

Alston

This area profile for Alston sets out some information about the town and shows in more detail the site allocations considered. Maps for each are provided. Details of how sites were selected for Alston are available in a separate Housing Sites Technical paper.

About Alston

Alston lies within the North Pennines Area of Outstanding Natural Beauty and is the highest market settlement in England, at about 1000 feet above sea level. It is also remote, about 20 miles from the nearest town and is surrounded by extensive areas of moorland. It has a steep cobbled main street with a distinctive market cross, and many stone buildings dating from the 17th Century. The town is accessed via the A686, which runs from Penrith, through Alston and down onto the A69 about 5 miles before Hexham.

Alston lies within the Parish and ward of Alston Moor.

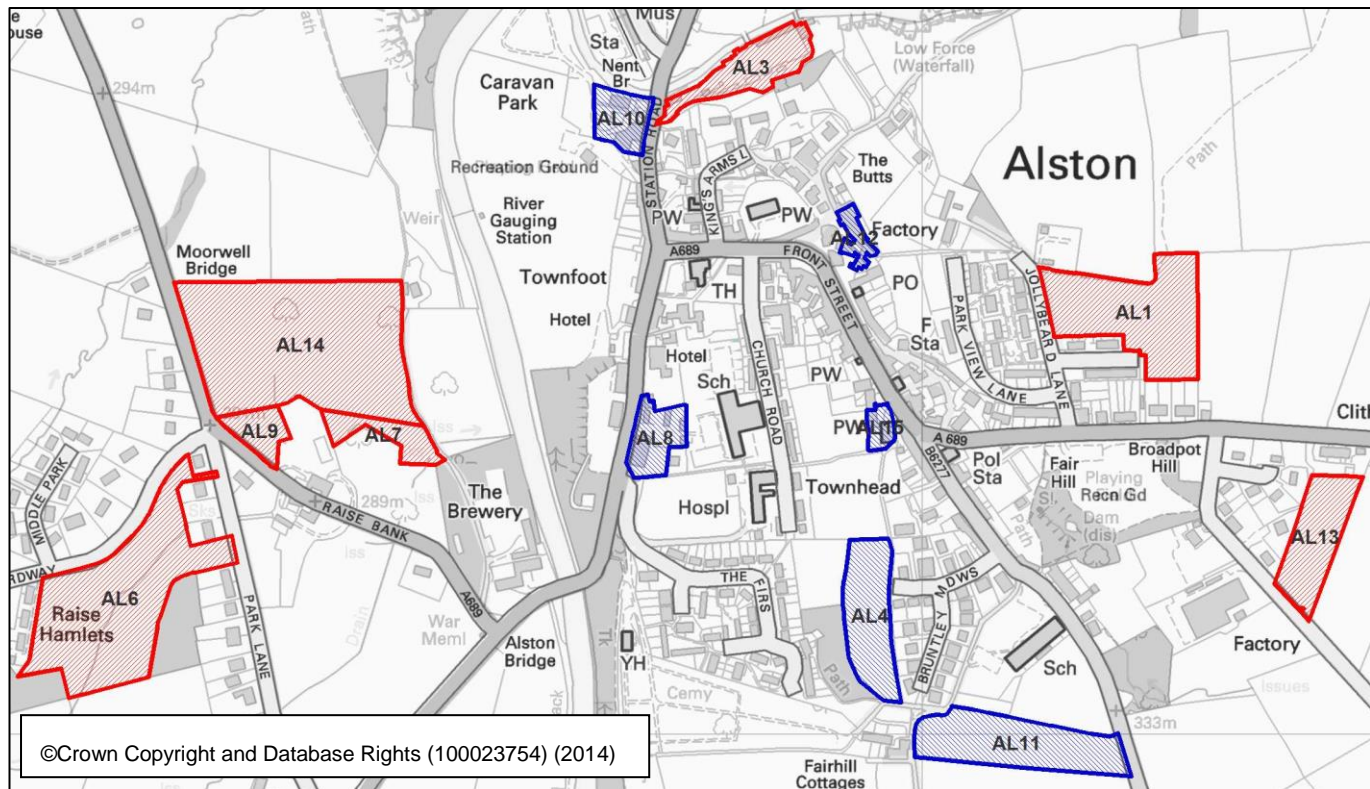
Key Facts - Alston Moor Parish

Population at 2011	2,088
% Population change 2001-11	-3.3%
Number of dwellings	1,139
Number of long term empty dwellings 2014	39
Second & holiday homes 2014	87
% Second & holiday homes 2014	7%
Median household income 2012 (ward)	£21, 372
Median house price (ward)	£163,955
Median house price to household income ratio (ward)	7.7
Lower quartile house price to household income (ward)	11.1
Affordable housing need	14
Households with no cars or vans	166

(Sources: Office of National Statistics, Census 2011, Council Tax Data, CACI, Alston Housing Needs Survey 2008. Housing needs data takes into account re-lets of existing social housing.)

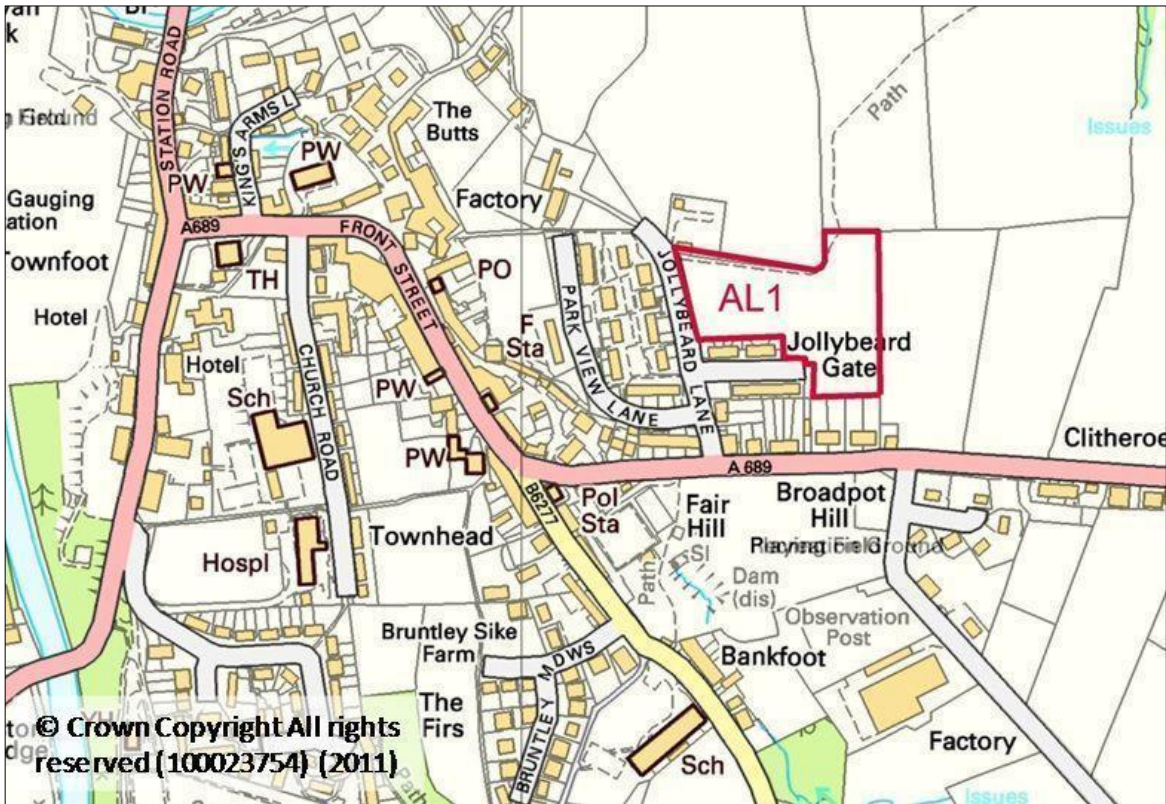
Map showing sites in Alston

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



Site Assessments

AL1 - Jollybeard Gate, Alston



AL1 - Jollybeard Lane, Alston

Is this site proposed for allocation?	No
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Size	1.32 hectares
Potential Number of Houses	40
Brownfield?	No
Description	<p>This is a green field site which is slightly sloping with limited topographical constraints. There are two potential access points to serve the site from the adjacent residential estates.</p> <p>The surrounding uses are residential and agricultural fields with an electric substation to the north. The site is located at the edge of the settlement of Alston and 80m from the Conservation Area, and its development would respect the character of the immediate area.</p>
Is the site suitable?	The site is identified as suitable in the SHLAA.
Is the site available?	The site appears to be utilised for grazing and therefore any agricultural tenancies would need to be terminated to allow the site to become available.
Is the site achievable?	Yes
When will the site be developed?	The site is not proposed for allocation
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Located on the edge of the settlement and development would respect character. • Not within flood zones 2 or 3. • No Schedule Ancient Monuments within 250m of site, and no impact on the settings of nearest listed buildings. • Despite being exposed and adjacent to existing open countryside, views towards this area are already compromised by the existing housing of Jollybeard Lane and the electricity substation. <p>Issues to consider</p> <ul style="list-style-type: none"> • Site within 250m of conservation area. • Alternative vehicular access to be created. Jollybeard Lane at its junction with A689 is of insufficient width to serve any significant number of additional dwellings. • Site is not within the Flood Zones but due to the size of the site we would expect the submission of a Flood Risk Assessment to address the drainage. Clitheroe Road and the A689 Road experiences flash flooding from the highway drainage and surface water run off from the adjacent land and the old Mill Race maintenance is an on-going issue. • The site is within the North Pennines AONB.

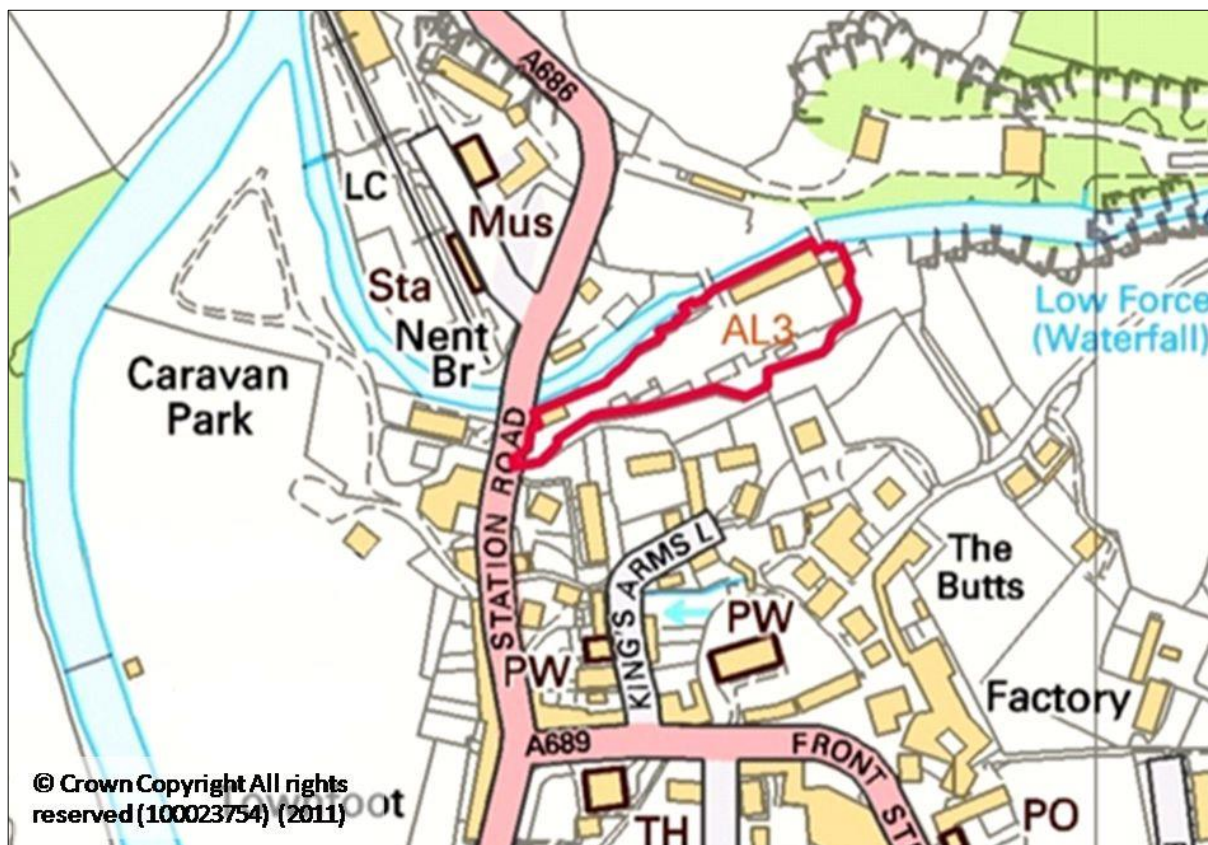
Public consultation response	There is an objection on highways grounds because of there being insufficient site frontage to form and access.
Source/Reason it is proposed	The site was identified in the Eden Local Plan 1996 and has not yet been developed. It was also identified in the Urban Capacity Study and in the National Land Use Database. The SHLAA described it as a "suitable residential site well related to existing settlement". The site was previously included in the Housing 'Issues and options' consultation in 2007 and the 2013 'Housing: Preferred Sites and Policies' document.

The site has a score of 78% with the higher the score the more preferable the site subject to overcoming issues raised.

AL2 - Former Gas Site Works, Alston

Site AL2 - Former Gas Site Works was included in previous round of consultation but has been removed as it is now under construction (case reference 04/0610)

AL3 - The Scrap Yard, Alston



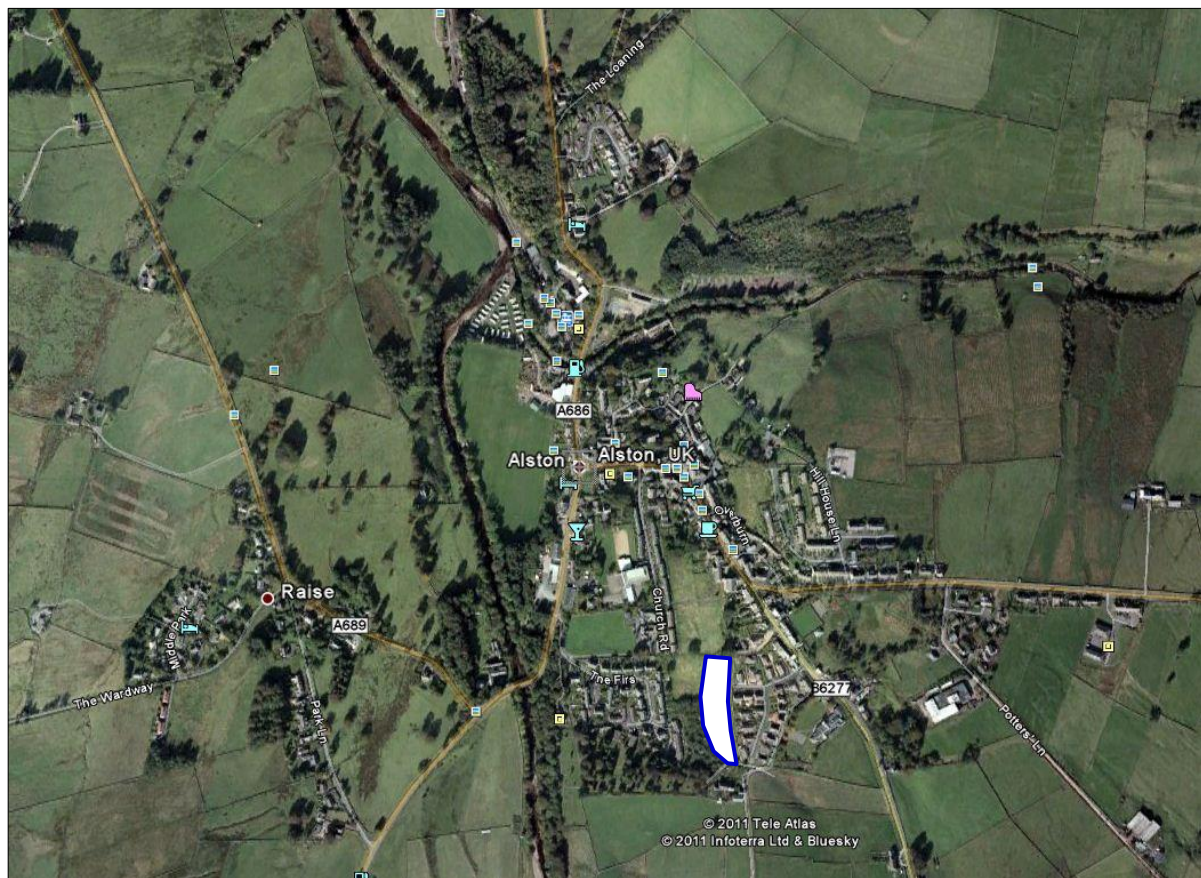
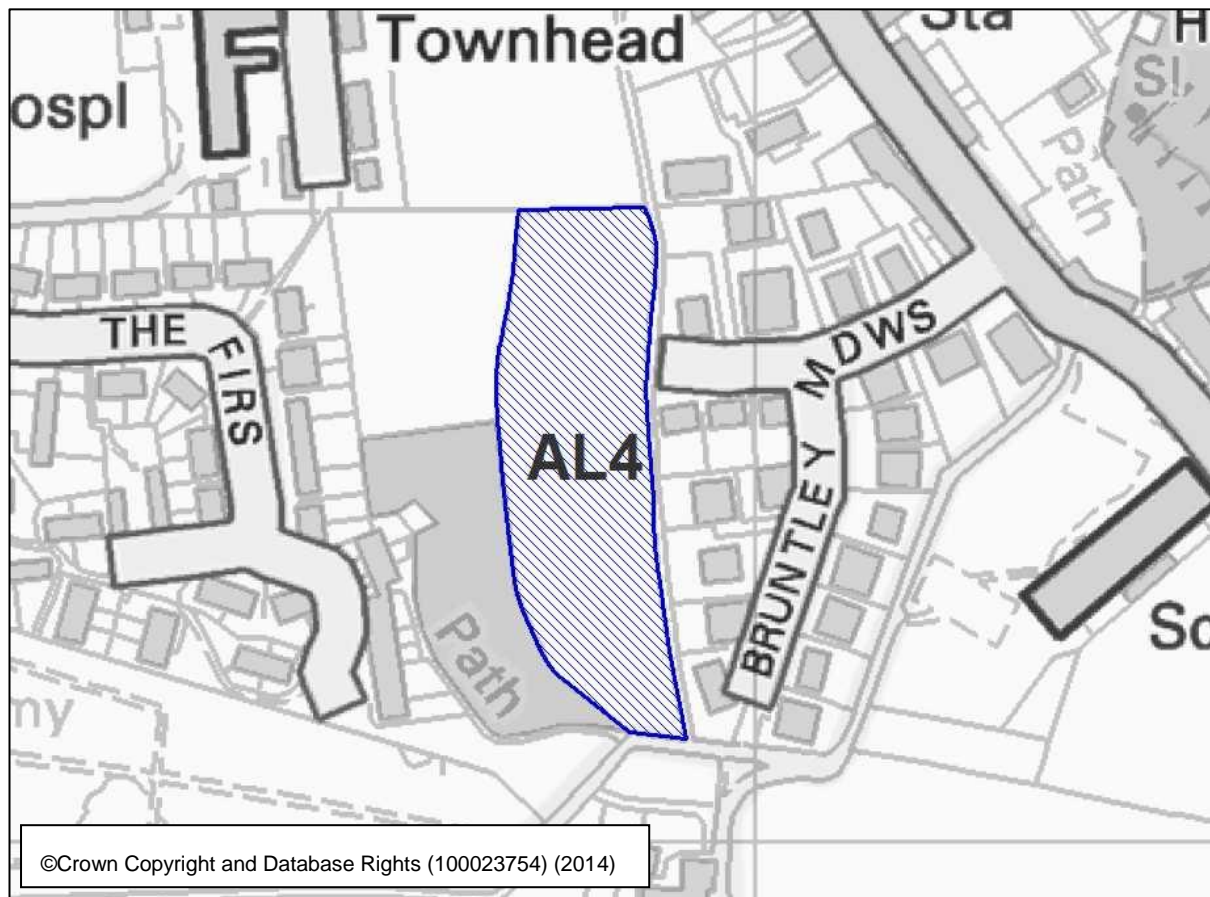


AL3 - The Scrap Yard, Alston	
Is this site proposed for allocation?	No
Size	0.55 hectares
Potential Number of Houses	17
Brownfield?	Yes
Description	The site is a currently a licensed and operational metal recycling site. The Waste Management Licence will remain in force until the site is successfully surrendered and the Environment Agency accepts the surrender. It is a split level site with topographical constraints to be considered. The site is located within Alston, and its development would respect the current form of the settlement.
Is the site suitable?	The site was considered suitable in the SHLAA.
Is the site available?	The site is currently in use as a scrap yard and therefore this use would need to be either relocated or cease to allow the site to become available.
Is the site achievable?	Yes – although this is dependent on the land owner wishing to bring the site forward for development.

When will the site be developed?	The site is not proposed for allocation
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Brownfield site. • Located within settlement and development would respect current form. • No impact on settings of nearest listed buildings. <p>Issues to consider</p> <ul style="list-style-type: none"> • Potential contamination on site due to existing use- a contamination study would be required. • Varied industrial use: both currently as a scrap yard and previously as a foundry and textile manufacturer. It is also in a sensitive location being on the banks of the river Tyne. This site would require a Phase 1 and 2 assessments prior to any planning decision being taken. • Split level site- potential impact on development capacity. • Adjacent to a conservation area. • Within 8m of a river. • The northern edge of the site abuts an area designated as Flood Zone 3b and a small part of the northern side is within Flood Zones 2 and 3. New development would be expected to avoid these areas. • Potential for road noise disturbance. • Site within 250m of a schedule ancient monument. • Site within the North Pennines AONB. • Access would need to ensure adequate visibility.
Public consultation response	An observation that the site is more suited to non-residential uses was received.
Source/Reason it is proposed	The site was identified in the Urban Capacity Study and National Land Use Database. It was identified within the SHLAA which found it "suitable as complies with PPS3 developing on a Brownfield site and will also benefit the local area." The site was previously included in the 'Housing - Issues and Options' document in 2007 and the 2013 'Housing: Preferred Sites and Policies' document.

The site has a score of 70% with the higher the score the more preferable the site subject to overcoming issues raised.

AL4 - Bruntley Meadows, Alston



AL4 - Bruntley Meadows, Alston

AL4 - Bruntley Meadows, Alston	
Is this site proposed for allocation?	Yes
Size	0.72 hectares
Potential Number of Houses	22
Brownfield?	No
Description	<p>This is a greenfield site. The site is sloping, and so has topographical constraints to address during development. There is an existing access which serves the field and there is potential to utilise the turning head from the existing adjacent residential estate for the development.</p> <p>A right of way runs along the edge of the site outside of the boundary. There are a number of trees on the site and the neighbouring uses are residential. The site is located within the settlement of Alston and its development would respect the current form of the settlement within this area.</p>
Is the site suitable?	The site was identified as suitable in the SHLAA.
Is the site available?	The site appears to be utilised for grazing and therefore any agricultural tenancies would need to be terminated to allow for it to become available.
Is the site achievable?	The site was identified as achievable in the SHLAA.
When will the site be developed?	2020-2025
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Undeveloped allocated Local Plan site. • Located within settlement, and development would respect current form. • Site not within flood zones 2 or 3. • No Schedule Ancient Monuments within 250m of the site. • No impact on settings of nearest listed buildings. • Site appears a logical extension of Bruntley Meadows, with obvious access and a strong sense of enclosure. <p>Issues to consider</p> <ul style="list-style-type: none"> • Sloping site- topographical constraints to development. • Greenfield site. • Site within 250m of a conservation area. • Right of way passes the edge of site. • Potential archeological issues on site which require investigation. • Bruntley Meadows is suitable to serve extended

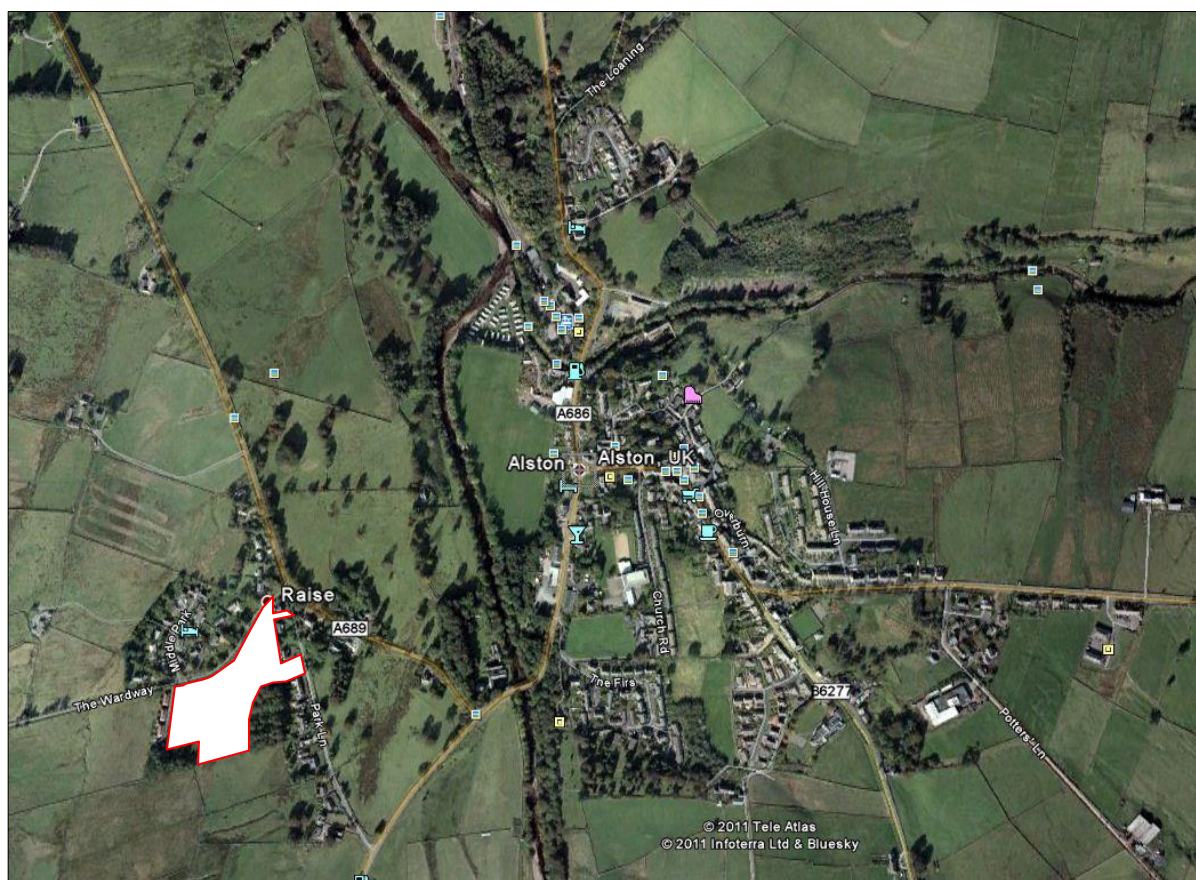
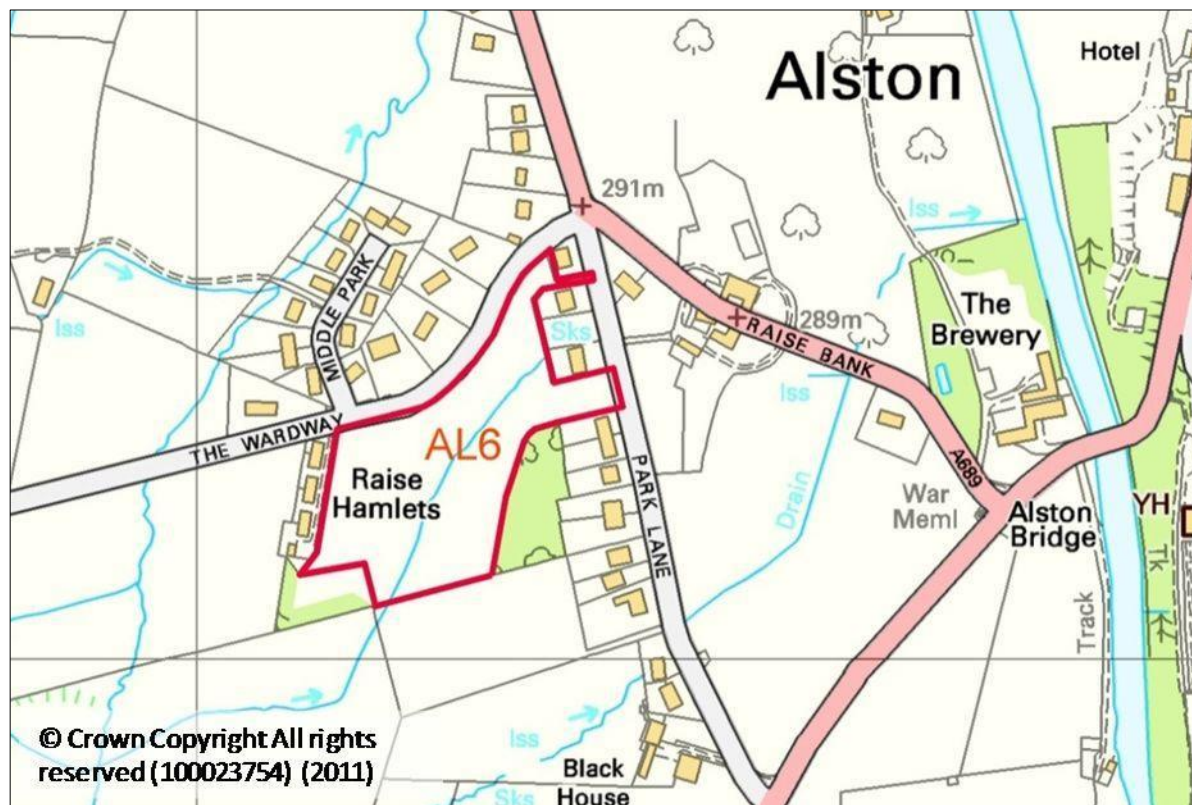
AL4 - Bruntley Meadows, Alston	
	development. However, development would increase the number of turning movements at the junction with the B6277 at a location where pedestrian/vehicle conflict has already been identified in the draft Alston Community Travel Plan. It would be expected that a developer would be required to mitigate the adverse impact of the development by improving pedestrian crossing facilities on B6277.
Public consultation response	One comment was received indicating that the site may be affected by archaeological remains and this requires further investigation.
Source/Reason it is proposed	The site was identified for housing in the Eden Local Plan 1996 and has not yet been developed. The SHLAA found the site "suitable provided that vehicular and pedestrian links to Alston are improved". The site was also included in the 'Housing Issues and Options' consultation in 2007 and the 2013 'Housing: preferred Sites and Policies' document.

The site has a score of 78% with the higher the score the more preferable the site subject to overcoming issues raised.

AL5 - Raise Bank, Alston

Site AL5 - Raise Bank was included in previous round of consultation but has since received permission for twelve residential units (Case reference 09/1090).

AL6 - The Wardway, Alston



AL6 - The Wardway, Alston

Is this site proposed for allocation?

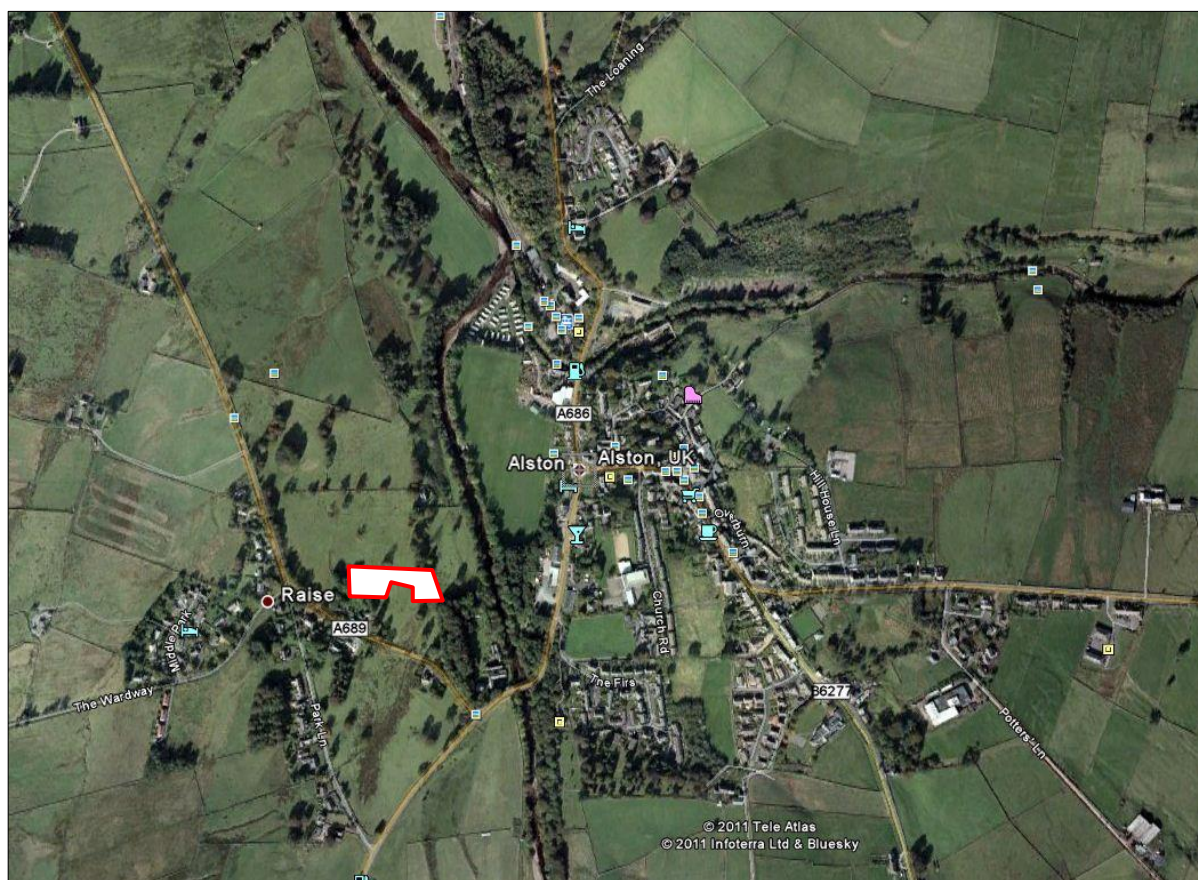
No

AL6 - The Wardway, Alston	
Size	2.14 hectares
Potential Number of Houses	64
Brownfield?	No
Description	<p>This is a greenfield site. The site is sloping and undulating with topographical constraints. There are has two potential access points however the first is narrow and has visibility issues, the second has a newly constructed house on the access point.</p> <p>There are a number of trees on the site which appear to be of limited significance although there is a large group at the front of the site. The site is surrounded by both agricultural fields and residential dwellings. It is located outside the main settlement of Alston, and development would extend the settlement.</p>
Is the site suitable?	The site has been identified as suitable in the SHLAA.
Is the site available?	The site appears to be utilised for grazing and therefore any agricultural tenancies would need to be terminated to allow the site to become available.
Is the site achievable?	Yes.
When will the site be developed?	The site is not currently proposed for development.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Undeveloped allocated Local Plan site. • Site not within flood zones 2 or 3. • Not within 250m of a Conservation area or any Schedule Ancient Monuments. • No impact on settings of nearest listed buildings. • Development of the site would help link the two areas of housing (Raise Hamlet and Middle Park) with Park Lane, and give a critical mass to the area, making it appear more coherent in layout. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Although not within any Flood Zones, due to size of the site and the body of water running through it, we would expect a Flood Risk Assessment to assess the drainage. Furthermore, any applicant will require the prior written consent of the Environment Agency for works such as mill, damming, culverting or diversion of the on-site watercourse. • Site is the most distant from Alston town centre and feels distinct from it, with few visual clues that the town is nearby, and the River South Tyne also providing a

AL6 - The Wardway, Alston	
	<p>very obvious barrier.</p> <ul style="list-style-type: none"> • Access issues. Park Lane / Raise Bank present a number of problems in highway terms including lack of adequate footways, restricted carriageway width and junction problems. These sites would need more detailed assessment in order to determine the impact on Raise Bank and Park Lane. Junction to The Wardway acceptable, though carriageway widening and footway improvements may be required. • Small watercourse on site (Raise Sykes). This should not be culverted but retained with a green corridor. Any bridging or culverting of this stream to permit road access will require suitable mitigation in the creation of alternative wetland habitat. The Environment Agency would also wish to see this watercourse retained as a natural feature (with the provision of a buffer strip) in the event that the site is developed for housing in the future. The Environment Agency would also wish to prevent the watercourse becoming 'formalised' if it passes through individual garden areas. • Tree Preservation Orders on site. • Within the North Pennines AONB designation.
Public consultation response	Support as an obtrusive site.
Source/Reason it is proposed	<p>The site was allocated for housing in the Eden Local Plan 1996 and has not yet been developed. The SHLAA found the site "suitable in the long term due to the required level of upgrades to access and infrastructure on the site. Possibility for development of more affluent housing stock." The site was included in the 'Housing Issues and Options' consultation in 2007.</p>

The site has a score of 69% with the higher the score the more preferable the site subject to overcoming issues raised.

AL7 - Raise Bank North, Alston



AL7 - Raise Bank North, Alston

Is this site proposed for allocation?

No

AL7 - Raise Bank North, Alston	
Size	0.29 hectares
Potential Number of Houses	9
Brownfield?	No
Description	<p>This is a greenfield site which has topographical constraints. There is currently no access from the road; such would need to cross AL5. There is also a water course running through the site, a number of trees on it and a public Right of Way running along the edge.</p> <p>The site is located outside of the settlement of Alston and is surrounded by agricultural fields. Unless site AL5 is developed, development of this site would be within the open countryside.</p>
Is the site suitable?	Dependent on the development of AL5, which now has permission.
Is the site available?	The landowner has confirmed that the site is available.
Is the site achievable?	Yes
When will the site be developed?	The site is not proposed for allocation
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Site not within flood zones 2 or 3. • No Scheduled Ancient Monuments within 250m of site and no impact on settings of nearest listed buildings. • Development of part of the site would add mass to, and be a logical extension of, pockets of recent development west of the South Tyne. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Outside the settlement; development would extend the settlement/ be in open countryside. • Water course on site. • Access issues. • Within North Pennines AONB designation. • Within 250m of a conservation area. • Right of way passes along the edge of the site. • There are a large number of trees on site.
Public consultation response	Not supported as it was offered that the site would encroach on views and the open countryside and is not well related to the town.

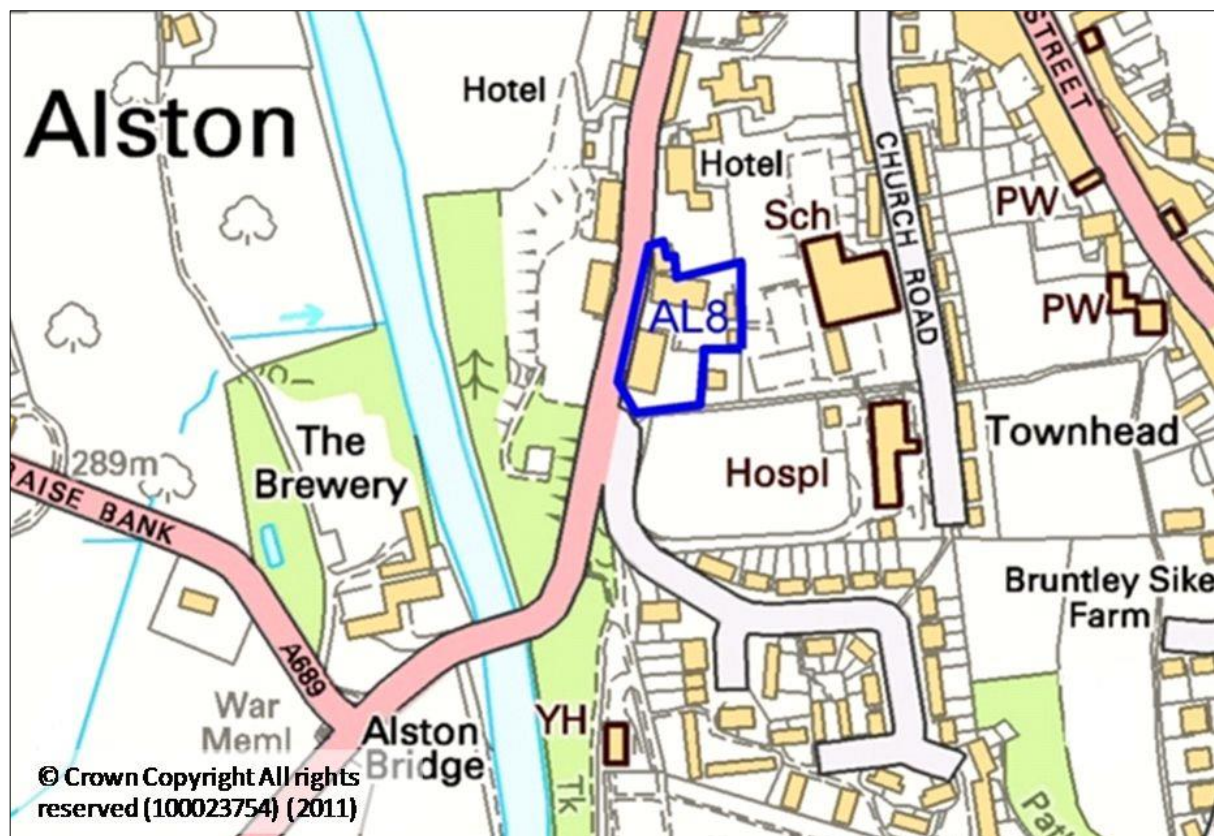
AL7 - Raise Bank North, Alston

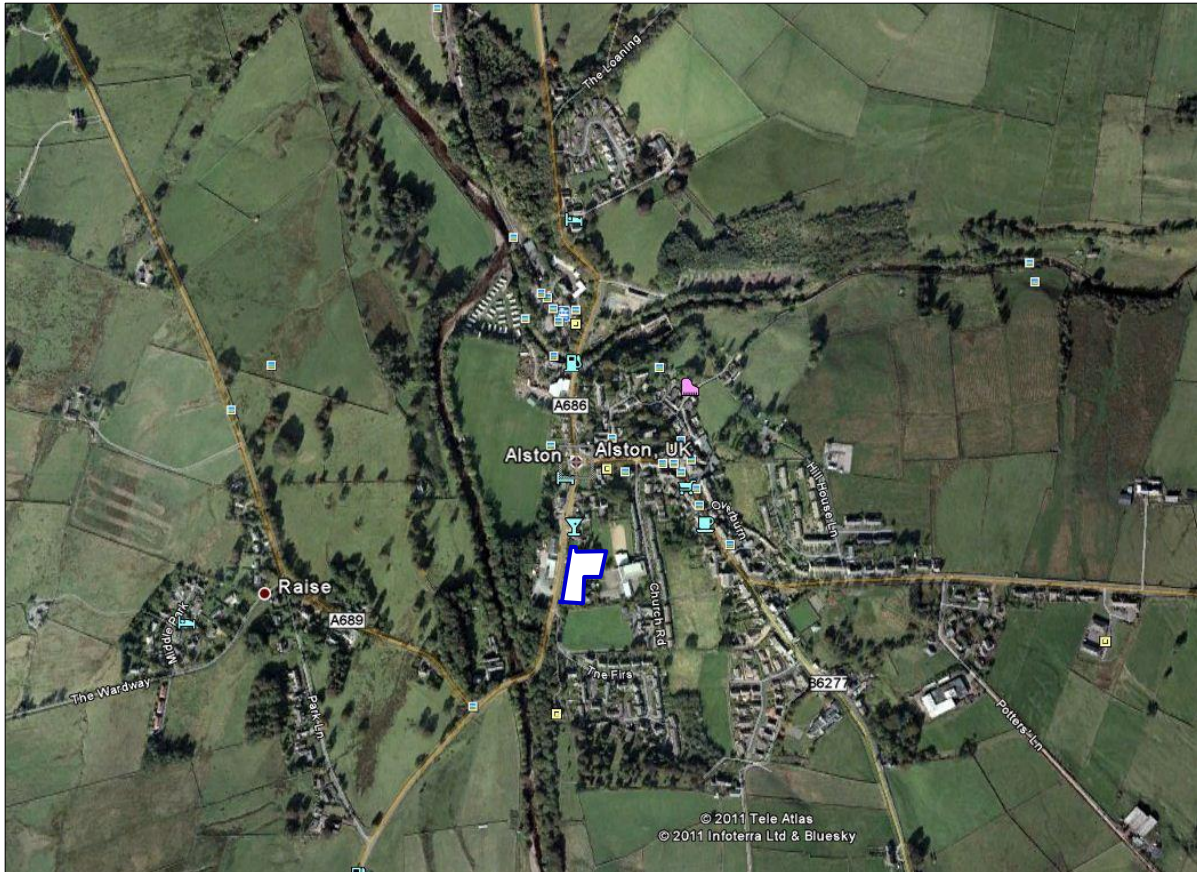
Source/Reason it is proposed

The site was identified within the SHLAA, where it was discounted due to its size. The site was identified in the 2008 Housing 'Alternative Options' consultation and the 2013 'Housing: Preferred Sites and Policies' document.

The site has a score of 64% with the higher the score the more preferable the site subject to overcoming issues raised.

AL8 - Tyne Café and garage buildings, Alston





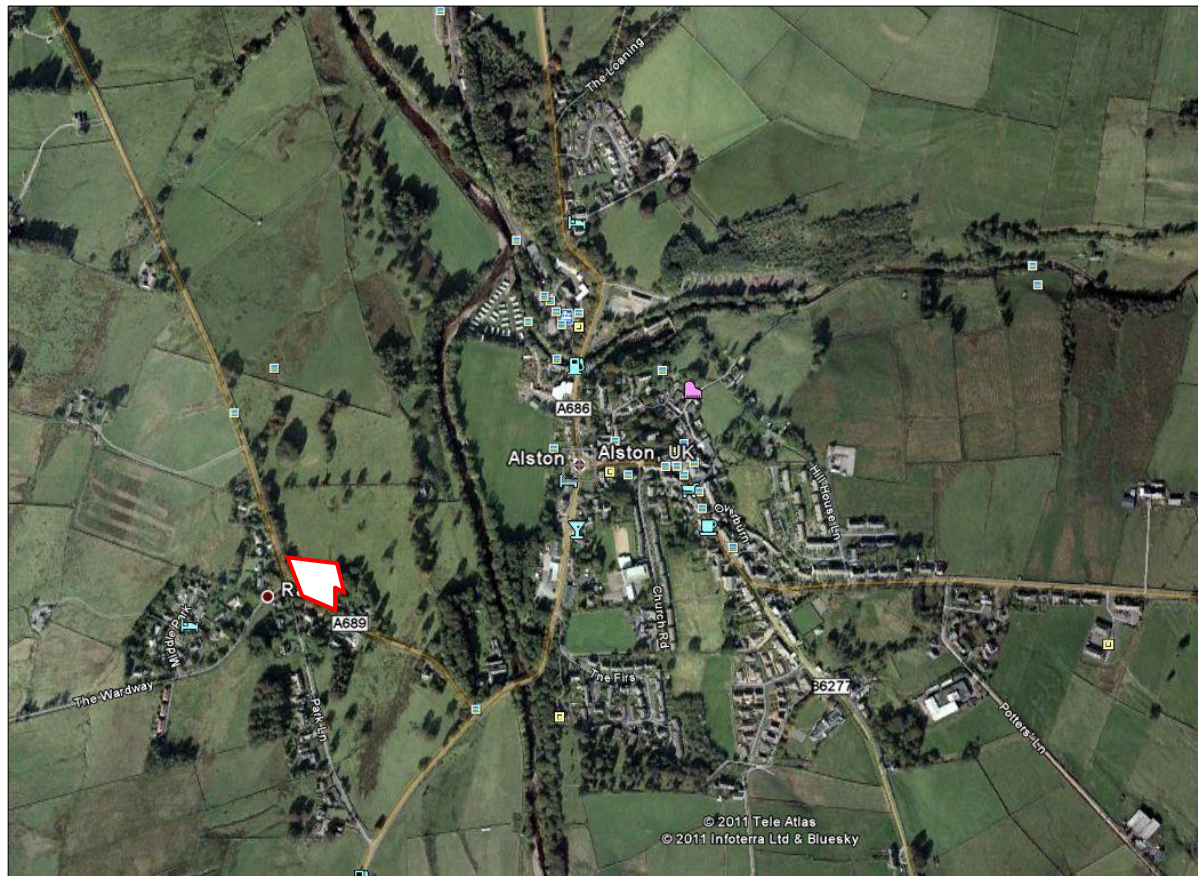
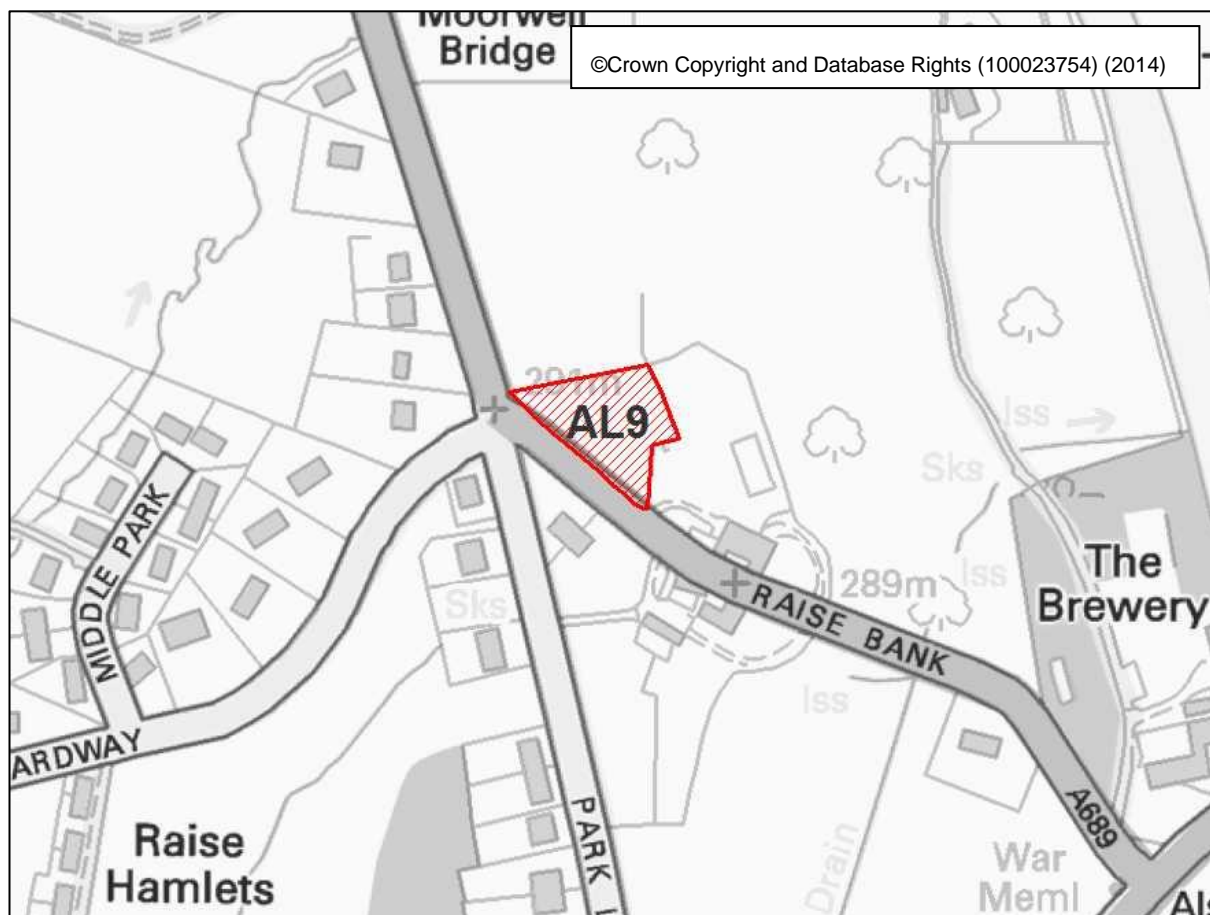
AL8 - Tyne Café and garage buildings, Alston

Is this site proposed for allocation?	Yes
Size	0.35 hectares
Potential Number of Houses	18
Brownfield?	Yes
Description	<p>This is a brownfield site which is currently in use as a garage. The site slopes towards the road but has limited topographical constraints to development. There are a number of industrial buildings on site but, due to the scale, state of repair and materials of construction; the buildings are not suitable for conversion or reuse for residential uses. An existing access serves the commercial use.</p> <p>There is a Public Right of Way at the edge of the site and there appears to be rights of access across the site for the school, garages and dwelling. The site is located within the settlement of Alston and neighbouring uses are residential and the school. Its development would respect the current form of the settlement within this area.</p>
Is the site suitable?	Yes.

AL8 - Tyne Café and garage buildings, Alston	
Is the site available?	The site appears to be in use as a garage and therefore this use would have to cease to allow the site to be available.
Is the site achievable?	Yes.
When will the site be developed?	2020-2025
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Brownfield site. • Located within the settlement of Alston. • Not within flood zones 2 or 3. • Served by current acceptable access. • No Schedule Ancient Monuments within 250m of the site and no impact on the settings of nearest listed buildings. <p>Issues to consider</p> <ul style="list-style-type: none"> • Potential contamination issues due to existing use- a contamination study would be required prior to development. • Part of the site is within a conservation area. • Right of way passes along edge of the site. • Sloping site- limited impact on development capacity. • Potential for road noise disturbance. • Site within North Pennines AONB designation.
Public consultation response	No comments were received.
Source/Reason it is proposed	The site was identified within the SHLAA and discounted due to size. The site was included in the 'Housing - Alternative sites' consultation in 2007 and the 2013 'Housing: Preferred Sites and Policies' document.

The site has a score of 76% with the higher the score the more preferable the site subject to overcoming issues raised.

AL9 - Raise Bank West, Alston

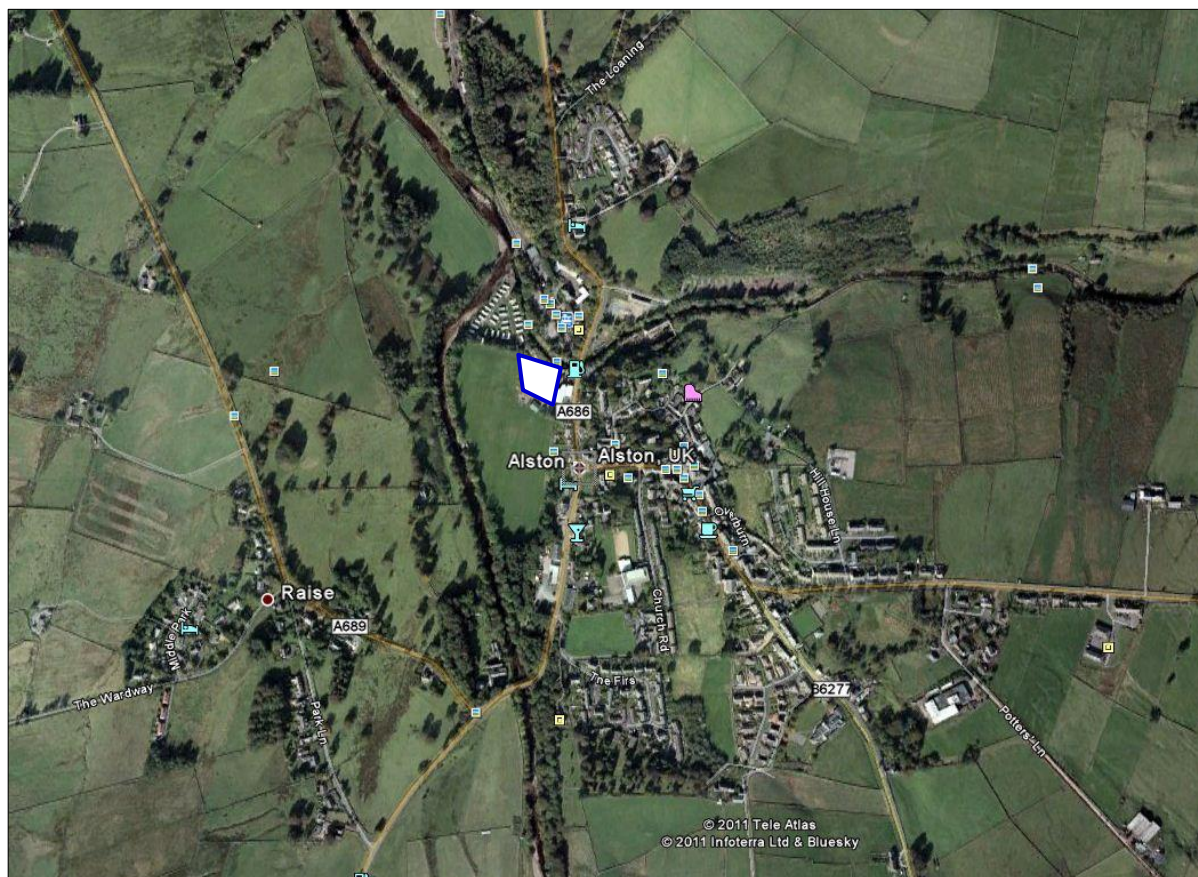
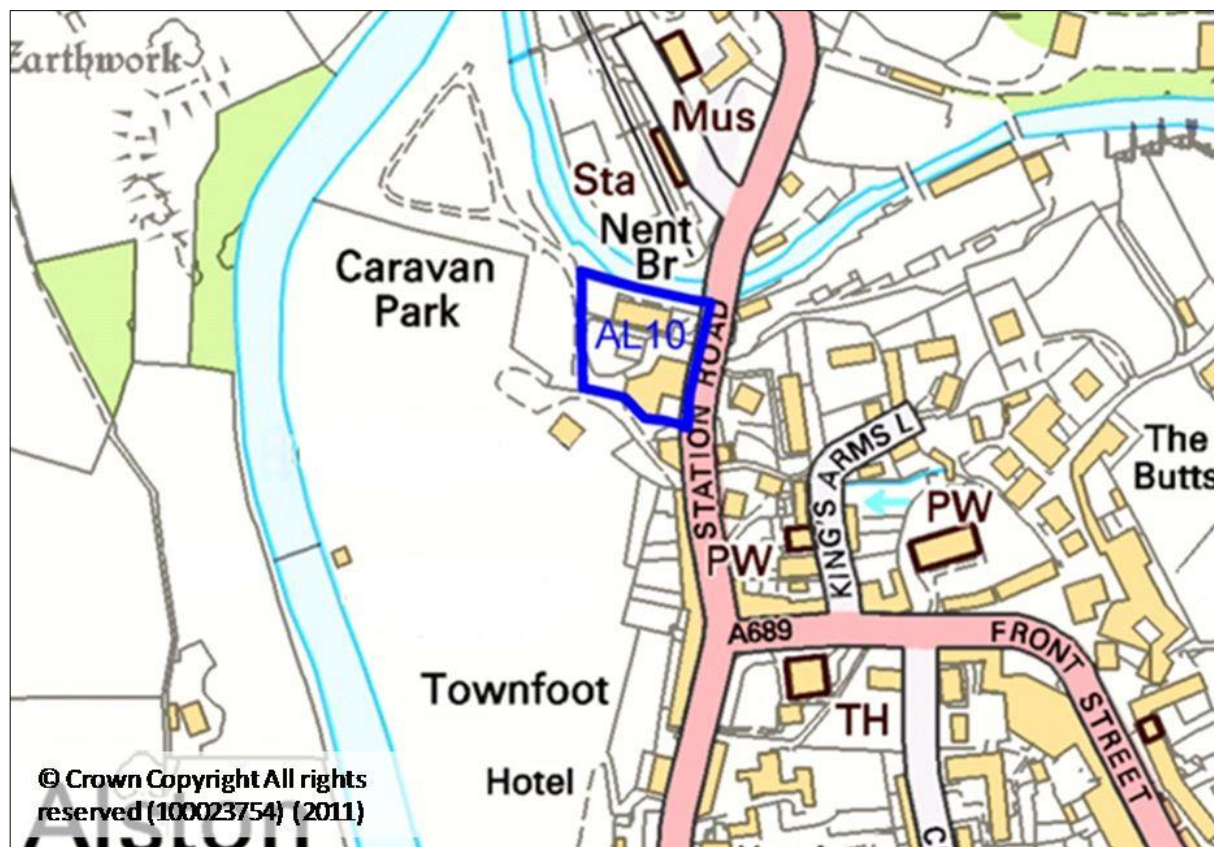


AL9 - Raise Bank West, Alston

AL9 - Raise Bank West, Alston	
Is this site proposed for allocation?	No
Size	0.24 hectares
Potential Number of Houses	7
Brownfield?	No
Description	<p>This is a greenfield site which has no topographical constraints. The only obvious access is on the corner where visibility may be an issue. There are a number of trees on the site which appear to significantly contribute to the wider area, any development would need to retain these road frontage trees.</p> <p>The site is located outside the settlement of Alston; north of the area called Raise Bank to the west of the town, and is surrounded by agricultural fields. The development of the site would extend the current form of the settlement into open countryside.</p>
Is the site suitable?	Yes.
Is the site available?	The land owner has confirmed that the site is available.
Is the site achievable?	Yes
When will the site be developed?	The site is not proposed for allocation.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Level site- no topographical constraints. • The site is not within flood zones 2 or 3. • Not within 250m of a Conservation Area or any Schedule Ancient Monuments, and no impact on settings of nearest listed buildings • Development of part of site would add mass to, and be a logical extension of, pockets of recent development west of the South Tyne. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Potentially significant trees on site. • Possible access issues. • Located outside of the settlement.
Public consultation response	The site received objections relating to impact on the open countryside and it being outside the main town.
Source/Reason it is proposed	The site was identified within the SHLAA and discounted due to size. The site was included in the 'Housing – Alternative sites' consultation in 2007 and the 2013 'Housing: Preferred Sites and Policies' document.

The site has a score of 68% with the higher the score the more preferable the site subject to overcoming issues raised.

AL10 - Station Road Garage, Alston

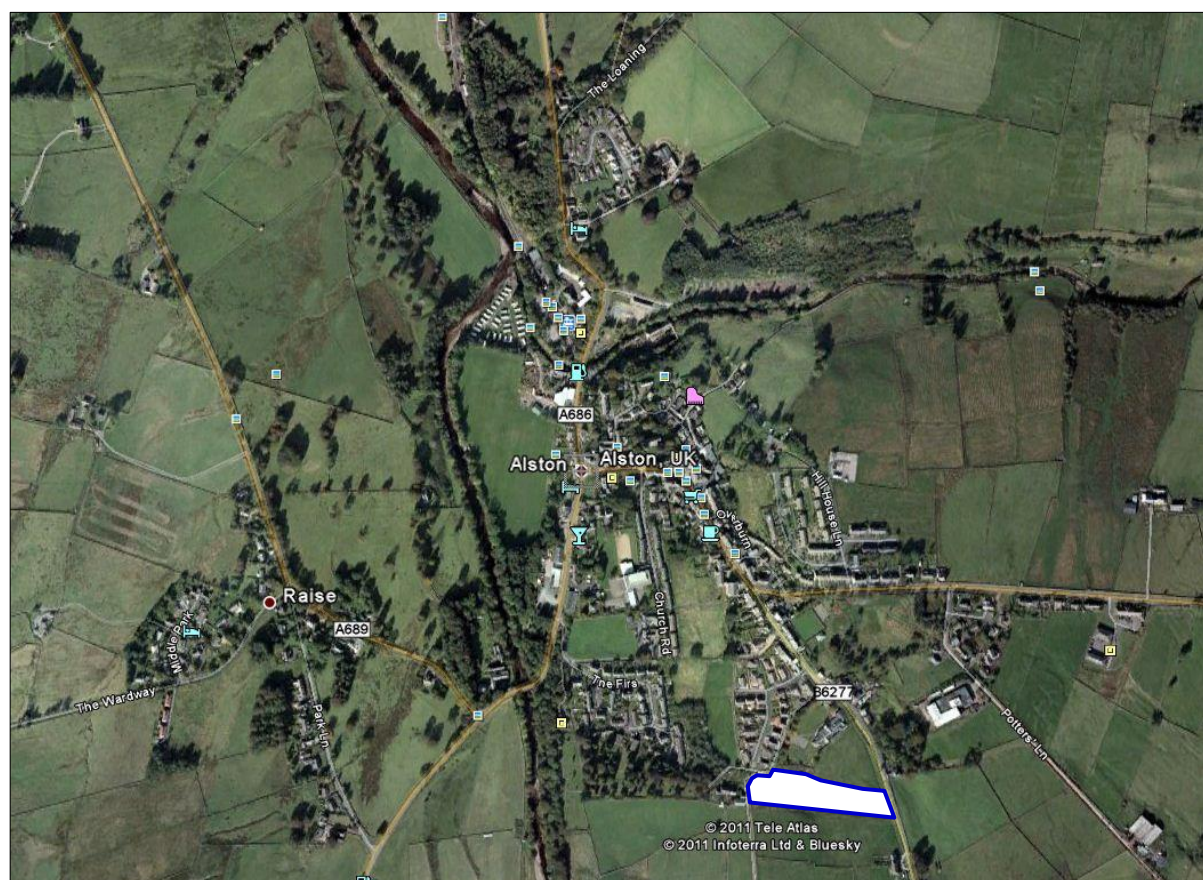
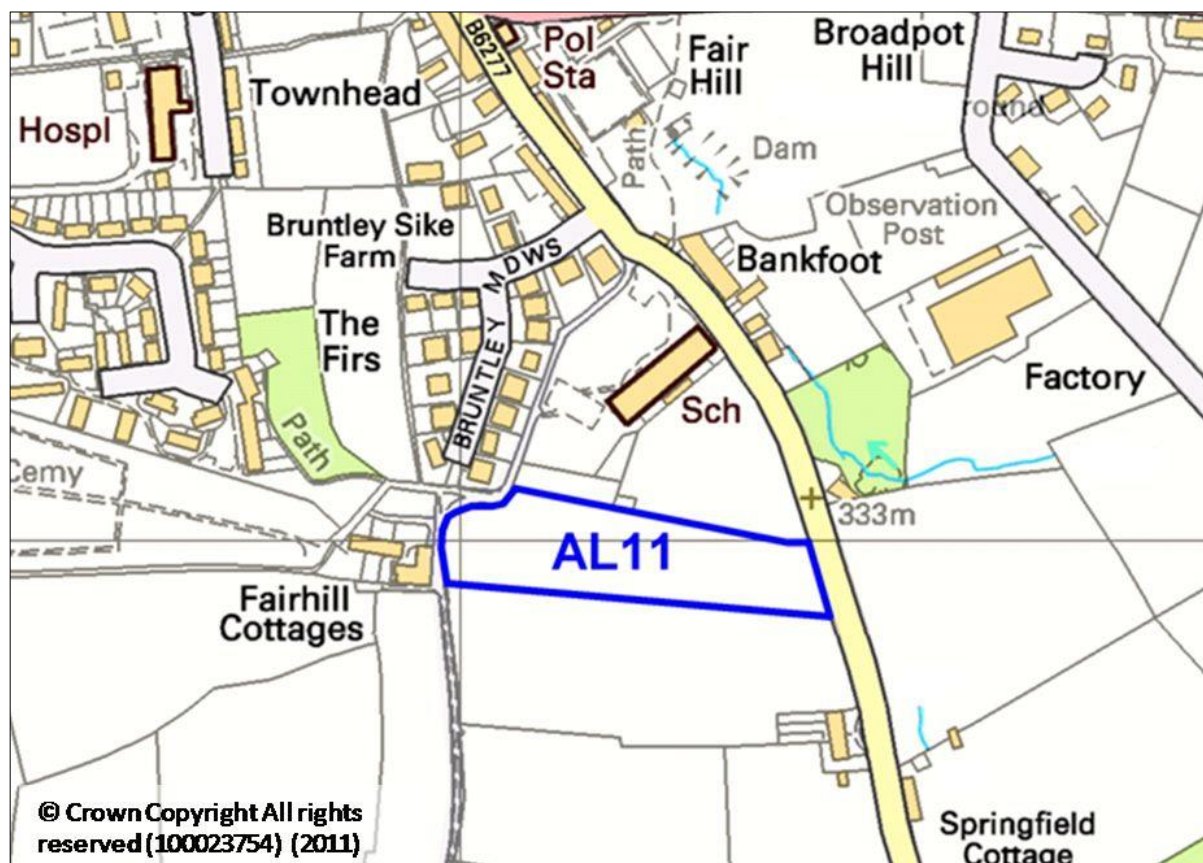


AL10 - Station Road Garage, Alston	
Is this site proposed for allocation?	Yes
Size	0.31 hectares
Potential Number of Houses	16
Brownfield?	Yes
Description	<p>This is a brownfield site which is currently in use as a garage. The site is split level and as such has topographical constraints which may limit development. There are a number of industrial buildings on the site but, due to the scale and materials of construction, the buildings are not suitable for conversion or reuse for residential uses.</p> <p>There are two access options; the first serves the existing garage and the second is between two properties to gain access to the lower site. The site is located within the settlement of Alston and is surrounded by residential uses and a cricket pavilion. Its development would respect the current form of the settlement within this area.</p>
Is the site suitable?	Yes.
Is the site available?	The site appears to be in use and the use would need to cease or relocate to allow the site to become available. It is currently considered unavailable.
Is the site achievable?	Yes – although this depends on whether the land owner wishes to bring it forward for development.
When will the site be developed?	2020-2025

AL10 - Station Road Garage, Alston	
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Brownfield site. • Located within the settlement, and respectful of current form. • Served by current acceptable access. • No impact on settings of nearest listed buildings. <p>Issues to consider</p> <ul style="list-style-type: none"> • Land in Flood Zone 3a is located adjacent to the western edge of the site. • Potential contamination issues due to existing use-contamination study required prior to development. • 155m from Scheduled Ancient Monument. • Adjacent a conservation area. • Site within North Pennines AONB designation. • Potential for topographical constraints to limit development capacity. • Potential for road and rail noise disturbance.
Public consultation response	No comments received.
Source/Reason it is proposed	The site was identified within the SHLAA but discounted on size. The site was included in the 'Housing - Alternative sites' consultation in 2007 and the 2013 'Housing: Preferred Sites and Policies' document.

The site has a score of 66% with the higher the score the more preferable the site subject to overcoming issues raised.

AL11 - Land south of Primary School, Alston



AL11 - Land south of Primary School, Alston

Is this site proposed for allocation?

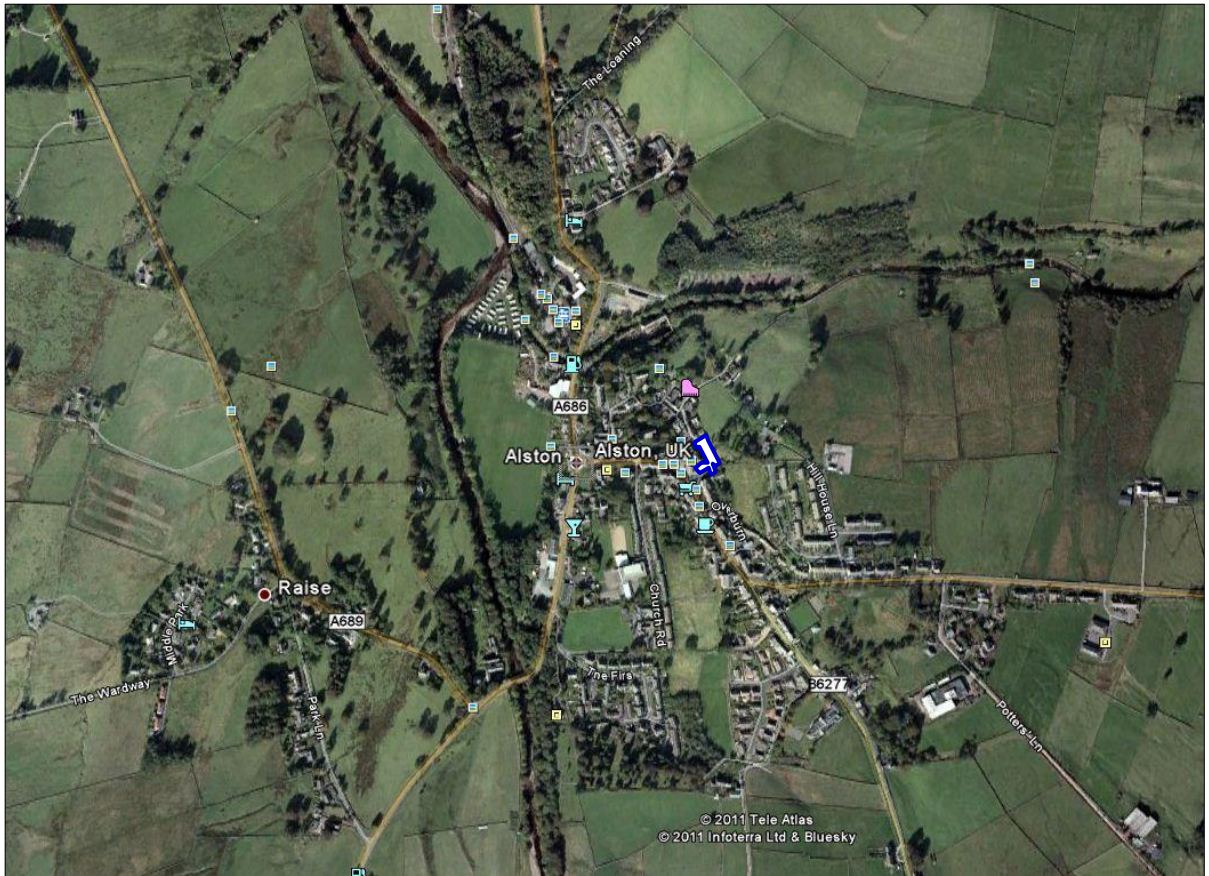
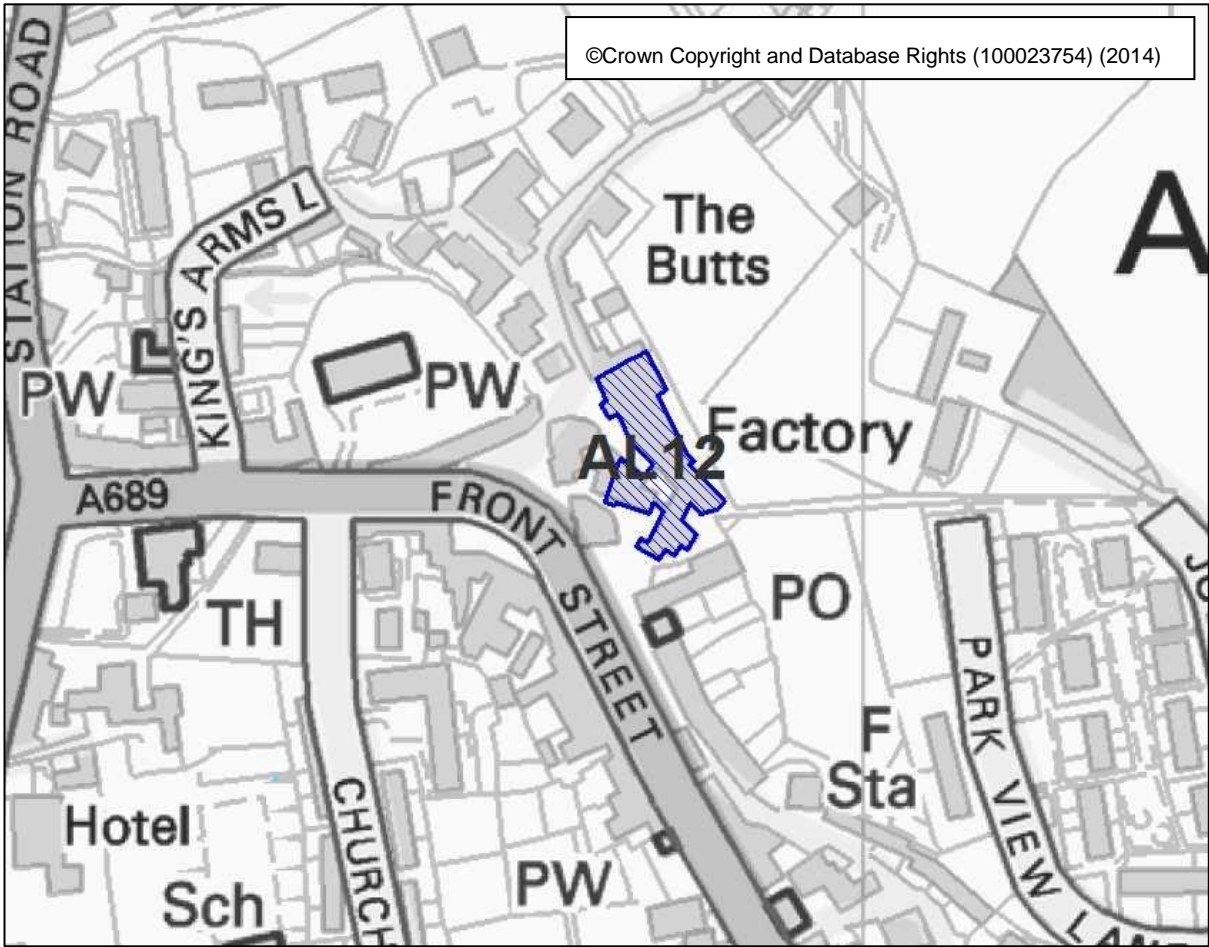
Yes

AL11 - Land south of Primary School, Alston	
Size	1.01 hectares
Potential Number of Houses	20 (figure based on topography).
Brownfield?	No
Description	<p>This is a greenfield site. It slopes steeply and therefore development capacity may be limited. The site is currently accessed via the existing field gates but an alternative access could be achieved from the main road rather than the lower minor road. The lower part of the site is more acceptable visually as it would be in character with the existing settlement pattern, and there are hedgerows and trees on the boundary.</p> <p>There is a Public Right of Way adjacent to the site along the minor road. The site is surrounded by agricultural fields. The lower part is adjacent to the settlement of Alston, and its development would respect the character of the settlement within this area. However the development of the whole site would be within the open countryside and would not respect the character of the settlement.</p>
Is the site suitable?	The site was assessed as suitable in the SHLAA.
Is the site available?	The site appears to be grazed and therefore any agricultural tenancies if applicable would need to be terminated to allow the site to be available.
Is the site achievable?	Yes, depending on the intentions of the landowner.
When will the site be developed?	2020-25

AL11 - Land south of Primary School, Alston	
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • The site is not within flood zones 2 or 3. • There would be no impact on the settings of nearest listed buildings. • The site is not within 250m of conservation area. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Located on the edge of the settlement, extending into open countryside. • Site is within the North Pennines AONB designation. • Topographical issues may limit development capacity. • Poor drainage evident on site. • Access issues/ upgrades needed. • Inappropriate scale of site- size would need to reduce. • Site has rural feel. All views are directed towards the open countryside of the AONB, and despite being relatively close to Alston town centre (approx. 575m); there is little visual linkage with the rest of the town.
Public consultation response	No comments received.
Source/Reason it is proposed	<p>The site was identified within the SHLAA which found it “suitable in long term for a small section of the site to be developed and subject to review of employment land.”</p> <p>The site was included in the ‘Housing - Alternative sites’ consultation in 2007 and the 2013 ‘Housing: Preferred Sites and Policies’ document.</p>

The site has a score of 72% with the higher the score the more preferable the site subject to overcoming issues raised.

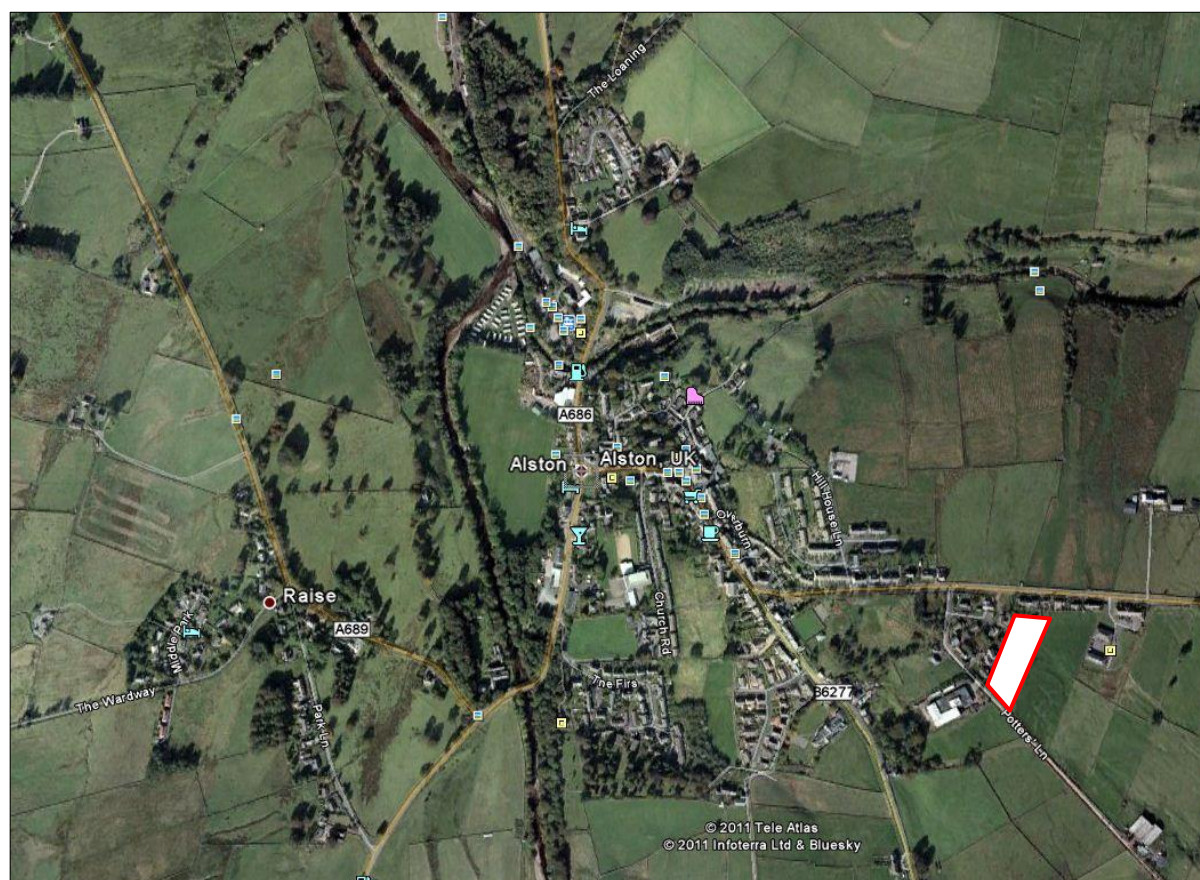
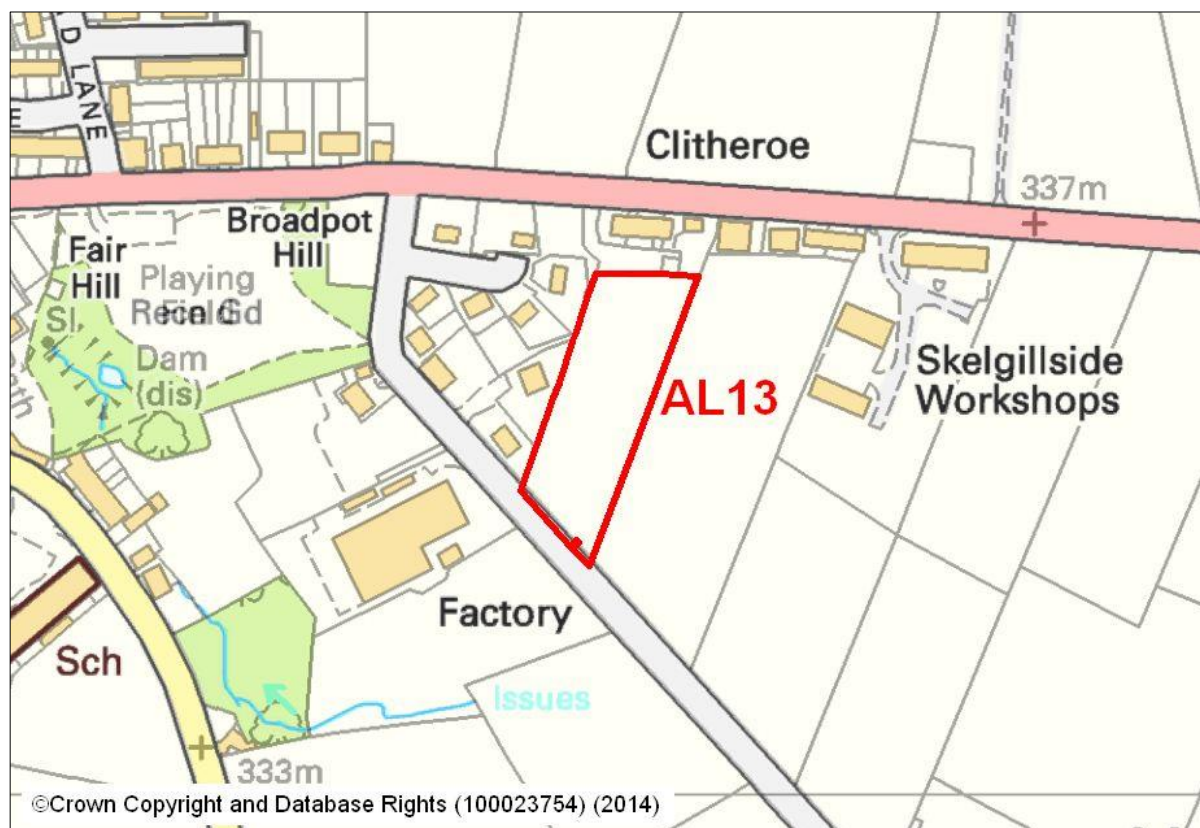
AL12 - High Mill, Alston



AL12 - High Mill, Alston	
Is this site proposed for allocation?	Yes (Mixed Use Site)
Size	0.12 hectares
Potential Number of Houses	6
Brownfield?	Yes
Description	This is a brownfield site comprising disused Mill buildings, situated near the centre of Alston.
Is the site suitable?	The site is considered suitable.
Is the site available?	The owner has indicated that the site is available.
Is the site achievable?	The site is considered achievable for redevelopment within the first phase of the plan.
When will the site be developed?	Years 2014-2019
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Brownfield site. • Located within the settlement of Alston close to amenities. • Not within flood zones 2 or 3. • Served by current access. <p>Issues to consider</p> <ul style="list-style-type: none"> • Within Alston Conservation Area. • Impact upon nearby Grade II and Grade II* Listed buildings • Potential contamination issues due to previous use- a contamination study would be required prior to development. • Potential for road noise disturbance. • Site within North Pennines AONB designation.
Public consultation response	The site has not been previously consulted upon as a housing site but has been considered for employment uses.
Source/Reason it is proposed	The site is proposed by the owners for a mixed use.

The site has a score of 71% with the higher the score the more preferable the site subject to overcoming issues raised.

AL13 - Land at Clitheroe, Alston



AL13 - Land at Clitheroe, Alston

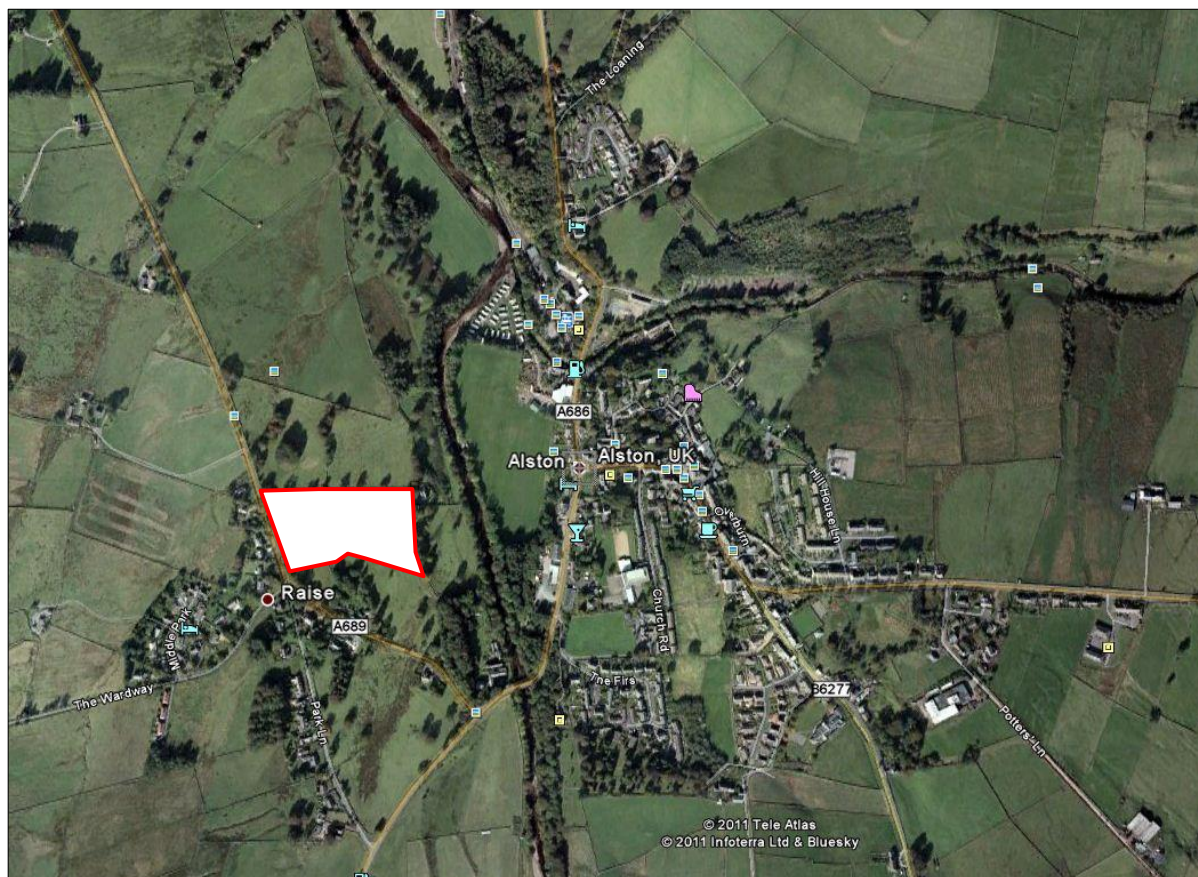
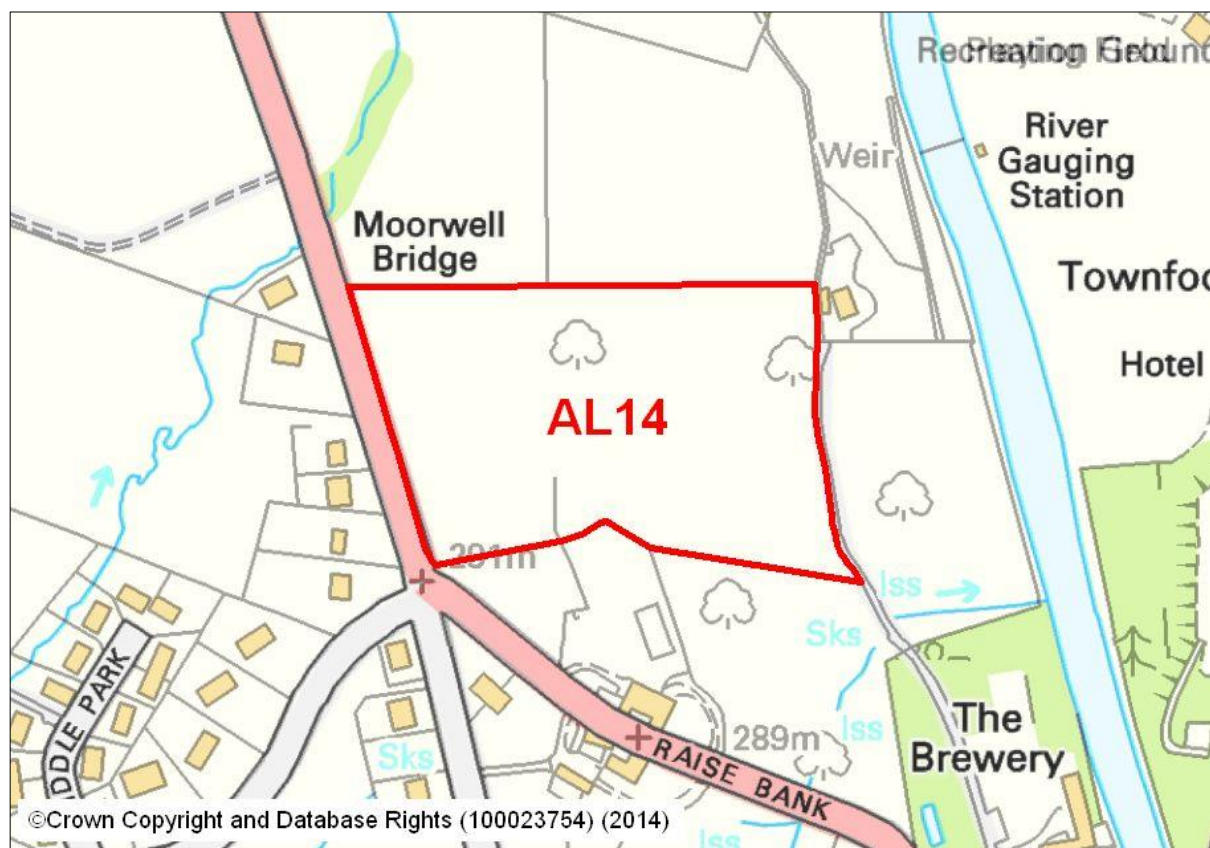
Is this site proposed for allocation?

No

AL13 - Land at Clitheroe, Alston	
Size	0.65 hectares
Potential Number of Houses	20 units
Brownfield?	No
Description	A Greenfield site situated on the edge of the settlement.
Is the site suitable?	Yes
Is the site available?	The land owner has indicated that the site is available.
Is the site achievable?	There are no known impediments to the site coming forward.
When will the site be developed?	The site is not proposed for allocation.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Level site- no topographical constraints. • The site is not within flood zones 2 or 3. • Not within 250m of a Conservation Area or any Scheduled Ancient Monuments. <p>Issues to consider</p> <ul style="list-style-type: none"> • Located on the edge of the settlement. • Would extend town into open countryside. • Site within North Pennines AONB designation
Public consultation response	The site was suggested through the previous round of housing sites consultation and has not been subject to public consultation.
Source/Reason it is proposed	Site was suggested following Housing Allocations DPD options paper.

The site has a score of 73% with the higher the score the more preferable the site subject to overcoming issues raised.

AL14 - Land adjacent Towerhill, The Raise, Alston



AL14 - Land adjacent Towerhill, The Raise, Alston

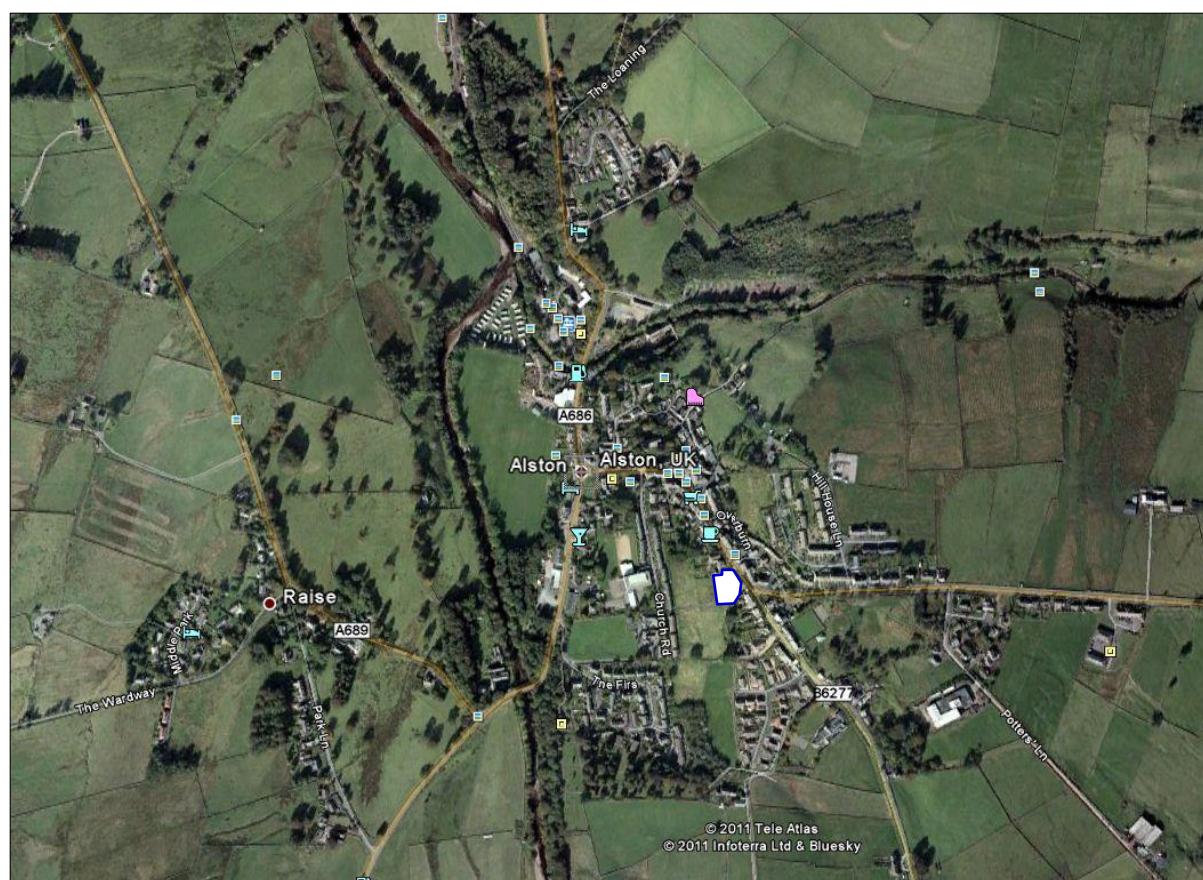
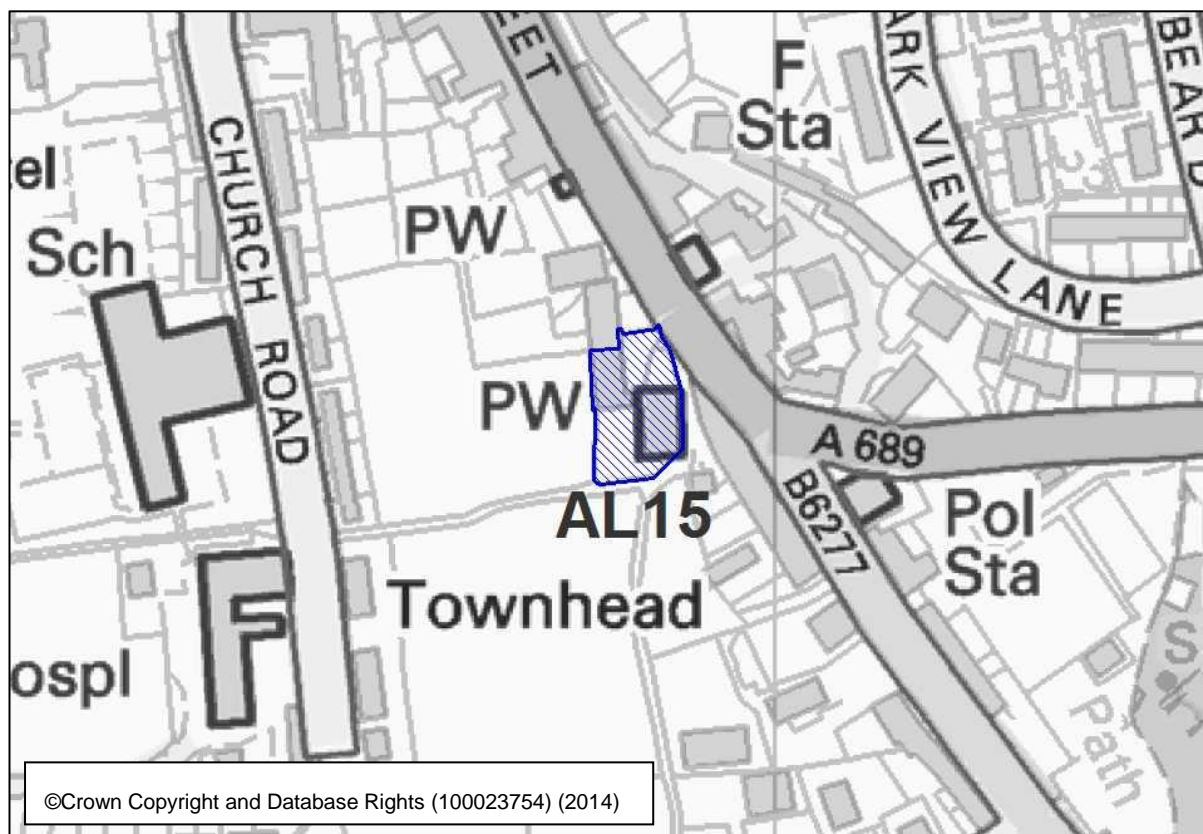
Is this site proposed for allocation?

No

AL14 - Land adjacent Towerhill, The Raise, Alston	
Size	2.90 hectares
Potential Number of Houses	87 units
Brownfield?	No
Description	<p>A Greenfield site which has no topographical constraints. There are a number of trees on the site which appear to significantly contribute to the wider area, any development would need to retain these road frontage trees.</p> <p>The site is located outside the settlement of Alston; north of the area called Raise Bank to the west of the town. It is surrounded by agricultural fields to the north, east and south with the A689 running along the west side of the site. The development of the site would extend the current form of the settlement into open countryside.</p>
Is the site suitable?	Yes
Is the site available?	The site appears to be utilised for grazing and therefore any agricultural tenancies would need to be terminated to allow the site to become available.
Is the site achievable?	Yes
When will the site be developed?	The site is not proposed for development
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Level site - no topographical constraints. • The site is not within flood zones 2 or 3. • Not within 250m of a Conservation Area or any Scheduled Ancient Monuments, and no impact on settings of nearest listed buildings. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Potentially significant trees on site. • Possible access issues. • Located outside of the settlement.
Public consultation response	The site was suggested through the previous round of housing sites consultation and has not been subject to public consultation.
Source/Reason it is proposed	Site was suggested following Housing Allocations DPD options paper.

The site has a score of 70% with the higher the score the more preferable the site subject to overcoming issues raised.

AL15 - Land at St Paul's Mission, Alston



AL15 - Land at St Paul's Mission, Alston	
Is this site proposed for allocation?	Yes
Size	0.1 hectares
Potential Number of Houses	5 units
Brownfield?	Yes
Description	<p>The site is a derelict former chapel within the centre of Alston.</p> <p>The site has previously benefitted from planning permission for conversion to residential use under 06/0418.</p>
Is the site suitable?	Yes
Is the site available?	The land owner has confirmed that the site is available.
Is the site achievable?	Yes
When will the site be developed?	2020-25
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Level site - no topographical constraints. • The site is not within flood zones 2 or 3. • Site is within the Conservation Area and its redevelopment would improve the area. <p>Issues to consider</p> <ul style="list-style-type: none"> • Brownfield site. • Within the Conservation Area therefore requires careful design consideration. • Potential for use of the building by bats which would require investigation.
Public consultation response	The site was suggested through the previous round of housing sites consultation and has not been subject to public consultation.
Source/Reason it is proposed	Site was suggested following Housing Allocations DPD options paper.

The site has a score of 78% with the higher the score the more preferable the site subject to overcoming issues raised.