of renewable technology			
		decentralised renewable technologies (orientation, site size,	Ν	Limited knowledge or understanding of the application of technology on site		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 (SharePoint > Planning		Northumbrian Water have
	To improve	Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >	++	confirmed that there are no
NR2	water quality and water	(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >		confirmed that there are no capacity issues.
	resources			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
		Water quality (Biological	++	Favourable	GIS layers. SSSI Unit	++	No issues

		and chemical)	+	Unfavourable recovering	Data, planning policy		
			Ν	Unfavourable no change	overlay		
			-	Unfavourable declining			
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			Greenfield site on the edge of settlement
		Site condition (Brownfield or Greenfield)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	
			-	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	Ν	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 Classification	+	ALC grade 4	GIS layers.	+	Grade 4 land
			Ν	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		5 111 000 6 1
NR4	resources	Proximity to local recycle centres	Ν	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	Facility 900m from site
	sustainably and minimise		-	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 anni al salarv	Ν	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			
Environmental	Summary	· · ·				+/-	

ECONOMIC									
			++	Employment centre within 5km of settlement					
EC2 acces			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas		Employment areas to the east		
	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 )	++	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		N	Least deprived 50%		
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation				
	economy		Ν	Site is least deprived 50% of wards					
Economic Summary ++									
	Summary: This is a greenfield site immediately adjacent to the Primary School. Care will need to be taken in relation to building height and the impact on the views into the Conservation Area and in particular the relationship with the school which is on the immediate boundary.								

Skelsgillside Wo	orkshops, Alston						
Objective	Details	Indicator	Score	Appraisal Tool	Source	Skellsgill	side Workshops, Alston
SOCIAL							
			++	Motorway within 1km A road within 1km and motorway within 5km			The site and its access are directly onto the A689, which is about 140m from
			-	A road >3km and motorway within 10km			the centre of the site. However for wider
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network		Motorway >10km	GIS: (Generic Overlays> Eden LDF)		distribution of materials or acquisition of raw materials, it is over 30km from the M6 and therefore this would make it an unsustainable location. Given its location, it is possible to access markets in the North East without having to pass through town but for other directions vehicles would have to pass through the town centre. Its distance from fast, multi lane routes might make it unattractive for businesses dependent on road haulage.
			++	Bus stop or rail station with regular service <400m from site			From the centre of the site, the closet bus stop is about 750m although bus
		Access to public	+	Bus stop or rail station with regular service <800m from site	GIS: Bus Layers (Generic	Ν	services to Alston are limited. Whilst the site
	Access to public transport	Ν	Within 2 km of bus or rail service	Overlays > Local Information)		could be accessed by	
				Bus or rail <2km from site	mornauon		customers and employees using public transport, this is unlikely.

		Public Rights of Way	+++ + N -	Public rights of way would be created and the network enhanced         Good access to nearby Rights of Way         No impact or nearby access         Public rights of way would be diverted as a result of development         Public rights of way would be lost as a result of development	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	Ν	There is no public right of way on the site.
			++	>4%			3.6% of people in this
		Apprenticeships	+	3.5-4%	Census data	+	ward have undertaken an
		, ppronticoompo	-	<3.2%			apprenticeship
				<3%			
			++	Facilities within 5km of settlement			Fellside Community Development Centre with
			+	Facilities accessed by appropriate public transport within 30 mines.			its adult education facilities is about 25km
			-	Facilities 5-10km of site not accessible within 30 mines by appropriate public transport			from the centre of the site and Melmerby Village Hall is about 18km from the
SP4	To improve the level of skills, education and training	Access to colleges and adult education centres		Facilities >10km of site not accessible within 30 mins by appropriate public transport.	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	centre of the site. Due to the distance and lack of efficient public transport, it is more difficult for people in Alston to easily access further education and higher level qualifications. This may have a significantly detrimental impact on employment development site, as people with the correct skills may not be located in Alston and therefore appropriate skills for employment may not exist
		% population with no	++	<22%	Census data	+	23%
		qualifications	+	22-25%			

			Ν	25-30%			
			-	>30%			
			++	>30% +			
			+	25-29%			<b>222</b>
		% population with NVQ4 and above	Ν	22-24%	Census data	+	28%
			-	20-22%			
				<20%			
			+	>82% population in good or very good health			
		%population in good or very good health	Ν	80-81% population in good or very good health	Census data	Ν	80%
			-	<80% population in good or very good health			
		Number of residents with	+	<20% population with limited day-to-day activity	Concerne dista	-	20%
		limited ability to do day- to-day activity	-	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site			From the centre of the site it is about 450m to an
0.05	To improve the health and		+ Green space or play facility within 8 site	Green space or play facility within 800m of site	_		area of accessible green space. The impact of this is generally positive, as
SP5			-	Green space or play facility within 2km of site			access to such space makes the development
		Distance to children's play areas/ accessible green spaces		Green space or play facility >2km of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	more desirable, as people would like to have access to such spaces close to where they work, but also as such spaces help to provide an attractive development and help to meet health and well- being objectives. Arguably, since the site is surrounded by open fields on three sides, the attraction of accessible green space is less

							important than for a built up area.			
			++	Development would significantly enhance residential amenity			The adjoining site currently is used as small			
			+	Development would enhance residential amenity			scale offices/workshop, it is on the edge of the settlement fronting the			
		Neighbouring uses which may affect human health (Light, noise, visual etc	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	N	main road where it adjoins a row of residential			
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			properties. As long as a similar use is allocated on this site there will be			
				Development would have a significantly negative impact upon residents amenity			little/no impact on the quality of life for residents			
			++	Site clearly defined within settlement						
	To create		+	Site well related, on the edge of the settlement						
SP6	vibrant, active, inclusive and open-minded	active, clusive and ben-minded ommunities ith a strong				Ν	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	+	The site is a greenfield site on the edge of the settlement.
	with a strong sense local		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		Settement.			
				Site outside of boundary, not related to cluster of units related to settlement						
Social Summary	1					+/N				
ENVIRONMENT	AL									
					No known issues and potential for biodiversity enhancements			Data suggests that the site has potential for		
EN1 To protect and enhance biodiversity	protect	+	No known issues	GIS: Cumbria Biodiversity		Water Vole, therefore any development should				
		nd enhance	d enhance		Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Evidence Base (SSSI, SAC, SPA, Key Species,		provide an ecological survey to check for the presence of protected species and ensure that		

				Significant adverse effect on nationally or internationally designated habitat			such species are not harmed or their habitat destroyed.
			++	Would result in protected and increased tree cover, hedges etc			
			+	would result in net increase in tree cover, hedge etc			
		Effects on trees and	N	would not affect trees or hedges		N	No Issues
		hedgerows	-	Would result in loss of tree cover, hedge etc	site visit/ Tree Surveys	IN .	110 135065
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			The site is within the AONB.
			+	Site unlikely to have negative landscape considerations			The landscape character in this area is described as the Dales,
			-	Potential negative issues with landscape character			characterised by wide V shaped upland valleys,
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character		Highly likely potential for negative effects on landscape character	Site assessment/Cumbria Landscape Toolkit	-	which are dominated by rough pasture, stone walls with main built features being farms, small traditional villages and rural roads Large scale employment development in this area would change the character of the area. Therefore any employment development would need to be appropriate to the setting in this rural upland landscape. Therefore mitigation measures

							would be required to ensure that development is environmentally sensitive, sympathetic building design and materials, and appropriate planting to retain its character of the area.
			++	Development does not affect designated landscape Development affects setting of designated			The site is within the AONB, therefore inappropriate
		Effect on designated landscape	-	Development directly affects designated landscape	GIS layers.	-	development could significantly affect the designated landscape. Any development would need to be carefully designed to be of a scale, orientation and materials that it would have a minimal effect on the AONB.
			++	Potential to enhance the historic environment, contributing to enhancements			The site does not directly impact on any historic environment features. The site would not be visible
			+	Potential for sympathetic development			from the conservation
		Impact on historic features of interest	Ν	Limited potential for improvement, negative effects unlikely	GIS: Constraints (Generic		area (which is 480m from the centre of the site) or
EN3	To improve the quality of	(Conservation area, Listed building, SAM,	-	Potential that site could lead to negative effects on interest feature(s)	Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage	N	any of the listed buildings (the closest is 640 m from
	the built environment	AAI)		Likely that development will lead to significant negative effects on interest feature(s).	Assessments		the centre of site), which are all located in the main settlement, as there are a number of buildings between the site and the designated features.
		Impact on local character, sense of place	++	Potential to enhance the local character contributing to enhancements		N	The proposed site is

		etc	+ N	Potential for sympathetic development Limited potential for improvement, negative effects unlikely Potential that site could lead to negative			adjacent to an existing small employment development. Any future development should be of a similar size and scale to
				effects on interest feature(s) Likely that development will lead to significant negative effects on interest feature(s).			the existing; if it isn't then it would have an adverse effect on the openness of the site and the open countryside. Further development of an appropriate type and scale would reinforce the sense of place being created by the existing units and would therefore have a positive effect.
		% of identified site which	++	0%		++	The site is not susceptible
		is at risk of flooding	+	Site margins			to flooding
			-	Up to 50%			
				50%			
			++	Potential to address air quality issues through development			Eden DC undertakes monitoring of Nitrogen
			+	Site unlikely to have significant effects on air quality			Dioxide in Alston. The annual average for 2010 (the latest data available)
	To improve local air		-	Potential to negatively contribute towards air quality			suggests that Annual mean Nitrogen Dioxide
NR1	quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)		Site highly likely to negatively contribute towards air quality	Evidence from Environmental Health	+	Concentrations in Alston were 19.9µg/m3. The legal limit is 40µg/m3. At present NO2 levels are well within the legal limits and it is unlikely that development at this site would generate enough traffic to have significant

							effects on air quality
			++	Clear potential for the application of renewable technologies			The site could deliver Renewable energy, but
			+	Potential for the application of renewable technology			due the Landscape Character Area assessment of wind
			Ν	Limited knowledge or understanding of the application of technology on site			turbines in this area, it states "large scale wind
		Potential for the	-	Potential constraints for the development of renewable technology			energy schemes will be strongly resisted in
		installation of decentralised renewable technologies (orientation, site size, topography/natural assets)		High constraints for the development of renewable technology	Desk based assessment	-	national landscape designations as they would cause significant harm to the landscape character and the purposes of designation. Solar panels on buildings and ground source heat might offer opportunities for renewable and low carbon energy on the site. The former could easily be retrofitted to the existing site.
	To improve		++	No capacity issues	UU: Correspondence		There are no known
NR2	water quality	Water resources (Correspondence from	+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF > Evidence	++	capacity issues for potable
	and water resources	UU)	-	Likely cumulative capacity issues (potential contribution)	Base > Infrastructure > UU > Draft LSC WW		or industrial water

				No Capacity. (private infrastructure required)	Capacity)		supplies in Alston.
			++	Favourable			The nearest water course
			+	Unfavourable recovering			is the River Nent which is situated 0.5km from the
			Ν	Unfavourable no change			site across open fields.
			-	Unfavourable declining			The distance between the
		Water quality (Biological and chemical)		Poor	GIS layers. SSSI Unit Data, planning policy overlay	n/a	site and river means that it is unlikely that development at Skelgillside would adversely affect the biological quality of the river. There is no data available for water quality.
			++	Greenfield site, previously undeveloped	GIS: Historic Land Use		
		Site based contaminants	+	Site previously developed but no known contamination on site	Data (Generic Overlays > Planning Policy	++	The site is greenfield and unlikely to be contaminated
NR3	To restore and protect		-	Possible contamination which could result in remedial enhancements	Overlays), advice from Environmental health		contaminateu
	land and soil			Possible significant contamination.			
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	+	ALC Classification 4
		Classification	-	ALC grade 3 (a & b)			
				ALC grade 1-2			
	To manage natural (was	Site condition	++	Brownfield within settlement	GIS: (Generic Overlays >		The site is greenfield and
NR4	<u>mineral</u> )	(Brownfield or Greenfield)	+	Brownfield on edge of settlement	Local Information)		located on the eastern
	resources	Greenneid)	Ν	Greenfield within settlement	,		edge of Alston, it is

	sustainably and minimise waste			Greenfield on edge of settlement Greenfield in rural area			adjacent to an existing employment site but is detached from the rest of the village. It is therefore considered to be a negative location.
Environmental	Summary			L	I	+	
ECONOMIC							
			+	Increase			The site is unlikely to
		Annual tourist days expenditure Eden	-	Decrease		N	impact on existing or likely future tourist attractions in Alston or the wider area.
		% tourism Jobs	+	Increase			It is unlikely that the
EC1	To retain existing jobs and create new employment opportunities		-	Decrease		Ν	scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at this site is unlikely to alter the % of tourism jobs although the additional jobs likely to be created at this site might reduce unemployment
			++	Average gross weekly pay >UK average			
			+	Average gross weekly pay >NW average			
		Average Salary	Ν	Average gross weekly pay = 90% of NW average	Nomis	N	The average salary is approximately 92% of the
		Average Galary	-	Average gross weekly pay 80% of NW average	Nomis		NW average
				Average gross weekly <80% of NW average			
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: (Generic Overlays > Local Information)	++	The site is on the eastern edge of Alston and the

			+	Employment centre accessed by appropriate public transport within 30 mins Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible by public transport		nearest existing employment site is immediately adjacent. It is also close to Bonds Foundry. The site is an extension to the existing office/workshop development, therefore it is close to other employment uses, and it would be well situated in the context of employment and could potentially
		Regeneration benefits	++	Site in bottom quartile for deprivation Site in second from bottom quartile ward for deprivation		boost economic activity in the area. Alston Moor is the third most deprived ward in Eden and is within the
			N	Site in ward in least deprived 50% of wards	++	most deprived quartile, although on a county basis, it is within the second most deprived quartile in Cumbria. It scores particularly badly for crime, income and employment so any jobs created here are likely to have a significant benefit to the community in terms of increasing job opportunities.
			++	10% of all new businesses in emerging technologies		New technologies may be appropriate on this site
	To diversify	Number of businesses in	+	5% of all new businesses in emerging technology	+	providing they require a small scale unit and do
EC3	and strengthen the	emerging technologies	Ν	0% new businesses in emerging technology	Ŧ	not release emissions to
	local economy			Net loss of businesses in emerging technology		air or water. No such uses are currently accommodated on the site

+       10% new jobs in finance, business, IT       -       space for these uses of provide other service sector functions howew is it is likely that such use are likely to prefer a more central location and health          Net reduction in jobs in public admin, education and health        Net reduction and health         +       30% new jobs in public admin, education and health        There is potential to develop units into offic space for these uses of the service sector functions howew it is likely that such use are likely to previde hig levels of employment particularly in this sector is sector functions howew it is likely that such use are likely to prefer a more central location and health          net loss of businesses in public admin, education and health       N							but could be in future. The scale of the site would mean that should any emerging technologies be accommodated on the site, they would be unlikely to contribute substantially to increasing the number of people employed in the new technologies sector across the district.
-       <10% new jobs in finance, business, IT							develop units into office space for these uses or
Image: Second Microson Store       N       is second Microson Store         Image: Second Microson Store       N       is second Microson Store       N         Image: Second Microson Store       N       is second Microson Store       N         Image: Note Store       N       is second Microson Store       N         Image: Note Store       N       is second Microson Store       N         Image: Note Store       N       is second Microson Store       N         Image: Note Store       N       is second Microson Store       N         Image: Note Store       N       is second Microson Store       N         Image: Note Store       N       is second Microson Store       N         Image: Note Store       N       is second Microson Store       N         Image: Note Store       N       is second Microson Store       N         Image: Note Store       N       is second Microson Store       N         Image: Note Store       N       is second Microson Store       N         Image: Note Store       N       is second Microson Store       N         Image: Note Store       N       is second Microson Store       N         Image: Note Store       N       is second Microson Store       N			-				
increase in jobs in public admin, education and health       +       25% new jobs in public admin, education and health       develop units into office space for these uses of provide other service sector functions however it is likely that such use are likely to prefer a model.          net loss of businesses in public admin, education and health       N       N       N          net loss of businesses in public admin, education and health        N       N				Net reduction in jobs in finance, business, IT	N	Ν	it is likely that such users are likely to prefer a more central location They are unlikely to provide high levels of employment particularly in this sector.
+       25% new jobs in public admin, education and health       space for these uses of provide other service sector functions however it is likely that such use are likely to prefer a more central location They are likely to provide high levels of employment particularly in this sector			++				There is potential to develop units into office
increase in jobs in public admin, education and health     -     C23 / a flew jobs in public admin, education and health     N     it is likely that such use are likely to prefer a mo central location. They unlikely to provide hig levels of employment particularly in this sector			+				space for these uses or provide other service
net loss of businesses in public admin, education and health net loss of businesses in public admin, education and health			-			Ν	it is likely that such users
		health					are likely to prefer a more central location They are unlikely to provide high levels of employment particularly in this sector.
Economic Summary ++/N	Economic Summary	<u> </u>				++/N	I