

Nenthead

About Nenthead

Nenthead is a small village located less than a mile from Alston in the far North East of the District. It is one of England's highest villages, at 1,500 feet. The economy of the village is based around tourism and the Coast to Coast cycle route passes through Nenthead. The village has an abundance of services including; a primary school, post office, shop, village hall, pub and a bus service.

The village lies within the Parish and Ward of Alston Moor.

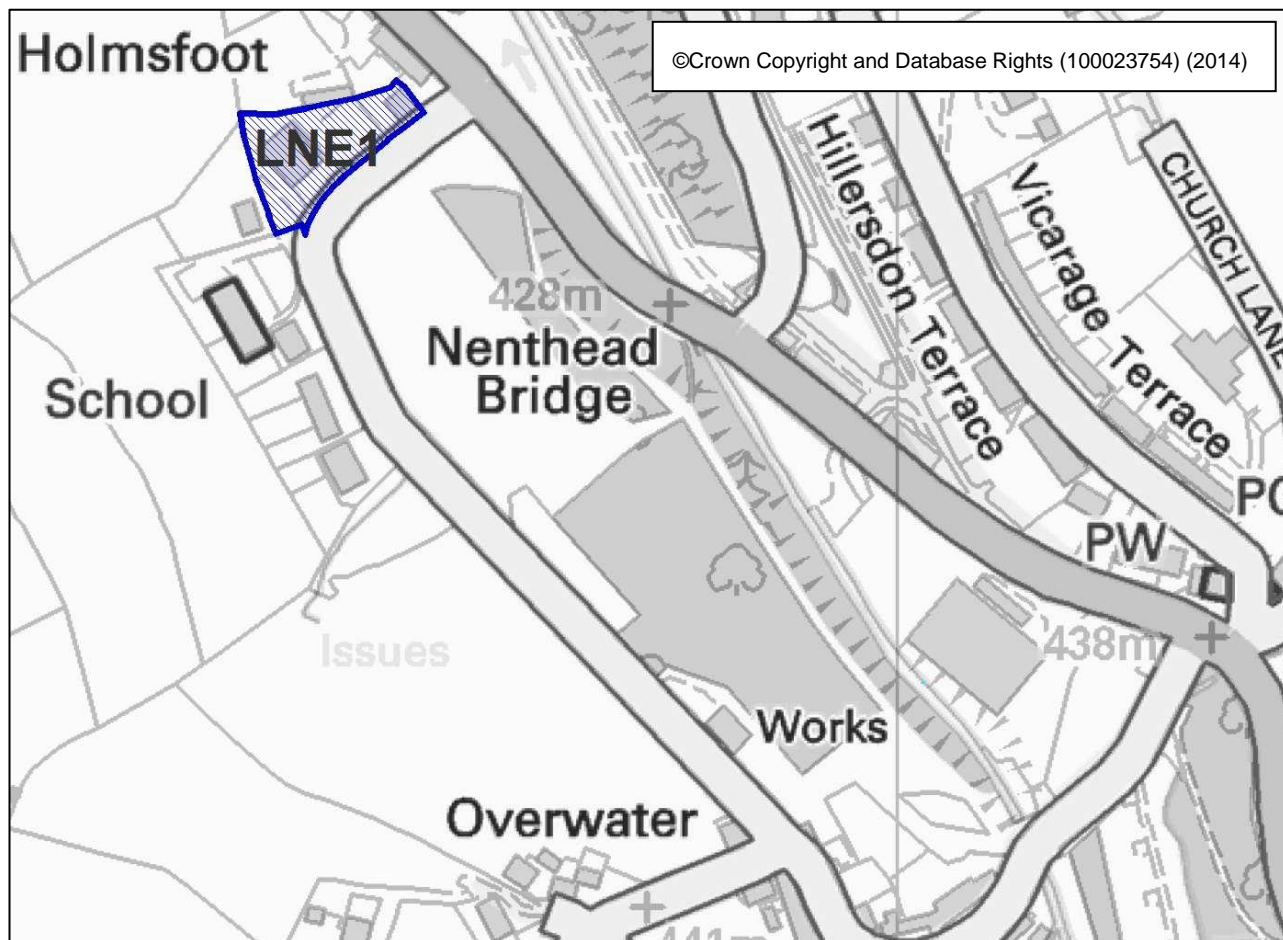
Key Facts - Alston Moor Parish

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 car	166

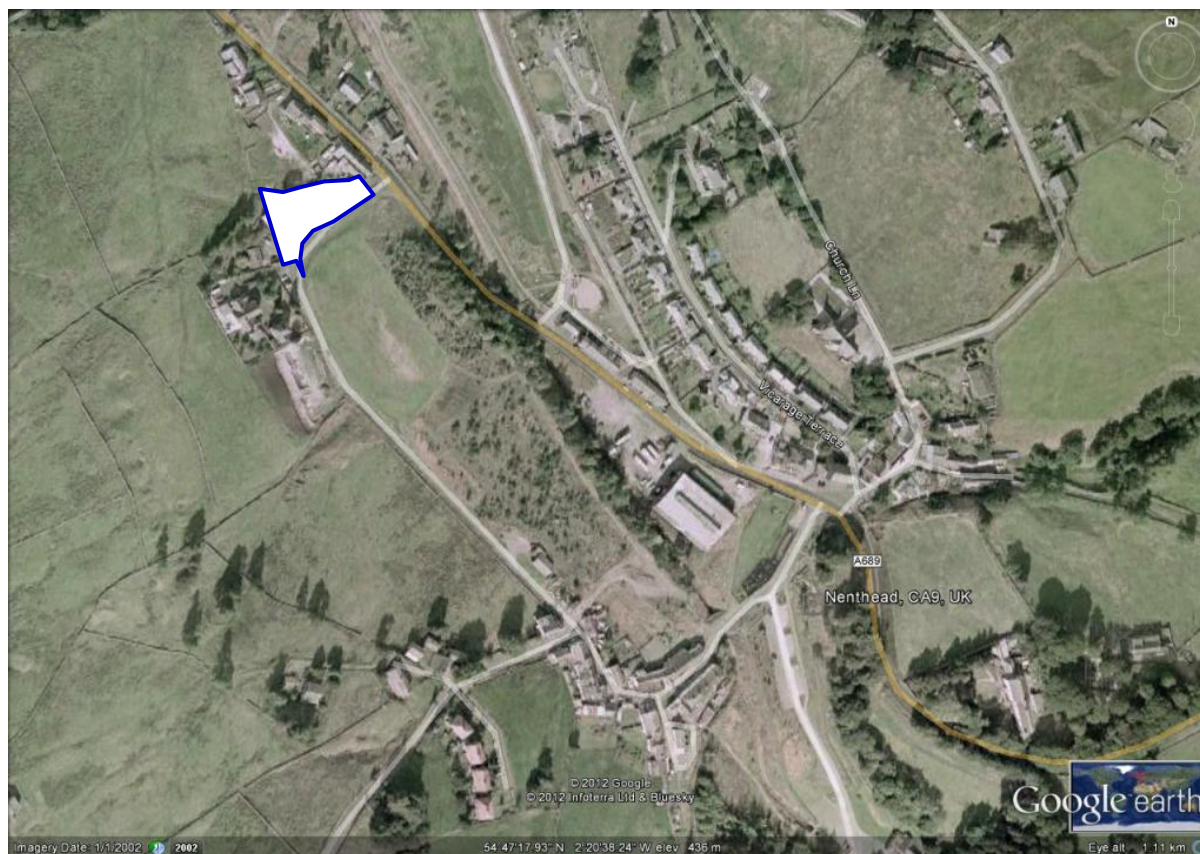
(Sources: Office of National Statistics, Census 2011, Council Tax Data, CACI, Alston Housing Needs Survey 2008. Housing needs data takes into account re-lets of existing social housing.)

Map showing site in Nenthead

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



LNE1 - Moredun Garage, Nenthead



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Is this site proposed for development?	Yes
Size	0.20 hectares
Potential Number of Houses	6
Brownfield?	Yes
Description	<p>The site is a brownfield site. The site is a slightly sloping site with some topographical constraints to address. There are two large buildings on the site and a number of inspection chambers. None of the buildings are suitable for conversion due to state of repair and method of construction. The site has an existing access which serves the previous commercial use.</p> <p>There are a number of trees on the site. The adjacent uses are residential and a school. The site is located outside the main residential element of Nenthead adjacent to the school. The development of the site 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.

LNE1 - Moredun Garage, Nenthead	
Is the site available?	Currently unknown. The site does not appear to be in regular use although there does appear to be some use and this would need to cease or be relocated for the site to be available.
Is the site achievable?	Currently unknown – the site was suggested in 2008 as part of the Alternative Sites consultation.
When will the site be developed?	2014-2019
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Brownfield site. • Located within settlement. • Served by current acceptable access. • No Scheduled Ancient Monuments within 250m of site. • No impact on settings of listed buildings. • No environmental designations within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Within AONB. • Slight topographical constraints on the site in relation to surrounding uses. • Very small part of site within flood zones 2 and 3. • Contamination study required due to previous use. • Lack of facilities within Nenthead. • Potential biodiversity issues in form of bat survey required due to existing buildings.
Public consultation response	No comments.
Source/Reason it is proposed	<p>The site was included in the Alternative Sites consultation document.</p> <p>The site was identified within the SHLAA and found “suitable as a well-designed small scale residential scheme would benefit the area, and make use of derelict Brownfield site.</p>

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

LNE2 - Garage adjacent Emberleigh, Nenthead

This site was included in the Alternative Sites document. It has not been taken forward for assessment as the site entirely lies within flood zone 3a. Whilst this does not necessarily preclude it from development a sequential test must be applied to see if other sites can be used in preference. As many alternative sites are available in the district this site cannot be allocated.