

Morpeth Neighbourhood Plan



Housing Site Allocation

– Outline Methodology and Potential Sites

by Plan Preparation Group

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Housing Site Allocation

– Outline Methodology and Potential Sites

National Planning Policy Framework, Planning Practice Guidance (as amended 06/03/2014) states:

Where a neighbourhood plan comes forward before an up to date Local Plan is in place, the local planning authority should work constructively with a qualifying body to enable a neighbourhood plan to make timely progress and to share evidence used to prepare their plan. Neighbourhood plans should deliver against the objectively assessed evidence of needs (for a five year supply of housing land).

The Guidance also identifies the Core Outputs that assessments should produce. These are:

1. *a list of all sites or broad locations considered, cross-referenced to their locations on maps;*
2. *an assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;*
3. *contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;*
4. *the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;*
5. *an indicative trajectory of anticipated development and consideration of associated risks.*

This document outlines the process undertaken to assess potential housing sites resulting in *Policy Hou1 – Housing Development*. A robust assessment of potential housing sites that are included in the latest iteration of the Northumberland County Council (NCC) Strategic Housing Land Availability Assessment, 2013 and 2014 interim, (SHLAA) has been carried out based on the application of a consistent methodology to identify a potential housing supply that can help meet the housing requirements stipulated at the strategic level as identified by NCC in its Housing Needs Assessment. This SHLAA satisfies requirements 1 and 2.

This objective assessment based on agreed criteria has then been refined to ensure that the sites conform with strategic considerations and are deliverable.

The output of this exercise is a deliverable housing supply for Morpeth in sustainable locations to meet requirements 3, 4 and 5. This is a separate piece of work from the strategic assessment of locations for new housing, which was carried out as part of the Strategic Environmental Assessment (SEA). It should be noted that the delivery rate is assumed to increase from its historic level of 75 per annum in the local market to at least 110 per annum in the first five years and to 230 per annum in years five to ten.

Assessed Sites

All potential housing sites in Morpeth and Pegswood (a total of 41 sites) were identified from the SHLAA. This included some sites classified as 'Discounted' in the SHLAA. Also included in the evaluation were four sites that gained planning approval for new housing during preparation of the Morpeth Neighbourhood Plan (MNP).

Assessment Stages

An outline of this site allocation framework was discussed with the local planning authority, that is, Northumberland County Council, and the final framework takes account of advice received.

Stage 1 – Strategic Environmental Assessment

All relevant SHLAA sites were evaluated against agreed criteria related to the MNP SEA objectives and with reference to the National Planning Policy Framework (NPPF).

Stage 2 – Assessment in the light of Public Consultation Results

All sites were evaluated against relevant factors included in the MNP Issues and Options public consultation.

Stage 3 – One-to-One Site Comparison Check

Selected sites considered 'marginal' from Stages 1 and 2 were compared on a one-to-one basis to determine final selection.

Stage 4 – Deliverability Assessment

All sites judged to meet the Stages 1,2 and 3 criteria sufficiently well were evaluated in terms of strategic and infrastructure considerations, including MNP flooding objectives, foul and surface water drainage investment requirements, and deliverability of the sites in line with strategic Morpeth Neighbourhood Plan requirements.

The Detailed Assessment Process

Stages 1 (SEA) and 2 (Consultation)

The criteria used in the Housing Topic Group site assessment exercise (Appendix B of the Housing Topic Group Report, 2013) were used as a starting point for the Stage 1 criteria. Modifications were then made taking into account NCC comments and those of the MNP's SEA consultants, URS. Further modifications, including some additional criteria, were made following the Strategic Environmental Assessment Workshop with the aim of achieving optimal consistency with the SEA objectives.

The criteria for Stage 2 were developed reflecting the responses of the public to the questions in both the Short and Main Questionnaires of the MNP Issues and Options public consultation in Autumn 2013.

All relevant potential housing sites were extensively evaluated. This detailed evaluation was then carried out by members of the MNP Plan Preparation Group (PPG) against the Stage 1 and 2 criteria. Included in this process were audit cross-checks for accuracy and consistency for each site by different members of the team. Some of the sites evaluated received planning permission whilst work on the MNP was being carried out. These approved sites are now part of the housing supply and have been included as such in the final listing with a note to show what the MNP evaluation outcome would have been.

Stage 3 – Further Detailed Consideration of Marginal Sites (Comparison Check)

This stage was informed by drawing upon technical information from the MNP Housing Topic Group and feedback from the MNP Developer Engagement Group.

Firstly, a summary of the evaluations carried out previously in Stages 1 and 2 was given a final 'quality control' check. Eight sites in a 'marginal' band from the Stages 1 and 2 evaluations were then considered in more detail, including one-to-one comparisons, to ensure that no suitable sites (in relation to the criteria) were excluded from the final list of preferred sites.

Stage 4 – Final Prioritisation Using Strategic and Delivery Assessment

A final prioritisation of sites was made taking account of strategic considerations, best fit with the MNP objectives and deliverability.

A table showing the results of this assessment work on all potential sites is attached at the end of this document. Excluded sites were also assessed for clearly evidenced and justified reasons. This overall assessment exercise has informed the MNP determination of how the specified housing requirements of at least 1700 dwellings in the Plan area will be met on the basis of dwellings already built and under construction; sites that currently have planning approval; and sites brought forward through the assessment process. St George's Hospital is the principal location for additional residential development providing a planned integrated housing development. There are some additional small-scale brownfield housing sites that could contribute to housing choice over the plan period and can contribute to flexibility in terms of housing supply in the event of under delivery elsewhere. In such circumstances, later stages of the development of the St. George's Hospital site could also be brought forward, contributing additional houses within the Plan period. The MNP housing allocation will meet the objectively assessed housing requirements both in the Plan period to 2031 and for the medium term well beyond.

Committed Developments, Morpeth and Pegswood, >2011

Site	SHLAA Ref.	Housing Units	Total	Notes
Completions/Under construction		113		
Approved:				
Northgate	3079	225		Granted Planning Permission but would have otherwise been rejected in the assessment process
Loansdean South	3007	200		Do.
Fairmoor	3050	255		Do.
Stobhill South	3188	396		Do.
St. George's initial phase	3397	375		Preferred principal location
Former Davidson's Garage	3326	60		Revised proposals pending
Mitford Water Works	-	7		Outside existing settlement boundaries
Clifton (part)	-	18		Do.
Misc. small sites	-	21		
Misc. Pegswood Approvals	-	68	1738	

Preferred Sites for Development

St. George's second stage	3074	350		Masterplan required
N. of Longhirst Rd. Pegswood	3019	50		
N. of Hebron Ave. Pegswood	6941	61	461	

Other Possible Sites

Cottage Hospital	3063	49		Demolition required
Stobhill Club, remaining part	3181	12		
Headmaster's Lawn	6547	14		Near Town Centre. Suitable for specialist accommodation
Telephone Exchange	3088	11		Near Town Centre. Suitable for specialist accommodation
Peacock Gap (Part)	3497	39		Planning Permission refused February 2015
Peacock Gap (Part)	3497	50		Possible extension. Different ownership
Merley Croft	3031	29		
Police Station	3069	20		Proposed to be vacated. Suitable for a variety of uses other than housing
Brownfield and Windfall Sites	-	55	279	In both Morpeth and Pegswood.

Note: Sites in Pegswood, Hepscoot, Hebron and the St Georges Hospital sites in Morpeth are in areas defined by the Coal Authority as 'High Development Risk'. Developments in these areas will need to respond to risks to surface stability.

Housing delivery, Morpeth and Pegswood >2015

Morpeth

Site name	Barriers to Delivery	Risk Assessment	Delivery		
			0-5	6-10	>10
Northgate Hospital (3079)	Hospital buildings need clearing. Water main crosses site. Access difficulties. Wildlife corridor requires buffer	Owner Considers early delivery likely	90	135	-
Loansdean South (3007)	None major	Now on site	90	110	-
Fairmoor (3050)	No prohibitive constraints	Owner Considers early delivery likely	60	150	45
Stobhill South (3188)	No prohibitive constraints.	Utility capacity may affect programme	-	150	246
St Georges Hospital South – initial phase (3397)	Part of site to be retained for NHS use but no constraints on remainder	Access issues remain to be resolved but resolution soon	60	150	150
Former Davidson’s Garage (3326)	Some minor contamination but not critical	Potential flooding hazard now addressed	-	60	-
Former Mitford Water Treatment works	Significant remedial action required to make site suitable for housing	Such works not yet underway, making early implementation unlikely	-	7	-
Clifton Caravan Centre (apportioned to part of site in MNP Area)	Site available and achievable. Water mains crosses site	Risks were policy related, now resolved by receipt of planning permission	-	18	-
Other small ‘windfall’ sites in Morpeth	Depends on uses changing and possible demolitions	Existing uses, unpredictable availability	-	-	20
St Georges Hospital North – remaining phases (3074)	Some buildings will be retained. Site clearance required. Potential contamination. Archaeological	Access issues resolved by bypass. Masterplan will address other issues.		100	600

	sites and ancient woodland				
Cottage Hospital (3063)	Now out of use as a medical facility and surplus to NHS requirements	No constraints beyond cost of site clearance	-	-	49
Stobhill Club remaining capacity (3181)	Some detailed planning issues outstanding	Possible failure to resolve	12	-	-
KEVI Headmaster's Lawn – off Cottingwood Lane (6547)	Access problems led to previous refusal of planning permission	Possible failure to resolve	14	-	-
Telephone Exchange (3088)	Not currently available. Flood risk and wildlife habitat issues	Risk is exchange continues in use	-	11	-
Merley Croft (3031)	Depends on land availability	Brownfield site	-	29	-
Peacock Gap (3497 part). [Planning permission refused for this site on 5 th February 2015.]	Topography, access and possible services constraints	Possible unresolved planning issues	-	39	-
Peacock Gap (3497 part). [Possible extension to this site by different land owner.]	Topography, access and possible services constraints	Possible unresolved planning issues	-	50	-
Police Station	Occupied but with intention to vacate	Historic flood risk. Access difficulties.			20

Pegswood

Site Name	Barriers to Delivery	Risk Assessment	Delivery		
			0-5	6-10	>10
Wellbeck Terrace/Beaumont Court, Cookswell House	None. Some under construction	None. Planning permission granted. Possible sewage treatment capacity issues	68		
Misc. brownfield sites Including East Farm / Factory Unit (3017),13 units and Former Pegswood Garage - Longhirst Road (3133), 5 units	Archaeological site - historic landscape, listed buildings on site, clearance of factory buildings required, water main and sewer cross site, waste water capacity constraint. Site clearance necessary	East Farm has several constraints and difficulties to resolve. Pegswood Garage is less problematical. Possible sewage treatment capacity issues		35	
Land north of Longhirst Road (3019)	New junctions required to ensure adequate visibility. Wastewater - restricted capacity.	Capacity of sewage treatment system is a problem in whole of village	-	50	-
Land north of Hebron Avenue (6941)	Suitable, available and achievable	Capacity of sewage treatment system is a problem in whole of village	-	61	-
Totals, both locations incl. non-listed commitments			565	1155	1130
Core Strategy assessed need			525	525	1050

Appendix: Site Assessment Grid

SHLAA	Site Name	Location	Units	Plan Perm	Developer	Assessment	MNP Y/N	Priority
3050	Fairmoor, S of Northgate Hospital	Morpeth	255	Yes	Persimmon	Unsure	N	Against
3188	Stobhill S	Morpeth	396	Yes	Barratt	Out	N	Against
3007	Loansdean S	Morpeth	200	Yes	Bellway	Out	N	Against
3397	St George's Hospital S (Ph1)	Morpeth	375	Applied	Linden	In	Y	M1
3074	St George's Hospital N (Ph 2 & 3)	Morpeth	700	No		In	Y	M2
3063	Cottage Hospital	Morpeth	27	No		In	Y	M3
3181	Stobhill Club / remaining capacity	Morpeth	12	Refused	???	In	Y	M4
6547	KEVI Headmasters Lawn	Morpeth	14	No		In	Y	M5
3088	Telephone Exchange	Morpeth	11	No		In	Y	M6
3031	Merley Croft	Morpeth	29	No		In	Y	M7
3497	Peacock Gap	Morpeth	40	Applied	Story	In	Y	M8
3069	Police Station	Morpeth	20	No		In	Y	M9
3079	Northgate Hospital	Hebron	250	Yes	Taylor Wimpey	In	Y	M9.1
3326	Former Davidson's Garage	Morpeth	60	Yes	???	In	Y	M9.2
3017	East Farm / Factory Unit	Pegswood	13	No		In	Y	P1
3133	Former Pegswood Garage (Longhirst Rd)	Pegswood	5	No		In	Y	P2
3019	Land N of Longhirst Road	Pegswood	50	No		In	Y	P3
6941	Land N of Hebron Avenue	Pegswood	61	No		In	Y	P4
3072	Lancaster Park N	Morpeth	444	No		Out	N	
3073	Land W of Lancaster Park	Morpeth	300	No		Out	N	

3071	Cotting Burn / Lancaster Park N	Morpeth	77	No		Out	N
3174	Land N of Fulbeck Grange	Morpeth	49	No		Out	N
3243	Field 6018 Nr Coopies Lane	Morpeth	11	No		Out	N
3597	Athy's Dene / rear Simonside Close	Morpeth	48	No		Out	N
3290	Southgate Wood	Morpeth	69	No		In	N
6916	Land N of County Hall (poss link road)	Morpeth	32	No		In	N
6754	Catchburn	Morpeth	355	No		Out	N
6743	Barmoor Farm	Morpeth	135	No		Out	N
6772	Grindle Hill, W of Loansdean	Morpeth	90	No		Out	N
3023	Morpeth Library	Morpeth	15	No		In	N
3044	Former Benfield Garage	Morpeth	12	No		In	N
3067	Land adjacent County Hall (ex Fire Stn)	Morpeth	52	No		In	N
6915	County Hall	Morpeth	176	No		In	N
3066	Fairmoor N	Hebron	11	No		Unsure	N
3586	East Farm (SE)	Hebron	20	No		Out	N
3653	Land S of Coalburn Farm	Hepscott	27	No		Out	N
6787	Land at Hepscott	Hepscott	177	No		Out	N
3018	Land N of Burghley Gardens	Pegswood	28	No		Unsure	N
6796	Land W of Pegswood	Pegswood	219	No		Out	N
6847	Land N of Burghley Gardens & Site 3018	Pegswood	39	No		Out	N
3212	Pegswood Industrial Estate	Pegswood	40	No		Out	N

SHLAA	Site Name	Assessment Comments
3050	Fairmoor, S of Northgate Hospital	Former Employment Site D13, but large site to NW with housing permission granted Jul14 and good access to new bypass
3188	Stobhill S	Large site to SE, outside settlement boundary, damages green approaches, coalescence towards Hepscott (not supported by MNP)
3007	Loansdean S	Large site to S, outside settlement boundary: permission granted Jul14 after Planning Inspector Appeal (not supported by MNP)
3397	St George's Hospital S (Ph1)	Large site in preferred N location close to town centre, current road access limitations
3074	St George's Hospital N (Ph 2 & 3)	Medium term development partially-brownfield in preferred N location, achievable once Phase 1 completed & bypass operational for site access
3063	Cottage Hospital	Acceptable site, but adds to congestion (S) and surface water run off issues
3181	Stobhill Club / remaining capacity	Small site to SE already part developed, adds to traffic congestion
6547	KEVI Headmasters Lawn	Town centre infill development, but difficult road access and flood risk
3088	Telephone Exchange	Close to town centre (N) within settlement boundary, better use as car park to strategically enhance commercial viability of Newgate St
3031	Merley Croft	Acceptable site (S)
3497	Peacock Gap	Close to town centre (N) within settlement boundary
3069	Police Station	Acceptable site, but adds to Telford Bridge congestion (S)
3079	Northgate Hospital	Meets all criteria, but outside settlement boundary and significantly increases size of Hebron parish
3326	Former Davidson's Garage	Flood plain concerns, surface water run off issues, adds to Telford Bridge congestion & off site parking need, better use as arts / employment site
3017	East Farm / Factory Unit	Good redevelopment location supported by local residents, brownfield site currently an eyesore, sustainable village centre location
3133	Former Pegswood Garage (Longhirst Rd)	Good redevelopment location, small brownfield site currently an eyesore, sustainable village centre location
3019	Land N of Longhirst Road	Medium size site, outside settlement boundary but not visually intrusive, relatively close to village centre, direct access to main highway
6941	Land N of Hebron Avenue	Outside settlement boundary but not visually intrusive, adjacent to Country Park, relatively close to village centre, access issues to resolve
3072	Lancaster Park N	Outside settlement boundary, damages green approaches, coalescence towards Hebron
3073	Land W of Lancaster Park	Outside settlement boundary, coalescence towards Mitford, poor current access
3071	Cotting Burn / Lancaster Park N	Outside settlement boundary, damages green approaches, coalescence towards Hebron
3174	Land N of Fulbeck Grange	Medium size greenfield site, coalescence towards Hebron, better alternatives

3243	Field 6018 Nr Coopies Lane	Small site to SE, poor location bordered by industrial estate / railway / A196
3597	Athy's Dene / rear Simonside Close	Outside settlement boundary, coalescence towards Mitford, poor current access
3290	Southgate Wood	Medium size greenfield site to S, issues re former sports pitches (Sports England)
6916	Land N of County Hall (poss link road)	Land previously held in reserve for transport link road to Coopies Lane industrial estate & Stobhill housing
6754	Catchburn	Outside settlement boundary, open agricultural land to S, coalescence towards Clifton, lack of sustainability
6743	Barmoor Farm	Outside settlement boundary, open agricultural land to SE, coalescence towards Hepscott, lack of sustainability
6772	Grindle Hill, W of Loansdean	Outside settlement boundary, open agricultural land to S, road access concerns
3023	Morpeth Library	Acceptable site, but best use identified as riverside location for new Arts & Performance Cultural Centre / Heritage Museum
3044	Former Benfield Garage	Flood plain concerns, surface water run off issues, adds to Telford Bridge congestion (S), better use as employment site
3067	Land adjacent County Hall (ex Fire Stn)	Low priority as would further reduce employment sites (adjoins Telford Court office park), surface water run off issues
6915	County Hall	Major employment site (NCC), very low priority for housing, as large site to S would significantly add to congestion (not supported by MNP)
3066	Fairmoor N	Small infill site (not brownfield), outside Morpeth and Hebron settlement boundaries, lack of sustainability
3586	East Farm (SE)	Small site to edge of village (not brownfield), outside settlement boundary, lack of sustainability, access concerns, detrimental to village character
3653	Land S of Coalburn Farm	Small greenfield site, outside settlement boundary, flood risk Coalburn, lack of sustainability, ribbon development detrimental to village character
6787	Land at Hepscott	Large site to SE, outside settlement boundary, flood risk Hepscott Burn, severe coalescence towards Hepscott, scale destroys village character & adds congestion
3018	Land N of Burghley Gardens	Outside settlement boundary but not visually intrusive, relatively close to village centre, road access concerns
6796	Land W of Pegswood	Large site to W edge of village, visually prominent damaging main green approach, coalescence towards Morpeth (not supported by MNP)
6847	Land N of Burghley Gardens & Site 3018	Outside settlement boundary but not visually intrusive, relatively close to village centre, road access concerns, needs prior development site 3018
3212	Pegswood Industrial Estate	Part utilised industrial estate relatively close to village centre, key issue loss of employment land / no deliverable alternative

SHLAA	Site Name	SHLAA	Stg1 Y	Stg2 Y	Stg1 -	Stg2 -	Stg1 N	Stg2 N	Total	% Y	% -	% N	SHLAA
3050	Fairmoor, S of Northgate Hospital	3050	22	26	0	11	15	26	100	48%	11%	41%	3050
3188	Stobhill S	3188	22	13	2	17	13	33	100	35%	19%	46%	3188
3007	Loansdean S	3007	21	15	3	15	13	33	100	36%	18%	46%	3007
3397	St George's Hospital S (Ph1)	3397	26	46	3	7	8	10	100	72%	10%	18%	3397
3074	St George's Hospital N (Ph 2 & 3)	3074	22	44	0	6	15	13	100	66%	6%	28%	3074
3063	Cottage Hospital	3063	28	42	2	6	7	15	100	70%	8%	22%	3063
3181	Stobhill Club / remaining capacity	3181	28	40	2	6	7	17	100	68%	8%	24%	3181
6547	KEVI Headmasters Lawn	6547	32	37	0	6	5	20	100	69%	6%	25%	6547
3088	Telephone Exchange	3088	27	39	1	10	9	14	100	66%	11%	23%	3088
3031	Merley Croft	3031	25	39	2	7	10	17	100	64%	9%	27%	3031
3497	Peacock Gap	3497	24	34	2	7	11	22	100	58%	9%	33%	3497
3069	Police Station	3069	24	32	4	14	9	17	100	56%	18%	26%	3069
3079	Northgate Hospital	3079	19	40	2	8	16	15	100	59%	10%	31%	3079
3326	Former Davidson's Garage	3326	23	30	3	5	11	28	100	53%	8%	39%	3326
3017	East Farm / Factory Unit	3017	33	38	0	13	4	12	100	71%	13%	16%	3017
3133	Former Pegswood Garage (Longhirst Rd)	3133	31	40	0	9	6	14	100	71%	9%	20%	3133
3019	Land N of Longhirst Road	3019	28	37	1	11	8	15	100	65%	12%	23%	3019
6941	Land N of Hebron Avenue	6941	27	36	0	10	10	17	100	63%	10%	27%	6941
3072	Lancaster Park N	3072	17	23	1	10	19	30	100	40%	11%	49%	3072
3073	Land W of Lancaster Park	3073	15	29	2	10	20	24	100	44%	12%	44%	3073
3071	Cotting Burn / Lancaster Park N	3071	18	20	1	11	18	32	100	38%	12%	50%	3071
3174	Land N of Fulbeck Grange	3174	21	27	0	9	16	27	100	48%	9%	43%	3174

3243	Field 6018 Nr Coopies Lane	3243	22	27	0	6	15	30	100	49%	6%	45%	3243
3597	Athy's Dene / rear Simonside Close	3597	19	23	0	9	18	31	100	42%	9%	49%	3597
3290	Southgate Wood	3290	25	24	0	15	12	24	100	49%	15%	36%	3290
6916	Land N of County Hall (poss link road)	6916	30	24	0	16	7	23	100	54%	16%	30%	6916
6754	Catchburn	6754	14	15	2	14	21	34	100	29%	16%	55%	6754
6743	Barmoor Farm	6743	17	15	2	15	18	33	100	32%	17%	51%	6743
6772	Grindle Hill, W of Loansdean	6772	20	18	3	17	14	28	100	38%	20%	42%	6772
3023	Morpeth Library	3023	26	30	3	8	8	25	100	56%	11%	33%	3023
3044	Former Benfield Garage	3044	25	32	2	7	10	24	100	57%	9%	34%	3044
3067	Land adjacent County Hall (ex Fire Stn)	3067	25	35	2	9	10	19	100	60%	11%	29%	3067
6915	County Hall	6915	25	32	1	8	11	23	100	57%	9%	34%	6915
3066	Fairmoor N	3066	24	28	0	13	13	22	100	52%	13%	35%	3066
3586	East Farm (SE)	3586	17	21	0	6	20	36	100	38%	6%	56%	3586
3653	Land S of Coalburn Farm	3653	17	13	0	3	20	47	100	30%	3%	67%	3653
6787	Land at Hepscott	6787	17	16	0	2	20	45	100	33%	2%	65%	6787
3018	Land N of Burghley Gardens	3018	26	31	3	12	8	20	100	57%	15%	28%	3018
6796	Land W of Pegswood	6796	20	21	1	7	16	35	100	41%	8%	51%	6796
6847	Land N of Burghley Gardens & Site 3018	6847	20	26	3	9	14	28	100	46%	12%	42%	6847
3212	Pegswood Industrial Estate	3212	32	30	0	9	5	24	100	62%	9%	29%	3212
			23	29	1	10	12	25	100	52%	11%	37%	Average