

## **Morpeth Neighbourhood Plan Housing Group (HG)**

### **Guiding Principles**

- Acknowledge **Morpeth** will be a main town for future population growth within Northumberland.
- Further development of **Pegswood** to enhance community life, with housing development sufficient to strengthen its position as a centre for local services.
- Integrity of surrounding villages including **Hebron, Hepscott** and **Mitford** should be retained, to avoid their coalescing with Morpeth town.
- Further development should not damage environmental and heritage features that give Morpeth its special character; and not expand inappropriately beyond its current boundaries, so protecting surrounding countryside.
- Range of well designed property types and sizes should be provided including affordable housing and housing for younger and older people, so as to promote a balanced housing market.
- New housing should contribute to well designed, high quality living environments and neighbourhoods, and maintain local distinctiveness.
- Housing development must be linked to sufficient capacity / investment in local services, transport and employment opportunities in sustainable locations: eg. schools, roads, water, sewerage, sewage treatment capacity, public transport.
- Advantage should be taken of opportunities presented by new Morpeth Northern Bypass, currently scheduled for completion by Q3 2016.
- Previously developed land (brownfield sites) should be prioritised where viable in preference to green field sites.
- Mixed development (eg. housing & commercial) should be considered to promote viability of the local economy, and to enhance sustainability of Morpeth and Pegswood.
- Make effective use of existing housing stock and other vacant property.
- Encourage high standards of energy efficiency in all housing stock.
- Avoid building in flood risk areas.