

Morpeth Neighbourhood Plan



Housing Sites Assessment

by Plan Preparation Group

Final Version: December 2014

Housing Sites Assessment

The methodology for assessing housing sites was developed by the Housing Topic Group in consultation with Northumberland County Council (NCC), the local planning authority. The four stage process is described in “Housing Site Allocation – Outline Methodology and Potential Sites” which also includes the final summary grid for the assessments.

This document gives the details of Stage 1 (based on SEA criteria) and Stage 2 (based on issues and considerations raised in the Issues & Options consultation) assessments. All the sites featured in the NCC SHLAA process were included in this Neighbourhood Plan assessment, and the sites are referred to in the tables below by their SHLAA reference numbers. The NCC SHLAA documentation can be found on their website:

<http://www.northumberland.gov.uk/default.aspx?page=3458>

The assessment process was iterative with initial site assessment work being carried out by the Housing Topic Group. The tables (below) were finalized by the Plan Preparation Group in October and November 2014 using the most up-to-date information available.

The final summary grid was prepared on the basis of these assessments, informed by feedback from the Developer Engagement Group and a consistency check (Stage 3) and prioritisation taking into account: strategic considerations; best fit with the MNP objectives and deliverability (Stage 4). This final summary grid was reviewed in the light of responses to the draft Plan consultation.

MNP Housing Sites Assessment – Stage 1 – Strategic Environmental Assessment (SEA) Evaluation Brownfield Sites

SEA Objectives	Criteria		Former Davidsons Garage [Permission granted]	Northgate Hospital [Permission granted]	St. George's Hospital (South) [Phases A,B,C]	Morpeth Library	Stobhill Club (remaining capacity)	Merley Croft	Cottage Hospital	Former Benfield Renault and VW Garage	Morpeth Police Station	Land adjacent to County Hall [ex-fire station, etc.]	County Hall, Morpeth	Telephone Exchange
		SHLA A Ref.	3326	3079	3397	3023	3181	3031	3063	3044	3069	3067	6915	3088
		Units	60	250	375	15	12	29	27	12	20	52	176	11
<i>To move towards greater health, wellbeing, safety, equality and inclusiveness within the community</i>	There is access to health care from the site	Yes	No	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Development at the site would contribute to a critical mass of housing development that could deliver new local services and facilities	No	Yes	Yes	No	No	No	No	No	No	No	No	No	No
<i>To maximise opportunities for people to live in suitable, decent and affordable homes</i>	The site topography is suitable for housing	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	The site has existing access to an adopted highway	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Access to the site does not involve a private road or ransom strip	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	The site is likely to be free from contamination	No	No	No	Yes	Yes	Yes	No	No	No	No	No	Yes	No
	Housing development on the site would be consistent with nearby existing land use	Neutral	No	Neutral	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Development of the site would be unlikely to involve significant contributions to upgrade/improve existing infrastructure	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Neutral	No	Yes

**MNP Housing Sites Assessment – Stage 1 – Strategic Environmental Assessment (SEA) Evaluation
Greenfield Sites – A**

SEA Objectives	Criteria		Fairmoor, south of Northgate [Classed as Employment Site D13 by NCC, but permission granted in July 2014]	Peacock Gap [Application under consideration]	Lancaster Park North	St. George's Hospital (North) [Phase II-III]	Land West of Lancaster Park	Cotting Burn, Lancaster Park North	Land north of Fulbeck Grange	Field No.6018 (Near Coopies Lane Estate)	Land Off Cottingwood Lane (KEVI Headmaster's Lawn)	Athy's Dene, Simonside Close (rear)
		SHLAA Ref.	3050	3497	3072	3074	3073	3071	3174	3243	6547	3597
		Units	255	40	444	700	300	77	49	11	14	48
<i>To move towards greater health, wellbeing, safety, equality and inclusiveness within the community</i>	There is access to health care from the site	No	Yes	No	Yes	No	No	No	No	No	Yes	No
	Development at the site would contribute to a critical mass of housing development that could deliver new local services and facilities	Yes	No	Yes	Yes	No	Yes	No	No	No	No	No
<i>To maximise opportunities for people to live in suitable, decent and affordable homes</i>	The site topography is suitable for housing	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	The site has existing access to an adopted highway	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes
	Access to the site does not involve a private road or ransom strip	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes
	The site is likely to be free from contamination	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Housing development on the site would be consistent with nearby existing land use	No	Yes	Yes	No	No	No	No	No	No	Yes	No
	Development of the site would be unlikely to involve significant contributions to upgrade/improve existing infrastructure	No	No	No	No	No	No	No	No	No	Yes	No

	Housing development on the site would not adversely affect a listed building	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Housing development on the site would not adversely affect a conservation area	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
To improve resilience to the effects of climate change through effective adaptation and mitigation of its effect	The location of the site would encourage access to the town centre without car use thereby reducing emissions	No	Yes	No	Yes	No	No	No	No	Yes	No
To avoid or reduce flood risk to people and property within and beyond the area	Drainage of the site would be unlikely to increase the risk of flooding in already developed areas within the town	No	No	No	No	No	No	No	Yes	Yes	No
	The site is not in an EA Designated Flood Zone	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
To improve sustainable access across the area including to jobs and services	Development of the site would take advantage of the new Morpeth Northern Bypass	Yes	Yes	Yes	Yes	Neutral	Yes	Yes	No	No	No
	The site is within walking distance of main services	No	Yes	No	Yes	No	No	No	No	Yes	No
	The site is close to a regular bus service	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes
	The site is easily accessible to the railway station	No	No	No	No	No	No	No	Yes	Yes	No
	The site is easily accessible by bicycle	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	There is access to greenspace/ parks from the site	No	Yes	No	Yes	Yes	No	No	No	Yes	Yes
	There is access to health care from the site	No	Yes	No	Yes	No	No	No	No	Yes	No
	There is access to schools from the site	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	There is capacity within local services to accommodate new housing on the site	No	Yes	No	Yes	No	No	No	No	Yes	No
To protect and enhance the natural environment,	The site is not in or adjacent to a Site of Special Scientific Interest	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
	The site is not in or adjacent to a Site of Nature Conservation Importance	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes

**MNP Housing Sites Assessment – Stage 1 – Strategic Environmental Assessment (SEA) Evaluation
Greenfield Sites - B**

SEA Objectives	Criteria		Stobhill South [Appeal decision due December 2014]	Loansdean South [Permission granted in July 2014 on appeal]	Southgate Wood	Land north of County Hall, Morpeth (Area of possible link road)	Catchburn (Bellway)	Barmoor Farm (Wimpey)	Grindle Hill, west of Loansdean				
		SHLAA Ref.	3188	3007	3290	6916	6754	6743	6772				
		Units	396	200	69	32	355	135	90				
<i>To move towards greater health, wellbeing, safety, equality and inclusiveness within the community</i>	There is access to health care from the site		Yes	Yes	No	Yes	No	No	Yes				
	Development at the site would contribute to a critical mass of housing development that could deliver new local services and facilities		No	No	No	No	No	No	No				
<i>To maximise opportunities for people to live in suitable, decent and affordable homes</i>	The site topography is suitable for housing		Yes	Yes	Yes	Yes	Yes	Yes	Yes				
	The site has existing access to an adopted highway		Yes	Yes	Yes	Yes	Yes	Yes	No				
	Access to the site does not involve a private road or ransom strip		Yes	Yes	Yes	Yes	Neutral	Yes	Yes				
	The site is likely to be free from contamination		Yes	Yes	Yes	Yes	Yes	Yes	Yes				
	Housing development on the site would be consistent with nearby existing land use		Yes	Yes	Yes	Yes	No	Yes	Neutral				
	Development of the site would be unlikely to involve significant contributions to upgrade/improve existing infrastructure		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes			
<i>To strengthen and maintain a resilient local</i>	The site is not an existing (or was recently) an employment site or has not been designated as an employment site		Yes	Yes	Yes	Yes	Yes	Yes	Yes				

economy and diversity and quality of employment opportunities	The site is in a location that would encourage residents to access use local shops and services rather than travel to other centres	No	Yes	Yes	Yes	No	No	Yes				
<i>To protect and enhance the local distinctiveness of landscapes, townscapes and cultural heritage</i>	The site is inside the existing MNP settlement boundary	No	No	Yes	Yes	No	No	No				
	The site is allocated for housing in existing CVDLP	No	No	No	No	No	No	No				
	The site has an existing planning permission or a recently lapsed planning permission for housing and/or the site has not recently been refused planning permission for housing	Neutral	Yes	No	No	No	No	No				
	Development of site would have little or no affect on the spatial integrity of any surrounding villages and/or not make a significant contribution to their potential coalescing with Morpeth town	No	No	Yes	Yes	No	No	No				
	Development of the site would not use functioning agricultural land	No	No	Yes	Yes	No	No	No				
	Development of the site would not be significantly prominent in the local landscape	No	No	Yes	Yes	No	No	No				
	The site is not in or adjacent to an Area of High Landscape Value or a landscape corridor in the CVDLP	No	No	Yes	Yes	No	No	Yes				
	Development of site would not result in significant tree loss (Scheme layout/ design could mitigate visual impact if applicable)	Yes	Neutral	No	Yes	Yes	Yes	Neutral				
	Housing on the site would not have an adverse visual impact on a watercourse that would affect Morpeth's special character (Scheme layout/ design could mitigate visual impact if applicable)	Yes	Yes	No	Yes	No	No	Yes				
	Housing development on the site would not adversely affect a listed building	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
Housing development on the site would not adversely affect a conservation area	Yes	Yes	Yes	Yes	Yes	Yes	Yes					

To improve resilience to the effects of climate change through effective adaptation and mitigation of its effect	The location of the site would encourage access to the town centre without car use thereby reducing emissions	No	No	No	No	No	No	No				
To avoid or reduce flood risk to people and property within and beyond the area	Drainage of the site would be unlikely to increase the risk of flooding in already developed areas within the town	No	No	No	No	No	No	No				
	The site is not in an EA Designated Flood Zone	Yes	Neutral	No	Yes	Yes	Neutral	Yes				
To improve sustainable access across the area including to jobs and services	Development of the site would take advantage of the new Morpeth Northern Bypass	No	No	No	No	No	No	No				
	The site is within walking distance of main services	No	No	Yes	Yes	No	No	No				
	The site is close to a regular bus service	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
	The site is easily accessible to the railway station	Yes	Yes	Yes	Yes	Yes	No	Yes				
	The site is easily accessible by bicycle	Yes	Yes	Yes	Yes	No	Yes	Yes				
	There is access to greenspace/ parks from the site	Yes	No	Yes	Yes	No	Yes	No				
	There is access to schools from the site	Yes	Yes	Yes	Yes	No	Yes	Yes				
There is capacity within local services to accommodate new housing on the site	Neutral	Neutral	Yes	Yes	Neutral	Neutral	Neutral					
To protect and enhance the natural environment, including biodiversity, air and water quality	The site is not in or adjacent to a Site of Special Scientific Interest	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
	The site is not in or adjacent to a Site of Nature Conservation Importance (CNDLP)	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
	The site is not in or adjacent to a wildlife corridor in the CNDLP	Yes	Yes	No	Yes	No	No	Yes				
To use natural	The site is designated as brownfield (not	No	No	No	No	No	No	No				

employment opportunities	other centres												
<i>To protect and enhance the local distinctiveness of landscapes, townscapes and cultural heritage</i>	The site is inside the existing MNP settlement boundary	No	No	No	No								
	The site is allocated for housing in existing CVDLP	No	No	No	No								
	The site has an existing planning permission or a recently lapsed planning permission for housing and/or the site has not recently been refused planning permission for housing	No	No	No	No								
	Development of site would have little or no affect on the spatial integrity of any surrounding villages and/or not make a significant contribution to their potential coalescing with Morpeth town	Yes	No	No	No								
	Development of the site would not use functioning agricultural land	No	No	No	No								
	Development of the site would not be significantly prominent in the local landscape	No	No	No	No								
	The site is not in or adjacent to an Area of High Landscape Value or a landscape corridor in the CVDLP	Yes	Yes	No	No								
	Development of site would not result in significant tree loss (Scheme layout/ design could mitigate visual impact if applicable)	Yes	Yes	Yes	Yes								
	Housing on the site would not have an adverse visual impact on a watercourse that would affect Morpeth's special character (Scheme layout/ design could mitigate visual impact if applicable)	Yes	Yes	Yes	Yes								
	Housing development on the site would not adversely affect a listed building	Yes	Yes	Yes	Yes								
Housing development on the site would not adversely affect a conservation area	Yes	Yes	Yes	Yes									
To improve resilience to the effects of	The location of the site would encourage access to the town centre without car use thereby reducing emissions	No	No	No	No								

climate change through effective adaptation and mitigation of its effect												
<i>To avoid or reduce flood risk to people and property within and beyond the area</i>	Drainage of the site would be unlikely to increase the risk of flooding in already developed areas within the town	Yes	Yes	No	No							
	The site is not in an EA Designated Flood Zone	Yes	Yes	Yes	Yes							
<i>To improve sustainable access across the area including to jobs and services</i>	Development of the site would take advantage of the new Morpeth Northern Bypass	Yes	No	No	No							
	The site is within walking distance of main services	No	No	No	No							
	The site is close to a regular bus service	Yes	No	Yes	Yes							
	The site is easily accessible to the railway station	No	No	No	No							
	The site is easily accessible by bicycle	Yes	No	Yes	Yes							
	There is access to greenspace/ parks from the site	No	No	No	No							
	There is access to schools from the site	Yes	No	Yes	Yes							
	There is capacity within local services to accommodate new housing on the site	Yes	Yes	No	No							
<i>To protect and enhance the natural environment, including biodiversity, air and water quality</i>	The site is not in or adjacent to a Site of Special Scientific Interest	Yes	Yes	Yes	Yes							
	The site is not in or adjacent to a Site of Nature Conservation Importance (CNDLP)	Yes	Yes	Yes	Yes							
	The site is not in or adjacent to a wildlife corridor in the CNDLP	Yes	Yes	No	No							
<i>To use natural resources prudently and reduce waste</i>	The site is designated as brownfield (not greenfield)	No	No	No	No							

MNP Housing Sites Assessment – Stage 1 – Strategic Environmental Assessment (SEA) Evaluation Pegswood

SEA Objectives	Criteria		Pegswood East Farm/ Factory unit	Pegswood (land north of)	Pegswood (land north-east of)	Pegswood Garage, (former), Longhirst Road	Pegswood, land west of Pegswood	Pegswood, land north of Burghley Gardens	Pegswood, Land north of Hebron Avenue	Pegswood Industrial Estate
		SHLAA Ref.	3017	3018	3019	3133	6796	6847	6941	3212 (b)
		Units	13	28	50	5	219	39	61	? 40 ?
<i>To move towards greater health, wellbeing, safety, equality and inclusiveness within the community</i>	There is access to health care from the site		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Development at the site would contribute to a critical mass of housing development that could deliver new local services and facilities		No	No	No	No	No	No	No	No
<i>To maximise opportunities for people to live in suitable, decent and affordable homes</i>	The site topography is suitable for housing		Yes	Yes	Yes	Yes	No	Neutral	Yes	Yes
	The site has existing access to an adopted highway		Yes	Neutral	Yes	Yes	Yes	No	No	Yes
	Access to the site does not involve a private road or ransom strip		Yes	Neutral	Yes	Yes	Yes	No	No	Yes
	The site is likely to be free from contamination		Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
	Housing development on the site would be consistent with nearby existing land use		Yes	Yes	Yes	Yes	No	No	Yes	Yes
	Development of the site would be unlikely to involve significant contributions to upgrade/improve existing infrastructure		Yes	No	No	Yes	No	No	No	Yes
<i>To strengthen and maintain a resilient local economy and diversity and quality of</i>	The site is not an existing (or was recently) an employment site or has not been designated as an employment site		Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
	The site is in a location that would encourage residents to access use local shops and services rather than travel to		Yes	Yes	Yes	Yes	No	Neutral	Yes	Yes

employment opportunities	other centres								
<i>To protect and enhance the local distinctiveness of landscapes, townscapes and cultural heritage</i>	The site is inside the existing MNP settlement boundary	Yes	No	No	Yes	No	No	No	Yes
	The site is allocated for housing in existing CVDLP	No	No	No	No	No	No	No	No
	The site has an existing planning permission or a recently lapsed planning permission for housing and/or the site has not recently been refused planning permission for housing	No	No	No	No	No	No	No	No
	Development of site would have little or no affect on the spatial integrity of any surrounding villages and/or not make a significant contribution to their potential coalescing with Morpeth town	Yes	Yes	Yes	Yes	No	No	Yes	Yes
	Development of the site would not use functioning agricultural land	Yes	No	No	Yes	No	No	No	Yes
	Development of the site would not be significantly prominent in the local landscape	Yes	Neutral	Neutral	Yes	No	No	Yes	Yes
	The site is not in or adjacent to an Area of High Landscape Value or a landscape corridor in the CVDLP	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Development of site would not result in significant tree loss (Scheme layout/ design could mitigate visual impact if applicable)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Housing on the site would not have an adverse visual impact on a watercourse that would affect Morpeth's special character (Scheme layout/ design could mitigate visual impact if applicable)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Housing development on the site would not adversely affect a listed building	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Housing development on the site would not adversely affect a conservation area	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
To improve resilience to the effects of	The location of the site would encourage access to the village centre without car use thereby reducing emissions	Yes	Yes	Yes	No	No	No	Yes	Yes

climate change through effective adaptation and mitigation of its effect									
<i>To avoid or reduce flood risk to people and property within and beyond the area</i>	Drainage of the site would be unlikely to increase the risk of flooding in already developed areas within the town	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
	The site is not in an EA Designated Flood Zone	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<i>To improve sustainable access across the area including to jobs and services</i>	Development of the site would take advantage of the new Morpeth Northern Bypass	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	The site is within walking distance of main services	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	The site is close to a regular bus service	Yes	Yes	Yes	Yes	Yes	Neutral	Yes	Yes
	The site is easily accessible to the railway station	Yes	Yes	Yes	Yes	Neutral	Yes	Yes	Yes
	The site is easily accessible by bicycle	No	No	No	No	No	No	No	No
	There is access to greenspace/parks from the site	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	There is access to schools from the site	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	There is capacity within local services to accommodate new housing on the site	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
<i>To protect and enhance the natural environment, including biodiversity, air and water quality</i>	The site is not in or adjacent to a Site of Special Scientific Interest	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	The site is not in or adjacent to a Site of Nature Conservation Importance (CNDLP)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	The site is not in or adjacent to a wildlife corridor in the CNDLP	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<i>To use natural resources prudently and reduce waste</i>	The site is designated as brownfield (not greenfield)	Yes	No	No	Yes	No	No	No	Yes

MNP Housing Sites Assessment – Stage 2 – Issues & Options Consultation Evaluation Brownfield Sites

Criteria		Former Davidsons Garage	Northgate Hospital	St. George's Hospital (South) [Phases A,B,C]	Morpeth Library	Stobhill Club (remaining capacity)	Merley Croft	Cottage Hospital	Former Benfield Renault and VW Garage	Morpeth Police Station	Land adjacent to County Hall [ex-fire station, etc.]	County Hall, Morpeth	Telephone Exchange
	SHLAA Ref.	3326	3079	3397	3023	3181	3031	3063	3044	3069	3067	6915	3088
	Units	60	250	375	15	12	29	27	12	20	52	176	11
Development of the site would not adversely affect the rural setting of our historic market town and villages	Yes	Yes	Neutral	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Neutral	Yes
Development of the site would not be detrimental to a heritage asset	No	Yes	Yes	No	Yes	Yes	Yes	Yes	No	Neutral	Yes	Yes	Yes
Development of the site would not impinge upon any of the approaches to the town in terms of their green, open aspects	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Development of the site would not adversely affect the character of the river upstream, through the town and downstream of Morpeth?	No	Yes	Yes	No	Yes	Yes	Yes	Yes	No	Neutral	Yes	Yes	No
Development of the site would not impinge upon Carlisle Park, especially the way it combines well-tended and wooded areas?	No	Yes	Yes	Neutral	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes
Development of the site would not adversely affect woodland embedded within the town and well-established street trees?	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Neutral	Yes	Yes	Yes
Development of the site would not impinge upon or adversely affect any open green spaces?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Neutral	No	Yes

Development of the site is not in conflict with the broad vision for the Plan Area	Yes	YES	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Development of the site will make appositive contribution to ensuring a high quality of development, to encompass buildings, street scenes, the historic environment, historic vistas, and landscape quality	No	Yes	Yes	No	Yes	Yes	Yes	No	Neutral	Yes	Yes	Neutral
Development of the site will not have a detrimental affect on the green corridors / approach roads important to the setting of Morpeth and its settlements	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Development of the site will not have a detrimental affect on the place-defining characteristic setting of Morpeth and the surrounding villages	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Development of the site would make use of and not adversely affect the general environment	Yes	Neutral	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Development of the site would reduce overall flood risk	No	No	No	No	No	No	No	No	No	No	No	No
Development of the site would not be detrimental to the character of Morpeth by adversely affecting the open character of the river, burns and other watercourses as wildlife corridors or involve culverting them	No	Yes	Yes	No	Yes	Yes	Yes	Neutral	Yes	Yes	Yes	No
Development of the site would contribute to a programme of street tree replacement and planting	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Development of the site would not be detrimental to our historic characterful buildings	No	Yes	Yes	No	Yes	Yes	Yes	No	Neutral	Yes	Yes	Yes

Development of the site would be consistent with the Housing Topic Group's 13 Guiding Principles													
Development of the site would contribute to achieving the minimum housing target set by County Council for new development over next 20 years	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES
Development of the site would utilise previously developed (brownfield) land	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Development of the site would include at least 30% affordable housing	YES	YES	YES	NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL	YES	YES	YES	YES	YES
Development of the site would help in the provision of specialist accommodation for older people, such as sheltered and Extra Care housing	YES	YES	YES	NEUTRAL	NEUTRAL	NEUTRAL	YES	YES	YES	YES	NO	NO	YES
The site would contribute to concentrating future significant housing development primarily to north of the town: the St George's Hospital site, Northgate Hospital grounds, and proposed Morpeth Northern Bypass	NO	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	YES
Development of the site would help Morpeth to be primarily a rural service centre with vibrancy of the town centre acting as an economic driver	NO	NO	NO	YES	NO	NO	NO	YES	NO	NO	NO	NO	YES
Development of the site would not be detrimental to the provision of employment development sites to enable economic growth	NO	NO	NO	YES	NO	NO	NO	NO	NO	NO	NO	NO	YES
The site does not impinge on the 2 sites at Fairmoor previously allocated in Castle	NO	YES	NO	YES	YES	YES	YES	YES	YES	YES	NO	NO	YES

Morpeth District Local Plan for business park development													
The site does not prejudice the provision additional employment development adjacent to County Hall?	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NEUTRAL	NEUTRAL	NO
Development of the site would not exacerbate the increasing traffic congestion on the approaches to the central area, not just at peak hours, but at all times throughout the day	NO	YES	YES	NO	YES	NO	NO	NO	NO	NO	NEUTRAL	NEUTRAL	YES
Development of the site would help to encourage more people to use alternatives to the car by contributing to relevant infrastructure investment	YES	YES	YES	YES	NO	YES	YES	YES	YES	YES	NO	NO	YES
Development of the site would not increase residents' concern about the pressure on transport systems and increased traffic congestion arising from new housing developments	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Development of the site would help to developing a more extensive and comprehensive walking and cycling network in the town by contributing to relevant infrastructure investment	NO	YES	YES	NO	YES	NO	YES	YES	YES	YES	YES	YES	NO
Development of the site would contribute to investment in the provision, improvement, replacement, operation or maintenance of infrastructure	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Development of the site would contribute to investment for increased capacity in sewage treatment and sewerage in Morpeth and Pegswood to	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	YES	YES	NO

**MNP Housing Sites Assessment – Stage 2 – Issues & Options Consultation Evaluation
Greenfield Sites – A**

Criteria		Fairmoor, south of Northgate [Classed as Employment Site D13 by NCC, but permission granted July 2014]	Peacock Gap	Lancaster Park North	St. George's Hospital (North) [Phase II-III]	Land West of Lancaster Park	Cotting Burn, Lancaster Park North	Land north of Fulbeck Grange	Field No.6018 (Near Coopies Lane Estate)	Land Off Cottingwood Lane (KEVI Headmaster's Lawn)	Athy's Dene, Simonside Close (rear)
	SHLA A Ref.	3050	3497	3072	3074	3073	3071	3174	3243	6547	3597
	Units	255	40	444	700	300	77	49	11	14	48
Development of the site would not adversely affect the rural setting of our historic market town and villages	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	No
Development of the site would not be detrimental to a heritage asset	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Development of the site would not impinge upon any of the approaches to the town in terms of their green, open aspects	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	No
Development of the site would not adversely affect the character of the river upstream, through the town and downstream of Morpeth?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Development of the site would not impinge upon Carlisle Park, especially the way it combines well-tended and wooded areas?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Development of the site would not adversely affect woodland embedded within the town and well-established street trees?	No	No	No	No	No	Neutral	No	No	No	No	No
Development of the site would not impinge upon or adversely affect any open green spaces?	No	Yes	No	No	No	No	No	No	Yes	Yes	No

Development of the site would not impinge upon or adversely affect any wildlife corridors?	No	No	No	No	No	No	No	No	Yes	Yes	No
Development of the site would not adversely affect Morpeth's panoramic views – landscapes, townscapes and treescapes?	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Yes	Yes	Neutral
Development of the site would not be detrimental to Morpeth's strong sense of place and local identity, its character and setting – as an historic market town	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
Development of the site would help to maintain and strengthen Morpeth's role and competitiveness as a rural service centre, with a strong retail sector and broad mix of local/visitor attractions – a place to live, work and play	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Neutral	Yes	Yes
Development of the site would help to maintain and protect Morpeth's integrity – its rural setting and green approaches that extend into the town	No	No	No	Yes	Yes	No	Yes	No	No	Yes	No
Development of the site would help to develop Pegswood as a more sustainable settlement, with more housing choice, a better range of Services/facilities, more local employment and a more vibrant village centre	No	No	No	No	No	No	No	No	No	No	No
Development of the site would not be detrimental to retaining the existing characters and identities of Mitford, Hepscott & Hebron as they will continue to look to Morpeth as a local service centre, but retain their separateness from the town	No	Yes	No	Yes	No	No	Yes	Yes	Yes	Yes	Yes

Development of the site would not be detrimental to key vistas	No	Yes	No	Yes	Yes	No	No	Yes	Yes	No
Development of the site would not be detrimental to prominent heritage features and areas of special character and greater than average visual quality	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Development of the site would not be detrimental to the clear demarcation between settlement and countryside, and would help to prevent urban spread and sprawl	No	Yes	No	Yes	No	No	No	No	Yes	No
Development of the site would not impinge upon or adversely affect important green spaces in the town centre	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Neutral	Yes
Development of the site would contribute to achieving the minimum housing target set by County Council for new development over next 20 years in line with residents' views	Yes	Yes	No	Yes	No	No	No	No	Yes	No
Development of the site would contribute to providing good quality 'affordable housing', either to buy or rent	Yes	No	Yes	Yes	Yes	Yes	No	No	No	Yes
Development of the site would help to reduce housing under-occupation by enabling moves to more appropriately sized properties, with focus particularly on younger & senior age groups' needs	No	No	No	No	No	No	No	Neutral	Neutral	No
The site would contribute to new developments in line with best practice quality design principles	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Development of the site would be consistent with the Housing Topic Group's 13 Guiding Principles	Neutral	Yes	No	Yes	No	No	No	No	Yes	No

**MNP Housing Sites Assessment – Stage 2 – Issues & Options Consultation Evaluation
Greenfield Sites - B**

Criteria		Stobhill South	Loansdean South	Southgate Wood	Land north of County Hall, Morpeth (Area of possible link road)	Catchburn (Bellway)	Barmoor Farm (Wimpey)	Grindle Hill, west of Loansdean				
	SHLAA Ref.	3188	3007	3290	6916	6754	6743	6772				
	Units	396	200	69	32	355	135	90				
Development of the site would not adversely affect the rural setting of our historic market town and villages		No	No	Yes	Yes	No	No	No				
Development of the site would not be detrimental to a heritage asset		Yes	Yes	Yes	Yes	Yes	Yes	Yes				
Development of the site would not impinge upon any of the approaches to the town in terms of their green, open aspects		No	No	Yes	Yes	No	No	Yes				
Development of the site would not adversely affect the character of the river upstream, through the town and downstream of Morpeth?		Yes	Yes	Yes	Yes	Yes	Yes	Yes				
Development of the site would not impinge upon Carlisle Park, especially the way it combines well-tended and wooded areas?		Yes	Yes	Yes	Yes	Yes	Yes	Yes				
Development of the site would not adversely affect woodland embedded within the town and well-established street trees?		No	No	No	No	No	No	No				
Development of the site would not impinge upon or adversely affect any open green spaces?		No	No	Yes	No	No	No	No				
Development of the site would not impinge upon or adversely affect any wildlife corridors?		No	No	No	No	No	No	No				
Development of the site would not adversely affect Morpeth's panoramic views – landscapes,		Neutral	No	Yes	Yes	No	Yes	Yes				

townscapes and treescapes?											
Development of the site would not be detrimental to Morpeth's strong sense of place and local identity, its character and setting – as an historic market town	No	No	Yes	Yes	No	No	No				
Development of the site would help to maintain and strengthen Morpeth's role and competitiveness as a rural service centre, with a strong retail sector and broad mix of local/visitor attractions – a place to live, work and play	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
Development of the site help to maintain and protect Morpeth's integrity – its rural setting and green approaches that extend into the town	No	No	Yes	Yes	No	No	Neutral				
Development of the site would help to develop Pegswood as a more sustainable settlement, with more housing choice, a better range of Services/facilities, more local employment and a more vibrant village centre	No	No	No	No	No	No	No				
Development of the site would not be detrimental to retaining the existing characters and identities of Mitford, Hepscott & Hebron as they will continue to look to Morpeth as a local service centre, but retain their separateness from the town	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral				
Development of the site is not in conflict with the broad vision for the Plan Area	No	No	Neutral	Neutral	No	No	No				
Development of the site will make apposite contribution to ensuring a high quality of development, to encompass buildings, street scenes, the historic environment,	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral				

historic vistas, and landscape quality											
Development of the site will not have a detrimental affect on the green corridors / approach roads important to the setting of Morpeth and its settlements	No	No	Yes	Yes	No	No	No				
Development of the site will not have a detrimental affect on the place-defining characteristic setting of Morpeth and the surrounding villages	No	No	Yes	Yes	No	No	Yes				
Development of the site would make use of and not adversely affect the general environment	No	No	No	Yes	No	No	No				
Development of the site would reduce overall flood risk	No	No	No	No	No	No	No				
Development of the site would not be detrimental to the character of Morpeth by adversely affecting the open character of the river, burns and other watercourses as wildlife corridors or involve culverting them	Neutral	Neutral	No	Neutral	No	No	Neutral				
Development of the site would contribute to a programme of street tree replacement and planting	Neutral	Neutral	No	No	Neutral	Neutral	Neutral				
Development of the site would not be detrimental to our historic characterful buildings & monuments and their environment	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
Development of the site would not be detrimental to key vistas	No	No	Yes	Yes	No	No	Neutral				
Development of the site would not be detrimental to prominent heritage features and areas of special character and greater than average visual quality	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
Development of the site would not be detrimental to the clear demarcation between settlement and countryside, and would help	No	No	Yes	Yes	No	No	No				

to prevent urban spread and sprawl											
Development of the site would not impinge upon or adversely affect important green spaces in the town centre	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
Development of the site would contribute to achieving the minimum housing target set by County Council for new development over next 20 years in line with residents' views	No	No	Neutral	Neutral	No	No	No				
Development of the site would contribute to providing good quality 'affordable housing', either to buy or rent	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral				
Development of the site would help to reduce housing under-occupation by enabling moves to more appropriately sized properties, with focus particularly on younger & senior age groups' needs	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral				
The site would contribute to new developments in line with best practice quality design principles	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral				
Development of the site would be consistent with the Housing Topic Group's 13 Guiding Principles	No	No	No	No	No	No	No				
Development of the site would contribute to achieving the minimum housing target set by County Council for new development over next 20 years	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
Development of the site would utilise previously developed (brownfield) land	No	No	No	No	No	No	No				
Development of the site would include at least 30% affordable housing	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral				
Development of the site would help in the provision of specialist accommodation for older people,	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral				

developments											
Development of the site would help to developing a more extensive and comprehensive walking and cycling network in the town by contributing to relevant infrastructure investment	No	No	No	No	No	No	No				
Development of the site would contribute to investment in the provision, improvement, replacement, operation or maintenance of infrastructure	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral				
Development of the site would contribute to investment for increased capacity in sewage treatment and sewerage in Morpeth and Pegswood to support new development and mitigate flood risk	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral				
Development of the site would help to maximise the potential of our schools as a contributor to economic success	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral				
Development of the site would help to maintain viability of Morpeth schools by ensuring that they continue to attract pupils from the widest possible area	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral				
Goosehill School urgently requires investment and development of the site would contribute investment to this	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral				
If Morpeth First School (Goosehill) were to be rebuilt either in its present location or somewhere else, development of the site would contribute investment to this	Neutral	No	No	No	No	Neutral	No				
Development of the site would contribute to investment to improve the current scattered & limited facilities for arts/performance type activities	No	No	No	No	No	No	No				

**MNP Housing Sites Assessment – Stage 2 – Issues & Options Consultation Evaluation
Hebron & Hepscott**

Criteria		Hebron, Fairmoor north	Hebron East Farm (south east)	Hepscott, Coalburn farm (land south of)	Hepscott, Land at Hepscott							
	SHLAA Ref.	3066	3586	3653	6787							
	Units	11	20	27	177							
Development of the site would not adversely affect the rural setting of our historic market town and villages		Yes	No	No	No							
Development of the site would not be detrimental to a heritage asset		Yes	Yes	Yes	Yes							
Development of the site would not impinge upon any of the approaches to the town in terms of their green, open aspects		Yes	Yes	No	No							
Development of the site would not adversely affect the character of the river upstream, through the town and downstream of Morpeth?		Yes	Yes	Yes	Yes							
Development of the site would not impinge upon Carlisle Park, especially the way it combines well-tended and wooded areas?		Yes	Yes	Yes	Yes							
Development of the site would not adversely affect woodland embedded within the town and well-established street trees?		Yes	Yes	Yes	Yes							
Development of the site would not impinge upon or adversely affect any open green spaces?		No	No	No	No							
Development of the site would not impinge upon or adversely affect any wildlife corridors?		Yes	Yes	No	No							
Development of the site would not adversely affect Morpeth's panoramic views – landscapes,		Yes	Yes	Yes	Yes							

townscapes and treescapes?											
Development of the site would not be detrimental to Morpeth's strong sense of place and local identity, its character and setting – as an historic market town	Yes	Yes	No	No							
Development of the site would help to maintain and strengthen Morpeth's role and competitiveness as a rural service centre, with a strong retail sector and broad mix of local/visitor attractions – a place to live, work and play	No	No	No	No							
Development of the site help to maintain and protect Morpeth's integrity – its rural setting and green approaches that extend into the town	Yes	No	No	No							
Development of the site would help to develop Pegswood as a more sustainable settlement, with more housing choice, a better range of Services/facilities, more local employment and a more vibrant village centre	No	No	No	No							
Development of the site would not be detrimental to retaining the existing characters and identities of Mitford, Hepscoth & Hebron as they will continue to look to Morpeth as a local service centre, but retain their separateness from the town	Yes	No	No	No							
Development of the site is not in conflict with the broad vision for the Plan Area	Yes	No	No	No							
Development of the site will make appositve contribution to ensuring a high quality of development, to encompass buildings, street scenes, the historic environment,	Neutral	No	No	No							

historic vistas, and landscape quality											
Development of the site will not have a detrimental affect on the green corridors / approach roads important to the setting of Morpeth and its settlements	Neutral	No	No	No							
Development of the site will not have a detrimental affect on the place-defining characteristic setting of Morpeth and the surrounding villages	Neutral	No	No	No							
Development of the site would make use of and not adversely affect the general environment	Neutral	No	No	No							
Development of the site would reduce overall flood risk	Neutral	Neutral	No	No							
Development of the site would not be detrimental to the character of Morpeth by adversely affecting the open character of the river, burns and other watercourses as wildlife corridors or involve culverting them	Yes	Yes	No	No							
Development of the site would contribute to a programme of street tree replacement and planting	Neutral	No	No	No							
Development of the site would not be detrimental to our historic characterful buildings & monuments and their environment	Yes	Yes	Yes	Yes							
Development of the site would not be detrimental to key vistas	Neutral	No	No	No							
Development of the site would not be detrimental to prominent heritage features and areas of special character and greater than average visual quality	Yes	Yes	No	No							
Development of the site would not be detrimental to the clear demarcation between settlement and countryside, and would help	No	No	No	No							

to prevent urban spread and sprawl											
Development of the site would not impinge upon or adversely affect important green spaces in the town centre	Yes	Yes	Yes	Yes							
Development of the site would contribute to achieving the minimum housing target set by County Council for new development over next 20 years in line with residents' views	Yes	No	No	No							
Development of the site would contribute to providing good quality 'affordable housing', either to buy or rent	No	No	No	Yes							
Development of the site would help to reduce housing under-occupation by enabling moves to more appropriately sized properties, with focus particularly on younger & senior age groups' needs	No	Yes	Yes	Yes							
The site would contribute to new developments in line with best practice quality design principles	Neutral	Neutral	Neutral	Neutral							
Development of the site would be consistent with the Housing Topic Group's 13 Guiding Principles	No	No	No	No							
Development of the site would contribute to achieving the minimum housing target set by County Council for new development over next 20 years	No	No	No	Yes							
Development of the site would utilise previously developed (brownfield) land	No	No	No	No							
Development of the site would include at least 30% affordable housing	Neutral	Neutral	Neutral	Neutral							
Development of the site would help in the provision of specialist accommodation for older people,	No	No	No	No							

such as sheltered and Extra Care housing											
The site would contribute to concentrating future significant housing development primarily to north of the town: the St George's Hospital site, Northgate Hospital grounds, and proposed Morpeth Northern Bypass	Yes	No	No	No							
Development of the site would help Morpeth to be primarily a rural service centre with vibrancy of the town centre acting as an economic driver	Yes	Yes	Yes	Yes							
Development of the site would not be detrimental to the provision of employment development sites to enable economic growth	Neutral	Yes	Yes	Yes							
The site does not impinge on the 2 sites at Fairmoor previously allocated in Castle Morpeth District Local Plan for business park development	Yes	Yes	Yes	Yes							
The site does not prejudice the provision additional employment development adjacent to County Hall?	Yes	Yes	Yes	Yes							
Development of the site would not exacerbate the increasing traffic congestion on the approaches to the central area, not just at peak hours, but at all times throughout the day	Yes	Yes	No	No							
Development of the site would help to encourage more people to use alternatives to the car by contributing to relevant infrastructure investment	No	No	No	No							
Development of the site would not increase residents' concern about the pressure on transport systems and increased traffic congestion arising from new housing	Yes	Yes	No	No							

developments											
Development of the site would help to developing a more extensive and comprehensive walking and cycling network in the town by contributing to relevant infrastructure investment	No	No	No	No							
Development of the site would contribute to investment in the provision, improvement, replacement, operation or maintenance of infrastructure	Neutral	Neutral	No	No							
Development of the site would contribute to investment for increased capacity in sewage treatment and sewerage in Morpeth and Pegswood to support new development and mitigate flood risk	Neutral	Neutral	No	No							
Development of the site would help to maximise the potential of our schools as a contributor to economic success	No	No	No	No							
Development of the site would help to maintain viability of Morpeth schools by ensuring that they continue to attract pupils from the widest possible area	Neutral	Neutral	Neutral	Yes							
Goosehill School urgently requires investment and development of the site would contribute investment to this	No	No	No	No							
If Morpeth First School (Goosehill) were to be rebuilt either in its present location or somewhere else, development of the site would contribute investment to this	No	No	No	No							
Development of the site would contribute to investment to improve the current scattered & limited facilities for arts/performance type activities	No	No	No	No							

Development of the site would contribute to investment to improve sports and leisure activities	No	No	No	No							
Development of the site would contribute to investment in a theatre / arts centre for Morpeth and surrounding areas	No	No	No	No							
Development of the site would help to make Pegswood village a more sustainable community with a stronger sense of identity	No	No	No	No							
Development of the site would contribute to investment to expand sports and leisure facilities in Pegswood	No	No	No	No							
Development of the site would provide additional new housing development in Pegswood	No	No	No	No							
The site in Pegswood is in a location supported by Pegswood residents	No	No	No	No							
The site does not impinge on employment location land in Pegswood	Yes	Yes	Yes	Yes							
Development of the site would not be detrimental to the integrity of the villages of Hebron, Hepscott and Mitford so they do not merge with Morpeth town	Yes	No	No	No							
Development of the site would not involve coalescence of Hebron, Hepscott, & Mitford villages with Morpeth town and adversely affect their separate identity	Yes	No	No	No							
The site is not between the A196 and Hepscott village	Yes	Yes	No	No							
The site is in Hebron, Hepscott, and Mitford Parishes and involves only small scale infill, or conversions within established settlement boundaries	Yes	No	No	No							

Development of the site would not be detrimental to Morpeth's strong sense of place and local identity, its character and setting – as an historic market town	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Development of the site would help to maintain and strengthen Morpeth's role and competitiveness as a rural service centre, with a strong retail sector and broad mix of local/visitor attractions – a place to live, work and play	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Development of the site help to maintain and protect Morpeth's integrity – its rural setting and green approaches that extend into the town	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Development of the site would help to develop Pegswood as a more sustainable settlement, with more housing choice, a better range of Services/facilities, more local employment and a more vibrant village centre	Yes	Yes	Yes	Yes	No	Yes	Yes	No
Development of the site would not be detrimental to retaining the existing characters and identities of Mitford, Hepscott & Hebron as they will continue to look to Morpeth as a local service centre, but retain their separateness from the town	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Development of the site is not in conflict with the broad vision for the Plan Area	Yes	Yes	Yes	Yes	No	No	Yes	No
Development of the site will make apposite contribution to ensuring a high quality of development, to encompass buildings, street scenes, the historic environment, historic vistas, and landscape	Yes	Neutral	Neutral	Yes	No	No	No	Neutral

quality								
Development of the site will not have a detrimental affect on the green corridors / approach roads important to the setting of Morpeth and its settlements	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Development of the site will not have a detrimental affect on the place-defining characteristic setting of Morpeth and the surrounding villages	Yes	Yes	Yes	Yes	No	No	Yes	Yes
Development of the site would make use of and not adversely affect the general environment	Yes	Yes	Yes	Yes	No	No	Yes	Yes
Development of the site would reduce overall flood risk	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Development of the site would not be detrimental to the character of Morpeth by adversely affecting the open character of the river, burns and other watercourses as wildlife corridors or involve culverting them	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Development of the site would contribute to a programme of street tree replacement and planting	No	No	No	No	No	No	No	No
Development of the site would not be detrimental to our historic characterful buildings & monuments and their environment	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Development of the site would not be detrimental to key vistas	Yes	Yes	Yes	Yes	No	Neutral	Yes	Yes
Development of the site would not be detrimental to prominent heritage features and areas of special character and greater than average visual quality	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Development of the site would not be detrimental to the clear demarcation between settlement and countryside, and would help to prevent urban spread and	Yes	No	No	Yes	No	No	No	Yes

sprawl								
Development of the site would not impinge upon or adversely affect important green spaces in the village centre	No	No	No	No	No	No	No	No
Development of the site would contribute to achieving the minimum housing target set by County Council for new development over next 20 years in line with residents' views	Yes	No	Yes	Yes	No	No	No	No
Development of the site would contribute to providing good quality 'affordable housing', either to buy or rent	Neutral	Neutral	Neutral	Neutral	Yes	Neutral	Neutral	Neutral
Development of the site would help to reduce housing under-occupation by enabling moves to more appropriately sized properties, with focus particularly on younger & senior age groups' needs	Neutral	No	Yes	Yes	No	No	Yes	No
The site would contribute to new developments in line with best practice quality design principles	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Development of the site would be consistent with the Housing Topic Group's 13 Guiding Principles	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Development of the site would contribute to achieving the minimum housing target set by County Council for new development over next 20 years	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Development of the site would utilise previously developed (brownfield) land	Yes	No	No	Yes	No	No	No	Yes
Development of the site would include at least 30% affordable housing	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Development of the site would help in the provision of specialist accommodation for older people, such as sheltered and Extra Care	Neutral	No	No	Yes	No	No	Yes	No

housing								
The site would contribute to concentrating future significant housing development primarily to north of the town: the St George's Hospital site, Northgate Hospital grounds, and proposed Morpeth Northern Bypass	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Development of the site would help Morpeth to be primarily a rural service centre with vibrancy of the town centre acting as an economic driver	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Development of the site would not be detrimental to the provision of employment development sites to enable economic growth	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
The site does not impinge on the 2 sites at Fairmoor previously allocated in Castle Morpeth District Local Plan for business park development	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
The site does not prejudice the provision additional employment development adjacent to County Hall?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Development of the site would not exacerbate the increasing traffic congestion on the approaches to the central area, not just at peak hours, but at all times throughout the day	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Development of the site would help to encourage more people to use alternatives to the car by contributing to relevant infrastructure investment	Neutral	Neutral	Neutral	Neutral	No	No	Neutral	No
Development of the site would not increase residents' concern about the pressure on transport systems and increased traffic congestion arising from new housing developments	Yes	Neutral	Neutral	Yes	No	No	Neutral	Yes

