

**APPENDIX D**  
**Site Matrices – ALSTON**

Objective	Details	Indicator	Score	Appraisal Tool	Source	AL1: Land at Jollybeard lane, Alston 1.39ha	
<b>SOCIAL</b>							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	+	Alston town hall 648m from site
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Co-op 504m from site
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	PO 470m from site
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	+	Bus stop on Front Street 619m from site	
		+	Bus stop or rail station with regular service <800m from site				
		-	Bus stop or rail station with infrequent service <400m from site				
		--	Bus stop or rail station with infrequent service <800m from site				
	Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	PRoW adjacent to northern edge of site	
		+	Good access to nearby Rights of Way				
		N	No impact or nearby access				
		-	Public rights of way would be diverted as a result of development				
--		Public rights of way would be lost as a result of development					
SP3	To provide everyone	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 of site
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Alston primary school 551m from site
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	King Samuel secondary school 773m from site
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Cybermoor, Front Street
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	N	23%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	28%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays >	+	Alston GP/Hospital 883m from

			+	GP Surgery within 2km of site	Local Information).		site
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	-	79%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	20%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	Alston play area 161m from site
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	Site is unlikely to have any impacts.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	Though well related, site would extend the current form of development.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			

		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Library and bowling green in settlement
			+	Facility within 6km			
			N	Facility within 8km			
			-	Facility within 10km			
			--	No Facilities within 10km			
<b>Social Summary</b>						++	
<b>ENVIRONMENTAL</b>							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Number of key species potentially on site, including black grouse and water vole.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/ Tree Surveys	N	No issues
			+	Would result in net increase in tree cover, hedge etc.			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc.			
			--	Would result in significant loss of tree cover, hedge etc.			
		EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit
+	Site unlikely to have negative landscape considerations						
-	Potential negative issues with landscape character						
--	Highly likely potential for negative effects on landscape character						
Effect on designated landscape	++		Development does not affect designated landscape	GIS layers.	+	Site extends town into countryside but could present opportunity to achieve a high quality urban frontage enhancing the area.	
	-		Development affects setting of designated landscape				
	--		Development directly affects designated landscape				

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

NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of settlement
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	N	Previously developed
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.			
			-	Possible significant contamination on site that could require significant remediation.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	+	Grade 4 land
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Facility 803m from site
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	-	86% Cumbrian Average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
<b>Environmental Summary</b>						<b>+/-</b>	
<b>ECONOMIC</b>							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays )	++	Employment areas to the east of the settlement, within 2km
			+	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			of all sites.
			--	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
			+	Site in ward in second bottom quartile for deprivation			
			N	Site is least deprived 50% of wards			
<b>Economic Summary</b>						<b>++</b>	
<b>Summary:</b> Greenfield on the edge of town. Care will need to be taken in relation to the impact on the Conservation Area to ensure there are no negative impacts but the site offers the opportunity to provide a high quality urban frontage leading into the Conservation Area which could have a positive impact. .							

Objective	Details	Indicator	Score	Appraisal Tool	Source	AL11: Land south of the primary school 1ha	
<b>SOCIAL</b>							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	+	Alston town hall 735m from site
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Co-op 600m from site
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	PO 558m from site
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	Bus stop 183m on B6277	
		+	Bus stop or rail station with regular service <800m from site				
		-	Bus stop or rail station with infrequent service <400m from site				
		--	Bus stop or rail station with infrequent service <800m from site				
	Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	PRoW adjacent to the site to the south along minor road	
		+	Good access to nearby Rights of Way				
		N	No impact or nearby access				
		-	Public rights of way would be diverted as a result of development				
--		Public rights of way would be lost as a result of development					
SP3	To provide everyone	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 site.
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Alston primary school 168m from site
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	King Samuel secondary school 835m from site
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Cybermoor, Front Street
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	N	23%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	28%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays >	+	Alston GP/Hospital 929m from

			+	GP Surgery within 2km of site	Local Information).		site
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	-	79%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	20%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	Alston play area 523m from site
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	Site is unlikely to have any impacts.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	Though well related, site would extend the current form of development.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			

		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Library and bowling green in settlement
			+	Facility within 6km			
			N	Facility within 8km			
			-	Facility within 10km			
			--	No Facilities within 10km			
<b>Social Summary</b>						++	
<b>ENVIRONMENTAL</b>							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Number of key species potentially on site, including black grouse and water vole.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/ Tree Surveys	N	No issues
			+	Would result in net increase in tree cover, hedge etc.			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc.			
			--	Would result in significant loss of tree cover, hedge etc.			
		EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit
+	Site unlikely to have negative landscape considerations						
-	Potential negative issues with landscape character						
--	Highly likely potential for negative effects on landscape character						

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

		and chemical)	+	Unfavourable recovering	Data, planning policy overlay		
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of settlement
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	N	Previously developed
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.			
			-	Possible significant contamination on site that could require significant remediation.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	+	Grade 4 land
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Facility 900m from site
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	-	86% Cumbrian Average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
<b>Environmental Summary</b>						<b>+/-</b>	

ECONOMIC							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays )	++	Employment areas to the east of the settlement, within 2km of all sites.
			+	Employment centre accessed by appropriate public transport within 30 mins.			
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
			+	Site in ward in second bottom quartile for deprivation			
			N	Site is least deprived 50% of wards			
<b>Economic Summary</b>						++	
<b>Summary:</b> Greenfield on the edge of town. Care will need to be taken in relation to the impact on the Conservation Area.							

Objective	Details	Indicator	Score	Appraisal Tool	Source	AL12: Hill Mill 0.12ha	
<b>SOCIAL</b>							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	++	Alston town hall 137m from site
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Co-op 15m from site
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	PO 80m from site
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	Bus stop 257m from site
			+	Bus stop or rail station with regular service <800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
--	Public rights of way would be lost as a result of development						
SP3	To provide everyone	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.
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Alston primary school 714m from site
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	King Samuel secondary school 447m from site
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Cybermoor, Front Street
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	N	23%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	28%
			+	25-29%			
			N	22-24%			
			-	20-22%			
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays >	++	Alston GP/Hospital 684m from

			+	GP Surgery within 2km of site	Local Information).		site
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	-	79%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	20%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	Alston play area 522m from site
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	Site is unlikely to have any impacts.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	++	Brownfield site, which is clearly within the historical form of the town.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			

		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Library and bowling green in settlement
			+	Facility within 6km			
			N	Facility within 8km			
			-	Facility within 10km			
			--	No Facilities within 10km			
<b>Social Summary</b>						<b>++/+</b>	
<b>ENVIRONMENTAL</b>							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Potential roost sites in building, though none recorded.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/ Tree Surveys	N	No issues
			+	Would result in net increase in tree cover, hedge etc.			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc.			
			--	Would result in significant loss of tree cover, hedge etc.			
		EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit
+	Site unlikely to have negative landscape considerations						
-	Potential negative issues with landscape character						
--	Highly likely potential for negative effects on landscape character						
Effect on designated landscape	++		Development does not affect designated landscape	GIS layers.	++	Building already integrated into fabric of townscape.	
	-		Development affects setting of designated landscape				
	--		Development directly affects designated landscape				

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

NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	++	Brownfield site clearly defined within town.
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	N	Previously developed
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.			
			-	Possible significant contamination on site that could require significant remediation.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	+	Grade 4 land
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	++	Facility 502m from site
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	-	86% Cumbrian Average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
<b>Environmental Summary</b>						++	
<b>ECONOMIC</b>							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays )	++	Employment areas to the east of the settlement, within 2km
			+	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			of all sites.
			--	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
			+	Site in ward in second bottom quartile for deprivation			
			N	Site is least deprived 50% of wards			
<b>Economic Summary</b>						<b>++</b>	
<b>Summary:</b> High Mill occupies a central place in Alston Front Street and any development is expected to retain the majority of the buildings and be subject to archaeological work in relation to recording and better understanding the building.							

Objective	Details	Indicator	Score	Appraisal Tool	Source	AL13: Land at Clitheroe, Alston 0.66ha	
<b>SOCIAL</b>							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	-	Alston town hall 839 from site
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	Co-op 1.1m from site
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	PO 1.1m from site
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	+	Bus stop on 922m from site	
		+	Bus stop or rail station with regular service <800m from site				
		-	Bus stop or rail station with infrequent service <400m from site				
		--	Bus stop or rail station with infrequent service <800m from site				
	Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N		
		+	Good access to nearby Rights of Way				
		N	No impact or nearby access				
		-	Public rights of way would be diverted as a result of development				
--		Public rights of way would be lost as a result of development					
SP3	To provide everyone	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 of site
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	Alston primary school 1.2km from site
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	King Samuel secondary school 1.2km from site
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Cybermoor, Front Street
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	N	23%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	28%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays >	+	Alston GP/Hospital 1.2km from

			+	GP Surgery within 2km of site	Local Information).		site
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	-	79%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	20%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	Alston play area 639m from site
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	-	Site is opposite Bonds Foundry and proposed allocated employment site at Skellgillside
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	Though well related, site would extend the current form of development.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			

		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Library and bowling green in settlement
			+	Facility within 6km			
			N	Facility within 8km			
			-	Facility within 10km			
			--	No Facilities within 10km			
<b>Social Summary</b>						++	
<b>ENVIRONMENTAL</b>							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Number of key species potentially on site, including black grouse and water vole.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/ Tree Surveys	N	No issues
			+	Would result in net increase in tree cover, hedge etc.			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc.			
			--	Would result in significant loss of tree cover, hedge etc.			
		EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit
+	Site unlikely to have negative landscape considerations						
-	Potential negative issues with landscape character						
--	Highly likely potential for negative effects on landscape character						
Effect on designated landscape	++		Development does not affect designated landscape	GIS layers.	-	Site extends town into countryside and could affect setting of town into AONB	
	-		Development affects setting of designated landscape				
	--		Development directly affects designated landscape				

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

NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of settlement
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	+	Greenfield site
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.			
			-	Possible significant contamination on site that could require significant remediation.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	+	Grade 4 land
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Facility 1.7km from site
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	-	86% Cumbrian Average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
<b>Environmental Summary</b>						<b>+/-</b>	
<b>ECONOMIC</b>							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays )	++	Employment areas to the east of the settlement, within 2km
			+	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			of all sites.
			--	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
			+	Site in ward in second bottom quartile for deprivation			
			N	Site is least deprived 50% of wards			
<b>Economic Summary</b>						++	
<b>Summary:</b> Greenfield on the edge of town. Care will need to be taken in relation to the impact on the landscape to ensure there are no negative impacts but the site offers the opportunity to provide housing adjacent to employment sites.							

Objective	Details	Indicator	Score	Appraisal Tool	Source	AL16: Land south of the primary school 0.7ha	
<b>SOCIAL</b>							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	+	Alston town hall 675m from site
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Co-op 525m from site
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	PO 495m from site
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	Bus stop 183m on B6277	
		+	Bus stop or rail station with regular service <800m from site				
		-	Bus stop or rail station with infrequent service <400m from site				
		--	Bus stop or rail station with infrequent service <800m from site				
	Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N		
		+	Good access to nearby Rights of Way				
		N	No impact or nearby access				
		-	Public rights of way would be diverted as a result of development				
--		Public rights of way would be lost as a result of development					
SP3	To provide everyone	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 site.
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Alston primary school to northern boundary
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	King Samuel secondary school 795m from site
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Cybermoor, Front Street
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	N	23%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	28%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays >	+	Alston GP/Hospital 929m from

			+	GP Surgery within 2km of site	Local Information).		site
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	-	79%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	20%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	Alston play area 472m from site
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	Site is unlikely to have any impacts.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	Though well related, site would extend the current form of development.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			

		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Library and bowling green in settlement
			+	Facility within 6km			
			N	Facility within 8km			
			-	Facility within 10km			
			--	No Facilities within 10km			
<b>Social Summary</b>						++	
<b>ENVIRONMENTAL</b>							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Number of key species potentially on site, including black grouse and water vole.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/ Tree Surveys	N	No issues
			+	Would result in net increase in tree cover, hedge etc.			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc.			
			--	Would result in significant loss of tree cover, hedge etc.			
		EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit
+	Site unlikely to have negative landscape considerations						
-	Potential negative issues with landscape character						
--	Highly likely potential for negative effects on landscape character						

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

		and chemical)	+	Unfavourable recovering	Data, planning policy overlay		
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of settlement
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	N	Previously developed
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.			
			-	Possible significant contamination on site that could require significant remediation.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	+	Grade 4 land
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Facility 900m from site
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	-	86% Cumbrian Average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
<b>Environmental Summary</b>						<b>+/-</b>	

ECONOMIC							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays )	++	Employment areas to the east of the settlement, within 2km of all sites.
			+	Employment centre accessed by appropriate public transport within 30 mins.			
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
			+	Site in ward in second bottom quartile for deprivation			
			N	Site is least deprived 50% of wards			
<b>Economic Summary</b>						++	
<b>Summary:</b> 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.							

Skellsgillside Workshops, Alston										
Objective	Details	Indicator	Score	Appraisal Tool	Source	Skellsgillside Workshops, Alston				
<b>SOCIAL</b>										
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network	++	Motorway within 1km	GIS: (Generic Overlays> Eden LDF)	--	The site and its access are directly onto the A689, which is about 140m from the centre of the site. However for wider 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.			
			+	A road within 1km and motorway within 5km						
			-	A road >3km and motorway within 10km						
		--	Motorway >10km							
		Access to public transport	++	Bus stop or rail station with regular service <400m from site				GIS: Bus Layers (Generic Overlays > Local Information)	N	From the centre of the site, the closet bus stop is about 750m although bus services to Alston are limited. Whilst the site could be accessed by customers and employees using public transport, this is unlikely.
			+	Bus stop or rail station with regular service <800m from site						
			N	Within 2 km of bus or rail service						
			--	Bus or rail <2km from site						

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

			N	25-30%			
			-	>30%			
		% population with NVQ4 and above	++	>30% +	Census data	+	28%
			+	25-29%			
			N	22-24%			
			-	20-22%			
			--	<20%			
SP5	To improve the health and sense of well-being of people	%population in good or very good health	+	>82% population in good or very good health	Census data	N	80%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	Census data	-	20%
			-	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			

From the centre of the site it is about 450m to an area of accessible green space. The impact of this is generally positive, as access to such space makes the development more desirable, as people would like to have access to such spaces close to where they work, but also as such spaces help to provide an attractive development and help to meet health and well-being objectives. 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.
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	The adjoining site currently is used as small scale offices/workshop, it is on the edge of the settlement fronting the main road where it adjoins a row of residential properties. As long as a similar use is allocated on this site there will be little/no impact on the quality of life for residents
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	The site is a greenfield site on the edge of the settlement.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
<b>Social Summary</b>						<b>+/N</b>	
<b>ENVIRONMENTAL</b>							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Data suggests that the site has potential for Water Vole, therefore any development should provide an ecological survey to check for the presence of protected species and ensure that
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			

			--	Significant adverse effect on nationally or internationally designated habitat			such species are not harmed or their habitat destroyed.
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	site visit/ Tree Surveys	N	No Issues
			+	would result in net increase in tree cover, hedge etc			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc			
			--	Would result in significant loss of tree cover, hedge etc			
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/ <b>Cumbria Landscape Toolkit</b>		The site is within the AONB. The landscape character in this area is described as the Dales, characterised by wide V shaped upland valleys, 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
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			

							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.
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	--	The site is within the AONB, therefore inappropriate 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.
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ <b>Heritage Assessments</b>	N	The site does not directly impact on any historic environment features. The site would not be visible from the conservation area (which is 480m from the centre of the site) or any of the listed buildings (the closest is 640 m from 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.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
		--	Likely that development will lead to significant negative effects on interest feature(s).				
		Impact on local character, sense of place	++	Potential to enhance the local character contributing to enhancements		N	The proposed site is

		etc	+	Potential for sympathetic development			adjacent to an existing small employment development. Any future development should be of a similar size and scale to 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.
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
		% of identified site which is at risk of flooding	++	0%		++	The site is not susceptible to flooding
			+	Site margins			
			-	Up to 50%			
			--	50%			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	Eden DC undertakes monitoring of Nitrogen Dioxide in Alston. The annual average for 2010 (the latest data available) suggests that Annual mean Nitrogen Dioxide 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
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			

							effects on air quality
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	-	The site could deliver Renewable energy, but due the Landscape Character Area assessment of wind turbines in this area, it states "large scale wind energy schemes will be strongly resisted in 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.
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW	++	There are no known capacity issues for potable or industrial water
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			

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

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

			+	Employment centre accessed by appropriate public transport within 30 mins			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 boost economic activity in the area.
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			
			-	Employment centre >10km of site not accessible by public transport			
		Regeneration benefits	++	Site in bottom quartile for deprivation		++	Alston Moor is the third most deprived ward in Eden and is within the 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.
			+	Site in second from bottom quartile ward for deprivation			
			N	Site in ward in least deprived 50% of wards			
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% of all new businesses in emerging technologies		+	New technologies may be appropriate on this site providing they require a small scale unit and do not release emissions to air or water. No such uses are currently accommodated on the site
			+	5% of all new businesses in emerging technology			
			N	0% new businesses in emerging technology			
			--	Net loss of businesses in emerging technology			

							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.
	increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT		N		There is potential to develop units into office space for these uses or provide other service sector functions however 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.
		+	10% new jobs in finance, business, IT				
		-	<10% new jobs in finance, business, IT				
		--	Net reduction in jobs in finance, business, IT				
	increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health		N		There is potential to develop units into office space for these uses or provide other service sector functions however 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				
		-	<23% new jobs in public admin, education and health				
		--	net loss of businesses in public admin, education and health				
<b>Economic Summary</b>							<b>++/N</b>
<b>Summary:</b> A greenfield extension to an existing site, Alston does not perform well in logistic terms due to its isolated nature but it is important that it retains its ability to grow the employment base in order to retain the vitality and viability of the town.							