

Appendix 6 Completed Qualitative Site Assessments

Site Name: Site 21, The Old Creamery

General

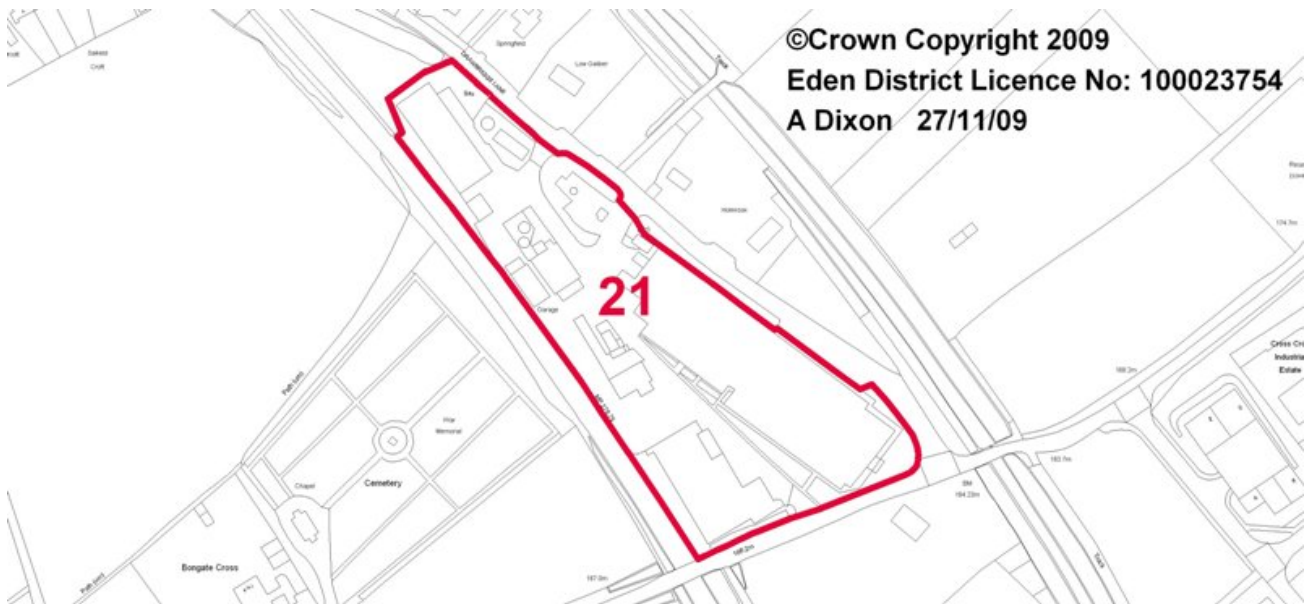
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	1.96 ha
General Site Description	<p>Part derelict building and former creamery. The building would require comprehensive redevelopment</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 006B Lower Layer Super Output Area ▪ Ward: Appleby (Bongate) ▪ Sub-Area: Appleby <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated 	

Market Attractiveness

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

Environmental Sustainability and Strategic Planning

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



Site Name: Site 22, Chris Sowerby, East Eden Scrap Metal Yard

General

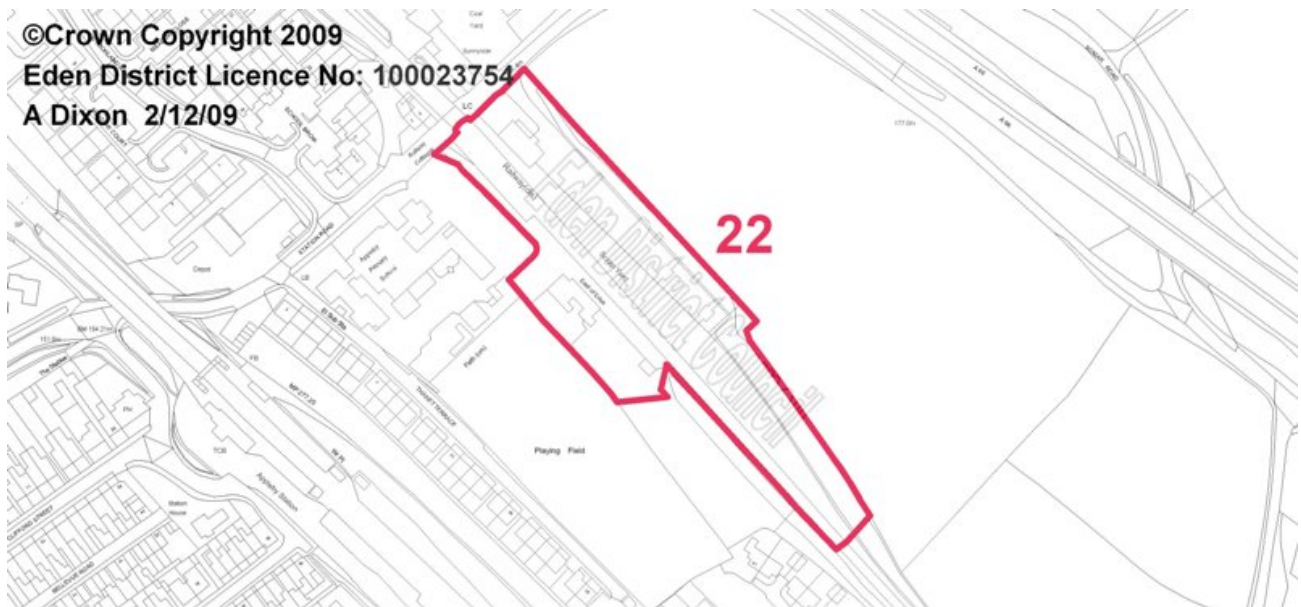
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	1.30 ha
General Site Description	<p>The site is occupied by a busy scrap metal yard on the edge of Appleby. The site has limited frontage to Station Road.</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 006B Lower Layer Super Output Area ▪ Ward: Appleby (Bongate) ▪ Sub-Area: Appleby <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated 	

Market Attractiveness

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

Environmental Sustainability and Strategic Planning

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



Site Name: Site 23, Shire Hall, Appleby

General

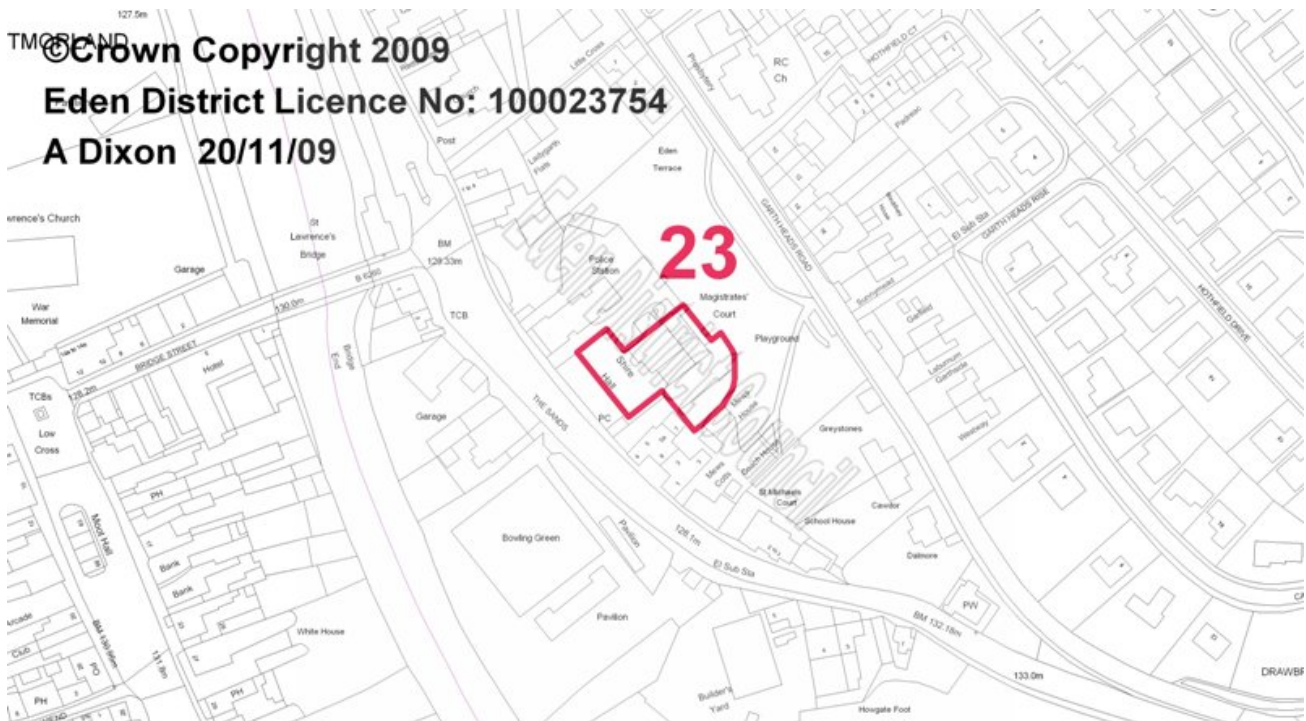
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.12 ha
General Site Description	<p>The site is developed and houses the old Shire Hall building which is Grade II listed. At the time of the survey the building was undergoing refurbishment. Shire Hall is a single building, subdivided for commercial use. The building is currently occupied by Heelis Solicitors and Highblade Cables. The site is located in the centre of the small town of Appleby and sits within Appleby Conservation Area.</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 006B Lower Layer Super Output Area ▪ Ward: Appleby (Bongate) ▪ Sub-Area: Appleby <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated 	

Market Attractiveness

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

Environmental Sustainability and Strategic Planning

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



Site Name: Site 24, Skelgillside Workshops

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	1.04 ha
General Site Description	<p>Developed workshop/office space outside of Skelgillside, development on both sides of the access road. The site includes a vet surgery, fitness centre and Portabowl pet food.</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 001A Lower Layer Super Output Area ▪ Ward: Alston Moor ▪ Sub-Area: Alston <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Allocated for employment under Policy EM3 of 1996 Local Plan 	

Market Attractiveness

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

Environmental Sustainability and Strategic Planning

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



Site Name: Site 25, Alston Brewery

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	1.03 ha
General Site Description	<p>Micro brewer in 18th century building surrounded by residential development.</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 001A Lower Layer Super Output Area ▪ Ward: Alston Moor ▪ Sub-Area: Alston <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated 	

Market Attractiveness

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

Environmental Sustainability and Strategic Planning

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



Site Name: Site 26, Alston Mill

General

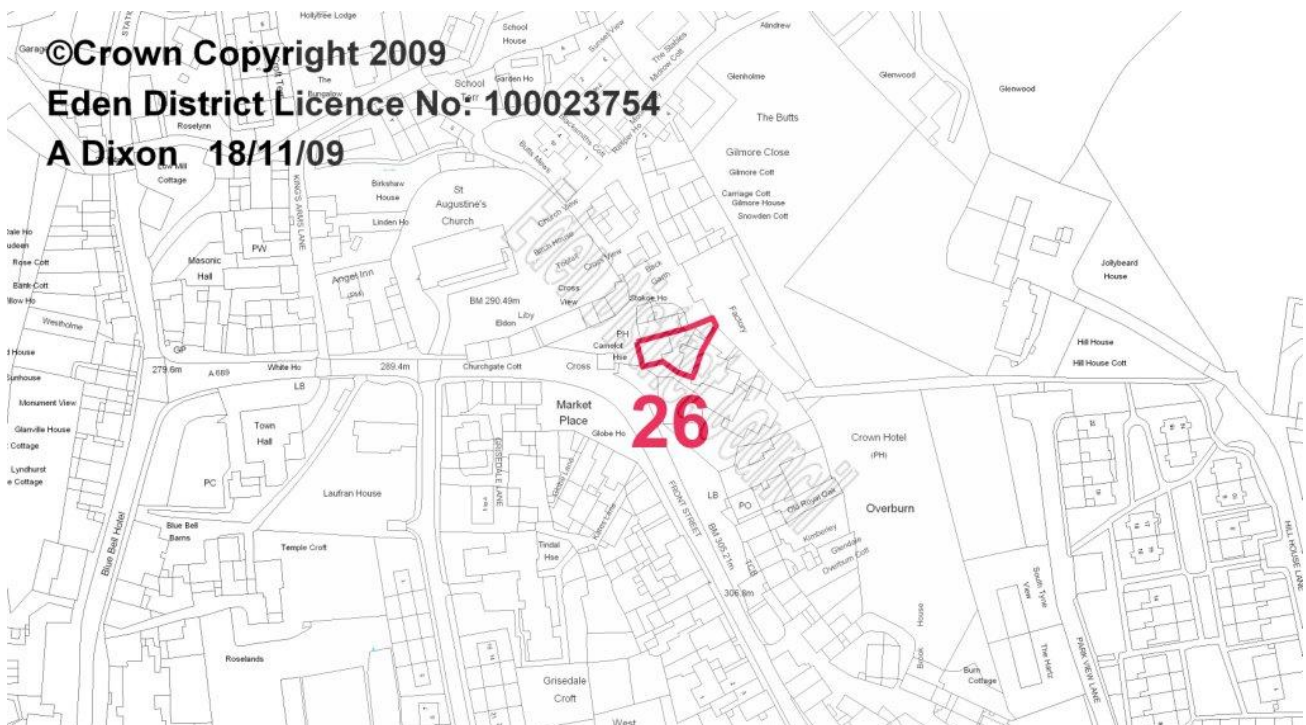
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.03 ha
General Site Description	<p>Site located in the centre of Alston in a historic setting. The surrounding area is developed.</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 001A Lower Layer Super Output Area ▪ Ward: Alston Moor ▪ Sub-Area: Alston <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated 	

Market Attractiveness

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

Environmental Sustainability and Strategic Planning

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



Site Name: Site 27, Alston Scrap Yard

General

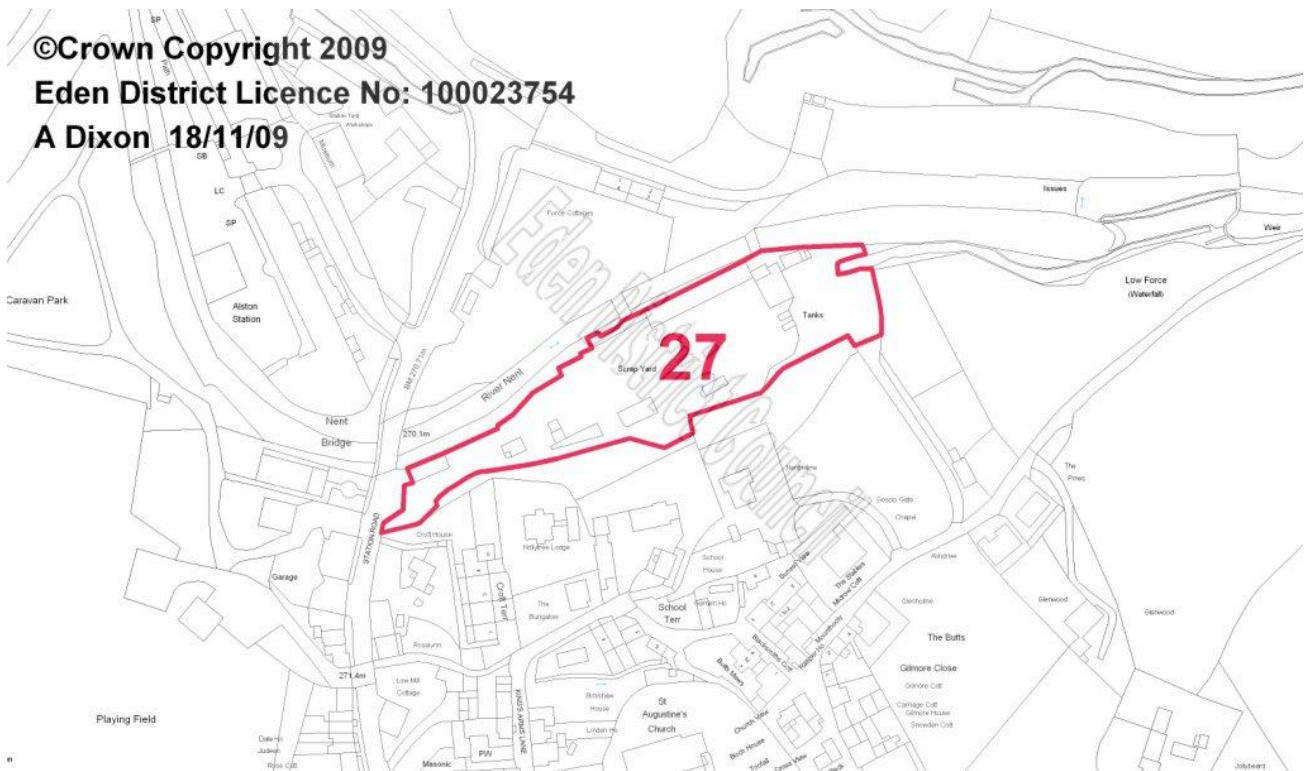
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.68 ha
General Site Description	<p>Elongated site with large mill and spoil/scrap cards. Poor access</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 001A Lower Layer Super Output Area ▪ Ward: Alston Moor ▪ Sub-Area: Alston <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated 	

Market Attractiveness

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

Environmental Sustainability and Strategic Planning

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



Site Name: Site 28, Former Foundry, Alston

General

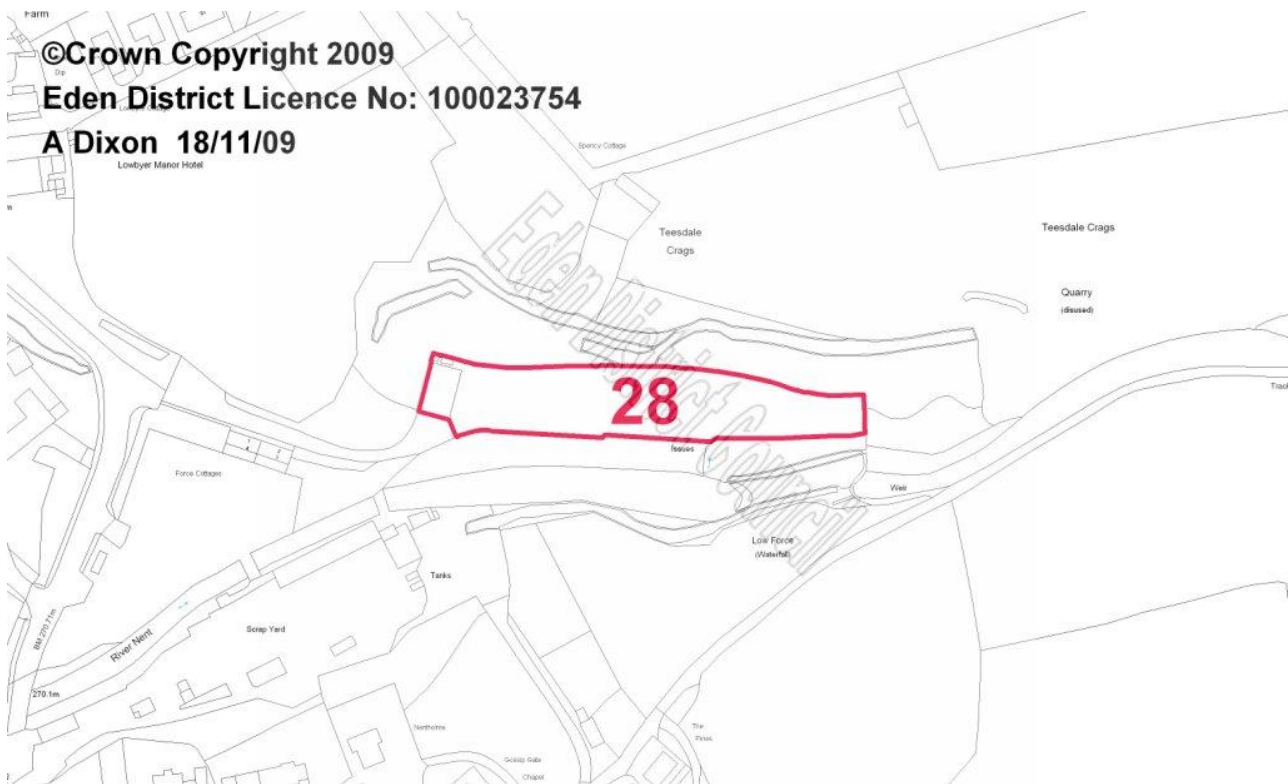
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.41ha
General Site Description	<p>The site has been cleared and is located at the end of a private access road which is accessible from a main road.</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 001A Lower Layer Super Output Area ▪ Ward: Alston Moor ▪ Sub-Area: Alston <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated 	

Market Attractiveness

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

Environmental Sustainability and Strategic Planning

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



Site Name: Site 29, Bonds Foundry, Alston

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.62 ha
General Site Description	<p>The site is occupied by a small foundry which specialises in the manufacturing of high-speculation small steel castings</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 001A Lower Layer Super Output Area ▪ Ward: Alston Moor ▪ Sub-Area: Alston <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated • Adjacent field allocated under Policy EMP3 in the 1996 Local Plan 	

Market Attractiveness

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

Site Name: Site 30, Alston Garage Site Adjacent to Station Road

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.54 ha
General Site Description	<p>The majority of this site is occupied by a large garage on the approach to Alston Town Centre, off the A686 and backing onto the River Nent. A large portion of the site is tarmaced with one large shed and filling station. On the opposite side of the road is a workshop and parking with shared access to the rear of Samuel King's Secondary School.</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 001A Lower Layer Super Output Area ▪ Ward: Alston Moor ▪ Sub-Area: Alston <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated 	

Market Attractiveness

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

Environmental Sustainability and Strategic Planning

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

