

Morpeth Neighbourhood Plan

Draft Consultation June 2013

Pegswood Parish Council

Morpeth Neighbourhood Plan

Pegswood is a sustainable community, but to ensure our community continues to be so it must develop. This requires attracting the right balance of increases to existing business, retail, residential and sport and leisure facilities within the community

To ensure that this development is brought about in the right manner the Parish Council have joined with Morpeth Town Council, and various other nearby parish councils, to create the Morpeth Neighbourhood Plan; a plan that will propose how our community will grow over the next 20 years. It is essential, in the eyes of the Parish Council, that Pegswood is allowed and encouraged to continue to grow, not least because of the significant impact the building of the Morpeth Northern Bypass will have on the village and the surrounding area

With this future in mind the Parish Council have considered various ways that the right balance of development could be delivered, and these are set out below. But before they can form part of the Neighbourhood Plan, you the residents of Pegswood must consider each of them and tell the Parish Council your opinion on them, or possibly bring forward alternative ideas

A Future Vision for Pegswood

A Village Heart

The Parish Council recognises that the centre of the village consists of a number of potential development sites that would improve the village

- 1. The derelict area to the rear of the two social clubs and East Farm, including the disused factory is to be allowed to develop into an improved 'heart' of the village. A mix of retail, residential and leisure development would be encouraged; together with footpath links to and between the existing residential areas allowing for better pedestrian links to shops and the First School***

Housing

It is envisaged that any housing development will not be any one type of housing: but that it will maintain the current mix of market, social and affordable housing

- 2. To ensure that the village retains its 'shape' and continues to be centred on the 'heart', residential development will be concentrated on the land***

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to the North of the First School, Brocksburn Park and Cookswell Estate. This will be accessible via a new road off Longhirst Road. Development will be limited to the crest of the land, before it falls away towards Longhirst

- 3. Relocation of the Industrial Estate will be encouraged to free up a suitable brown field site, already fringed by housing development, ideally located adjacent to the school and village heart***
- 4. Two possible sites for sheltered accommodation are to be promoted. These are; the possible relocation of Cookswell Garage; or the open space adjacent to the medical centre***

Education

The Parish Council has identified that there is a disconnection between the desire of where residents want children to be educated and where they are actually offered placement. This is primarily down to the location of our First School in education pyramid

This is not just a Pegswood issue; outlying villages that would normally see their children enter the education stream at Pegswood First School have appeared to 'channel' their children via the stream directly into the Morpeth pyramid. This results in a slower rate of take up of places in Pegswood. The First School is a quality school; receiving good Ofsted reports, linking it to the Morpeth pyramid would improve Pegswood in the eyes of potential home buyers, but could also help to raise school admissions and participation levels within the community

The First school has the potential of growth. It is a well maintained building with sufficient land to encourage further development. The potential to make it a first and secondary school exists. This would make it not only attractive to existing and new residents, but to those parents in outlying settlements who would possible also use the other facilities in the village

This is not something the Neighbourhood Plan can direct. The Parish Council will need to negotiate with Northumberland County Council's Education Department to achieve this aim. But it believes that without this change it would be difficult to sustain the village as it is, and therefore it asks for your support in this proposal

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Business Use

The Parish Council would wish to see the growth of employment opportunities within the parish

- 5. Land lying between the railway line and the By-pass will be designated for business and employment use. This will allow for the possible transfer of the existing industrial estate and Cookswell Garage out of the heart of the village and allow better development of that 'freed' land. Access would be via the service road behind the Community Fire Station***

Development of this land would assist not only Pegswood with employment possibilities but also surrounding settlements and Morpeth itself. Hopefully this will increase and diversify the employment opportunities and skill base in the parish area, and attract low carbon economic development

Sports and Leisure

The Parish Council is in negotiations with Northumberland County Council on the transfer of the Welfare Park playing fields and pavilion to the its ownership in 2014

- 6. A master-plan for the park will be developed that will see further development of the junior playing and training facilities with reconfiguring of the pitches, the transfer of the exiting 4g five-a-side pitch from behind the Ex Servicemen's Club, the development of a skateboard park, and better use of the pavilion***
- 7. This will include a possible expansion of the sports and leisure facilities into the fields to the West of the site***

Transport

Pegswood is currently served by transport links to Morpeth and beyond. However, with growth comes more demand. It is the view that the railway station is underused at this present time. Discussions will be held with SENRUG as to how these can be achieved

- 8. Consideration will be given to the development of a park and ride car park on land north of the cemetery. This is a short distance from the station and could not only provide better access for Pegswood***

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residents but attract users from outlying settlements and towns such as Morpeth and Ashington

Green Corridor

Pegswood remains a semi-rural community, and the Parish Council wishes to maintain that position

- 9. Work will be undertaken to bring about a suitable completion of the Community Park Phase II, 'leaking lake', to enhance the recreational space of the village***
- 10. A wildlife corridor and green 'break' between the village and other settlements; and Morpeth at Whorral Bank will be maintained, although with the development of country footpaths. To enable Pegswood to be identified as a separate community to Morpeth***