

Longhoughton, Boulmer and Howick Neighbourhood Plan

Housing site assessment background paper

January 2025

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1. Background

- 1.1 This document is one in a series of background papers prepared by the Longhoughton, Boulmer and Howick Neighbourhood Plan Steering Group. It sets out the relevant national and local policy and guidance informing the Longhoughton, Boulmer and Howick Neighbourhood Plan ('the plan'). It also sets out the methodology for the assessment of potential housing sites and how this methodology has been applied to potential sites within the parish.
- 1.2 The vision and objectives for the plan define what the plan aims to achieve. The vision for the parish in 2036 is:

A vision for Longhoughton Parish in 2036
<p><i>In 2036 the Parish of Longhoughton, which includes the unique and distinctive villages of Boulmer, Howick and Longhoughton, will be an attractive place to live and grow with a community that is sustainable, cohesive and thriving.</i></p> <p><i>The diverse needs and wellbeing of the existing and future residents will be provided for and the community will be sustainable in relation to the facilities and infrastructure available to residents.</i></p> <p><i>Residents will have good access to facilities and be well connected.</i></p> <p><i>The natural, historic and environmental character of the area will be maintained and enhanced for future generations by ensuring that new developments are of an appropriate quality, scale and design and embed important habitats for wildlife.</i></p> <p><i>New development will minimise environmental harm by ensuring the prudent use of natural resources in both construction and occupation. It will be designed to be resilient to the effects of climate change.</i></p> <p><i>All people who live in the parish will have the opportunity to participate in shaping their surroundings and feel proud of where they live.</i></p>

- 1.3 Neighbourhood plan objective one is most relevant to the delivery of new housing. In addition, the process of the identification of potential housing sites, in terms of the assessment process, is also relevant to plan objectives 1, 2, 4, 5, 6 and 7:
- **Objective 1 - Sustainable Development:** Ensuring new development makes a positive contribution to social, environmental and economic needs and that any negative impacts, particularly those contributing to climate change, are adequately mitigated.
 - **Objective 2 – Housing:** The location, quantity and type of housing built in the parish is appropriate to its sustainability and reflects the distinct character and needs of the villages of Boulmer, Howick and Longhoughton.
 - **Objective 4 - Environment:** Protecting and improving the natural environment of the parish by: conserving and enhancing the natural beauty of the Northumberland Coast Area of Outstanding Natural Beauty and its setting; protecting the integrity of the internationally designated coastal sites; maintaining and where possible increasing levels of tranquillity, dark skies and sense of rurality; and supporting the creation, protection and enhancement of biodiversity and green infrastructure networks.
 - **Objective 5 – Historic Environment:** Protecting and enhancing the distinctive character of the villages and the historic environment of the parish.

- **Objective 6 - Community:** *Protecting and supporting the development of key community facilities and infrastructure to ensure that the community is inclusive and sustainable.*
- **Objective 7 - Transport and Access:** *Promoting access to facilities and services for all residents and creating safe and high-quality roads, pavements and green routes including footpaths, cycle routes and bridleways.*

1.4 The main areas covered by this background paper are:

- The national and local policy context for the provision of new homes;
- An overview of the parish, including identifying the key local issues; and
- The methodology for the assessment of housing sites;
- Detailed site assessment information.

1.5 Alongside the consultation on the pre-submission draft neighbourhood plan comments were invited on this background paper. These comments and feedback on the draft plan have informed this revised paper which accompanies the submission draft plan.

2. Planning context

Background

2.1 As neighbourhood plans are part of the development plan, they must meet defined legal requirements. The way in which neighbourhood plans are prepared and the policies they contain will be tested by an independent examiner. In order to pass an examination and proceed to referendum, neighbourhood plans must meet a number of 'basic conditions' conditions. To ensure they are legally compliant they must:

- Have regard to national planning policy and guidance;
- Be in general conformity with the strategic policies of the development plan;
- Contribute to the achievement of sustainable development; and
- Be compatible with legal obligations.

National planning policy and guidance

2.2 National planning policy and guidance is set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) respectively. The NPPF is clear that the purpose of the planning system is to contribute to the achievement of the three dimensions of sustainable development: economic, social and environmental. These roles should not be undertaken in isolation, because they are mutually dependent.

2.3 At the heart of the NPPF is a presumption in favour of sustainable development. The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it means that neighbourhood plans should:

- Support the strategic development needs set out in local plans, including policies for housing and economic development (paragraph 13);
- Address non-strategic matters (paragraph 18); and
- Shape, direct and help to deliver sustainable development and not promote less development than set out in the strategic policies for the area or undermine those strategic policies (paragraph 30)

2.4 Paragraph 69 of the NPPF requires strategic policies to set out the housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once strategic policies have been adopted, the figures should not need retesting at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement. Paragraph 70 explains that where it is not possible to provide a requirement figure for a neighbourhood area the local planning authority should provide an indicative figure if requested to do so by the neighbourhood planning body.

2.5 Paragraph 74 highlights that neighbourhood planning groups should consider opportunities for allocating small and medium sized sites suitable for housing in their area.

2.6 The NPPG provides additional advice regarding how to assess the housing and economic development needs of an area. It explains that the assessment of land availability identifies a future supply of land which is suitable, available and achievable over the plan period. The assessment is an important source of evidence to inform plan making and decision taking as well as the identification of a five-year supply of housing land. It does not however determine whether a site should be allocated for development.

- 2.7 It is explained within NPPG that neighbourhood planning bodies can use the assessment method to assess sites but that this should be proportionate to the nature of the plan. Also, that as a starting point neighbourhood planning bodies can make use of existing site assessments prepared by local planning authorities when considering sites for allocation within a neighbourhood plan.
- 2.8 With regard to understanding the need for housing, NPPG explains that housing need is an unconstrained assessment of the number of homes needed in an area and provides further guidance on the national standard assessment method.

Northumberland Local plan

- 2.9 The Northumberland Local Plan was adopted in March 2022. Table 1 provides a summary of the relevant policies.

Table1: Relevant Northumberland Local Plan Policies

Policy	Description
Policy STP1: Spatial strategy (strategic policy)	Identifies a settlement hierarchy. Longhoughton is identified as a service village and a settlement boundary is defined. Service villages are required to provide for a proportionate level of housing and be the focus for investment in rural areas to support the provision and retention of local retail, services and facilities. New development will be commensurate to the size of the settlement. Boulmer and Howick are defined as small villages which will support a proportionate level of development. Settlement boundaries have not been defined for Boulmer or Howick.
Policy HOU1: Making best use of existing buildings (strategic policy)	Seeks to support the continued use of the existing housing stock and the change of use of redundant buildings to housing.
Policy HOU2: Provision of new residential development (strategic policy)	Supports the delivery of new open market and affordable dwellings in a range of tenures and sizes where the proposals: are consistent with the spatial strategy, meet housing needs, and make the best and most efficient use of land and buildings. The policy sets the housing requirement for the county.
Policy HOU3: Housing requirements for neighbourhood plan areas (strategic policy)	Requires designated neighbourhood plan areas to provide for the identified minimum housing requirement over the plan period 2016-2036. For the plan area this is identified as 88.
Policy HOU5: Housing types and mix	Identifies that a range of good quality, energy efficient homes, including affordable homes, will be provided to deliver a more balanced mix of tenures and housing types and sizes. Supports the delivery of community led housing, self-build and custom build homes.
Policy HOU6:	Requires the provision of onsite affordable housing on all sites of 10 or more units or 0.5ha or more. Within the AONB this requirement is on sites of five or more units. The level of

Policy	Description
Affordable housing provision (strategic policy)	contribution is linked to the viability value area. The plan area sits within a medium value area; therefore, the expected contribution is 15% affordable. The policy also provides guidance with regard to tenures and dwelling types of the on-site affordable homes. Within medium value areas, 33% of the affordable homes should be to rent and 67% for affordable home ownership. Any offsite provision of affordable housing is required to be clearly justified.
Policy HOU7: Exception sites	Supports the delivery of: entry level exception sites for first time buyers or renters, small rural exception sites for affordable housing, self-build, custom build and community led housing projects on sites not allocated for housing (adjacent to an existing settlement) where specific criteria are met. The development of entry level exception sites is not supported within the AONB.
Policy HOU8: Isolated residential development in the open countryside	Only supports the development of isolated homes in the countryside where specific criteria can be met, including: that is to meet an essential need for a full-time rural worker to live at their place of work; it reuses redundant or disused buildings; involves the subdivision of an existing residential dwelling; or the design is of exceptional quality that is truly outstanding or innovative.
Policy HOU9: Residential development management	Includes a number of criteria against which new proposals for residential development will be assessed, such as: design, delivery of multi-functional spaces, provision of space for refuse and recycling. The policy also addresses householder proposals.
Policy HOU10: Second and holiday homes	States that within parishes identified in the most up to date census as having 20% or more household spaces with no permanent residents, that new market dwellings will only be supported where first and future occupation is restricted to ensure each new dwelling is occupied only as a 'principal residence'.
Policy HOU11: Homes for older and vulnerable people (strategic policy)	Supports the provision of new and adaption of existing homes as well as supporting the provision of integrated sheltered residential retirement and extra care accommodation and other appropriate provision.

2.10 Figure 1 provides an extract of the local plan policies map, which illustrates the settlement boundary for Longhoughton, and that the parish lies within the medium value viability area.

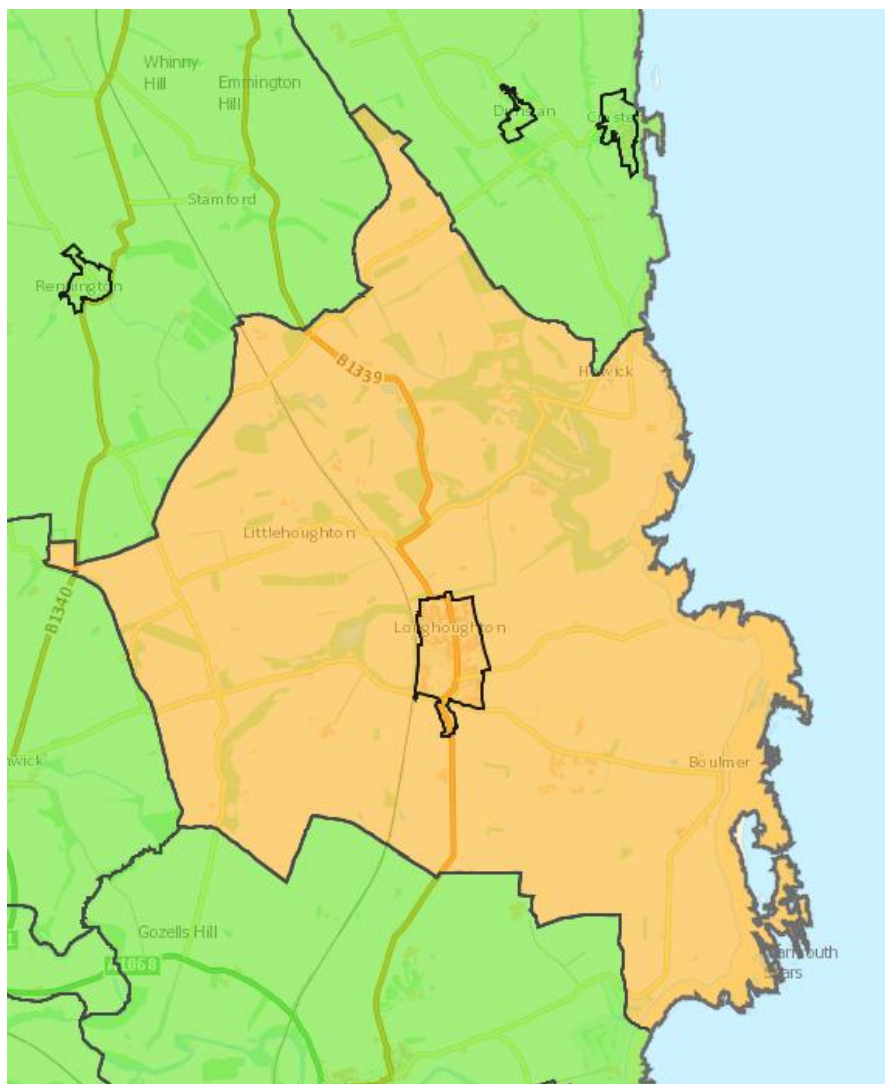


Figure 1: Extract from Northumberland Local Plan Policies Map

Housing needs

- 2.11 As part of the preparation of the neighbourhood plan, the steering group considered that it was essential to obtain an understanding of the future housing needs of the parish. To help inform this, a housing needs survey and housing needs assessment were commissioned. The housing needs assessment which informed the pre-submission draft neighbourhood plan was updated in 2024.

Longhoughton Parish Housing Needs Survey (2019)

- 2.12 Community Action Northumberland undertook a housing needs survey in 2019¹. The survey was of existing residents and was therefore an expression of the needs and desires of these residents, reflecting the current age profile of the parish. The key issues from the survey were:
- There was a good response rate of 28%, with 35 households expressing some form of housing need;
 - The most common reasons expressed for housing need were that no suitable homes were available locally, the current home was too large, or the current home was too small;

¹ www.longhoughtonndp.co.uk/

- A strong theme emerged around the need to adjust housing accommodation as people grow older. This was often associated with access issues using stairs, a perceived lack of local amenities or the need to downsize and reduce outgoings;
- Evidence of some need for families to grow and for children to find their own accommodation was also present;
- 34% of households expressing a housing need were interested in buying on the open market with a discount (11 households);
- 31% indicated a desire for affordable rented homes from the local authority (10 households) with 15% expressing a similar desire for affordable rented homes from a housing association (5 households);
- Buying on the open market was the preferred option for many households expressing a housing need (56%);
- The largest demand is for two-bedroom bungalows (13 preferences in total) followed by two-bedroom houses (8 preferences). Demand is also expressed for three-bedroom houses (6 preferences), four-bedroom houses and three-bedroom bungalows (5 preferences each);
- 55% of respondents, who indicated their household income and expressed a housing need, indicated an annual household income of less than £25,000. 32% could not afford more than £400 per month for their housing and 22% could not afford a deposit of £1000.

Longhoughton, Boulmer and Howick Housing Needs Assessment (2024)

- 2.13 The housing needs assessment (HNA) was prepared by AECOM as part of the governments technical support programme. The assessment follows a standard approach to understanding the housing needs of an area. As a result of Northumberland County Council identifying an indicative number of homes required in the parish to 2036, the HNA did not reassess the quantity of houses required. The focus of the HNA was the level, type and size of affordable housing that could be needed within the parish. It also considered mechanisms for ensuring any new housing could be prioritised for people with a local connection. The findings from the HNA are summarised below.

Tenure:

- 2.14 Table 2 illustrates that home ownership represents the single largest tenure in the parish; however, the rate of home ownership is significantly lower when compared to levels in Northumberland and England. The rate of private renting is significantly higher, more than double local and national averages. This is influenced by the number of RAF properties. Table 3 however illustrates that there has been a 25.1% increase in the number of people who own their home between 2011 and 2021 and a 13.5% decrease in private renting.

Table 2: Tenure:

Tenure	Longhoughton	Northumberland	England
Owned	55.7%	65.2%	61.3%
Shared ownership	0.3%	0.5%	1.0%
Social rented	9.2%	17.8%	17.1%
Private rented	34.8%	16.5%	20.6%

Sources: Census 2021, AECOM Calculations

Table 3: Tenure change:

Tenure	2011	2021	% change
Owned	295	369	+25.1%
Shared ownership	1	2	+100.0%
Social rented	90	61	-32.2%
Private rented	267	231	-13.5%

Sources: Census 2021 and 2011, AECOM Calculations

Property types:

- 2.15 Table 4 illustrates that the parish has a high level of detached and semi-detached dwellings compared to Northumberland and England.

Table 4: Dwelling types:

Type	Longhoughton	Northumberland	England
Detached	34.0%	27.2%	22.9%
Semi-detached	39.0%	36.1%	31.5%
Terrace	26.0%	25.7%	23.0%
Flat	0.9%	10.7%	22.2%

Source: Census 2021, AECOM Calculations

- 2.16 Table 5 illustrates that 3 bedroom properties account for the largest proportion of properties, followed by 4+ bedroom properties. Also, between 2011 and 2021 the proportion of 4+ bedroom properties has increased from 28.4% to 33.4%. The parish has a greater proportion of larger properties (four + bedrooms) when compared to Northumberland as a whole (see table 6).

Table 5: Number of bedrooms:

Number of bedrooms	2011	2021
1	6.4%	2.7%
2	24.1%	24.3%
3	41.0%	39.6%
4+	28.4%	33.4%

Source: ONS 2021 and 2011, AECOM Calculations

Table 6: Number of bedrooms (2021) compared to Northumberland and England:

Number of bedrooms	Longhoughton	Northumberland	England
1	2.7%	7.2%	11.6%
2	24.3%	28.1%	27.3%
3	39.6%	42.9%	40.0%
4+	33.4%	21.8%	21.1%

Source: Census 2021, AECOM Calculations

Demographics:

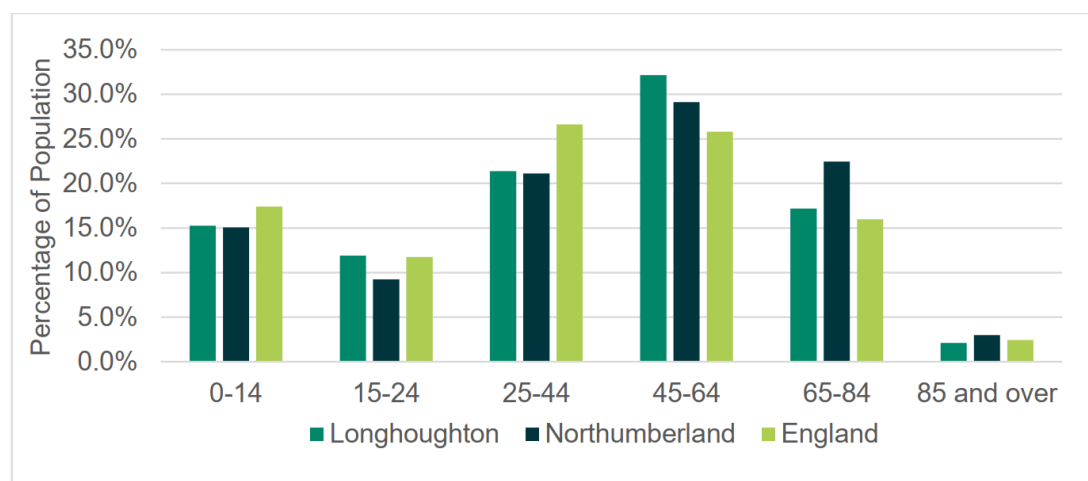
- 2.17 Table 7 illustrates that between 2011 and 2021 there has been a decrease in the number of people aged 0-14 (-39%), 15-24 (-29.8%) and 25-44 (-45.1%), with increases in the older age groups of 45-64 (43.8%), 65-84 (25.4%) and 65-84 (191.7%). It should be noted that the 2021 data shows a large (15.1%) decrease in population between 2011 and 2021, which may be as a result of the number of second homes and the census being completed during the Covid-19 pandemic.

Table 7: Age structure 2011 and 2021:

Age group	2011 (Census)		2021 (Census)		Change
0-14	417	21.3%	254	15.3%	-39.1%
15-24	282	14.4%	198	11.9%	-29.8%
25-44	649	33.1%	356	21.4%	-45.1%
45-64	372	19.0%	535	32.2%	+43.8%
65-84	228	11.6%	286	17.2%	+25.4%
85 and over	12	0.6%	35	2.1%	+191.7%
Total	1,960	100.0%	1,664	100.0%	-15.1%

Source: ONS 2011, ONS 2021, AECOM Calculations

- 2.18 Figure 2 illustrates that in 2021 there was a similar proportion of people aged 0-14 and 25-44 in the parish and Northumberland. There is however a higher proportion of people aged 15-24 in the parish compared to Northumberland. This is likely to be linked with RAF personnel, who generally tend to be younger.



Source: ONS 2021, AECOM Calculations

Figure 2: Age profile (2021)

- 2.19 The parish has a high proportion of family households, with fewer people living alone, more households also have dependent children.

Table 8: Household composition (2021):

Household composition		Longhoughton	Northumberland	England
One person household	Total	23.1%	32.8%	30.1%
	Aged 66 and over	11.0%	15.6%	12.8%
	Other	12.1%	17.2%	17.3%
One family only	Total	75.1%	64.5%	63.1%
	All aged 66 and over	11.0%	12.7%	9.2%
	With no children	26.4%	19.0%	16.8%
	With dependent children	27.0%	22.2%	25.8%
	With non-dependent children ⁸	8.3%	10.1%	10.5%
Other household types	Total	1.8%	2.7%	6.9%

Source: ONS 2021, AECOM Calculations

- 2.20 Table 9 shows that 85.6% of households are under occupied by at least one bedroom, with 51.4% under occupied by at least two bedrooms. Under occupancy is particularly high in families under 65 with no children, older families and single person households.

Table 9: Occupancy rating by age (2021):

Household type	+2 rating	+1 rating	0 rating	-1 rating
Family 66+	74.1%	17.6%	8.2%	0.0%
Single person 66+	44.0%	49.3%	6.7%	0.0%
Family under 66 - no children	83.3%	15.5%	1.1%	0.0%
Family under 66 - dependent children	23.6%	43.8%	31.5%	1.1%
Family under 66 - adult children	33.9%	37.5%	28.6%	0.0%
Single person under 66	43.8%	52.5%	3.8%	0.0%
All households	51.4%	34.2%	14.0%	0.3%

Source: ONS 2021, AECOM Calculations

- 2.21 By 2036, the HNA suggests that dwellings should be more focused on two and three-bedroom dwellings, with four or more bedroom properties expected to be in less demand as a result of demographic changes and the need to rebalance the housing stock. This does not mean that larger housing should not be delivered as part of the future mix as it would allow for greater choice.

Affordable housing:

- 2.22 Between 2014 and 2023 there has been an overall increase in house prices in the parish, with detached properties experiencing the highest price growth.

Table 10: Median house prices:

Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Growth
Detached	£338k	£301k	£325k	£320k	£325k	£313k	£351k	£420k	£431k	£459k	35.7%
Semi-detached	£210k	£176k	£126k	£174k	£150k	£208k	£193k	£201k	£160k	£278k	32.1%
Terraced	£160k	£161k	£137k	£118k	£125k	£158k	£163k	£128k	£146k	£165k	3.1%
Flats	-	-	-	-	-	£154k	-	-	-	-	-
All Types	£229k	£228k	£258k	£198k	£265k	£305k	£323k	£364k	£405k	£449k	96.1%

Source: Land Registry PPD

- 2.23 The assessment considered the level of household income required to afford different tenures (affordability thresholds). This found that local households, on average incomes, were unable to access even entry level homes, unless they had the advantage of a very large deposit. Market housing, even with the benefit of a higher than average income, is therefore likely to remain out of reach to most, with the median house price requiring an annual income of 104% higher than the average. The conclusion was that there is a need for around 15 new affordable rented homes and around 43 affordable homes to by to 2036.

Housing completions and commitments

- 2.24 Data provided by NCC illustrates that since the start of the NLP plan period (1st of April 2016 to 31st March 2024) 74 dwellings have been completed within the parish (see table 11). In addition, at the end of March 2024, there were a further four sites with planning permission, development has commenced on two of the sites, these will deliver 5 additional dwellings (see table 12).

Table 11: Housing completions (1st April 2016 - 31st March 2024):

	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
Completions	0	1	29	23	14	0	3	4

Table 12: Sites with planning permission for housing:

Site address	Application reference	Site area	Capacity
Longbank Farm, Longhoughton ²	18/03887/AGTRES	0.94	1
Seaton House Farm, Boulmer ³	21/00449/FUL	0.36	1
Land North Of Cortico Boulmer	20/03813/FUL	0.22	2
Land Rear of 54 North End, Longhoughton	22/02314/FUL	0.06	1
			5

Conclusions

- 2.25 National planning policy and guidance emphasises that planning system should support the Government's objective of significantly boosting the supply of homes. Neighbourhood plans have an important role in considering opportunities for the allocation of small and medium sized housing sites and are not able to pro mote less development that set out within the adopted strategic policies for the area.
- 2.26 A large proportion of the identified 88 new dwellings for the parish has been delivered, particularly as a result of the development at Chancel Place, which delivered 66 new homes.

² Three completed, one outstanding

³ Two completed, one outstanding

However, both the housing needs survey and housing needs assessment illustrate that there is a need for smaller properties within the parish, to allow existing residents to downsize and also to support people who want to buy their first property. The provision of new, predominantly two and three bedroom properties would help to rebalance the housing stock. In addition, the housing needs assessment identified that the plan should consider supporting affordable routes to home ownership, so the provision of affordable homes to buy, as well as new affordable rented homes.

3. Site assessment methodology

Background

- 3.1 In order to fully understand the capacity of the plan area to deliver housing to meet needs whilst protecting the important natural and built environment of the area, a housing site assessment methodology has been developed. This has been informed by the National Planning Policy Framework (2024 - NPPF), the associated National Planning Practice Guidance (NPPG), and guidance produced by Locality of the assessment and allocation of sites for development⁴.
- 3.2 The NPPG explains that neighbourhood planning bodies can use the national guidance, however importantly any assessment needs to be proportionate to the nature of the plan. It is also suggested that the starting point for site assessments should be existing site assessments prepared by the local planning authority when identifying sites to allocate within a plan.
- 3.3 The methodology comprised five stages:
- Stage 1 – identification of sites and/ or broad areas for housing development;
 - Stage 2 – site assessment
 - Stage 3 – engagement;
 - Stage 4 – review; and
 - Stage 5 – submission/ adoption.

Stage 1 – identification of sites for housing development

Task 1:

- 3.4 Identification of sites contained within the Northumberland Strategic Housing Land Availability Assessment (September 2024 - SHLAA⁵). The following information should be captured from the SHLAA:
- Current SHLAA map of the parish – it may be appropriate to also have separate maps by settlement;
 - Table showing sites which have been identified as being:
 - deliverable within five years;
 - developable within 6-10;
 - developable within 11-15 years;
 - sites with constraints to development (uncertain sites); and
 - those which have been identified as being not currently developable or discounted.

Task 2:

- 3.5 Identification of other sites within the parish that have planning permission for residential development, including details of the permission (date approved, number of dwellings).

Task 3:

- 3.6 Identification of sites with a current planning application that is pending consideration.

⁴ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

⁵ The initial site assessment work was informed by earlier versions of the SHLAA and has been updated to reflect updates.

Task 4:

- 3.7 Identification of sites put forward as part of the neighbourhood plan process, by landowners or other interested parties.

Task 5:

- 3.8 Sites identified by the neighbourhood plan steering group.

Stage 2 – Site assessment

Task 1:

- 3.9 Initial filtering of all sites to remove sites that would not be suitable for development. These sites would be removed where they would clearly conflict with national planning policy such as where they would result in development:
- In the open countryside away from existing settlements;
 - Of a site with a European or national environmental designation (Ramsar conservation wetland sites, special protection areas, special areas of conservation, sites of special scientific interest, national nature reserves, or ancient woodland);
 - Of a scheduled ancient monument or historic park and garden; or
 - Within flood zone 3b (functional floodplain).
- 3.10 This process will result in two lists of sites, those that are not suitable for development and those to be taken forward for a detailed assessment.

Task 2:

- 3.11 The site assessment proforma (appendix 1) should then be used to capture key information about each site. This captures general information about the site and its use, constraints and accessibility. Appendix 2 provides links to sources of information to assist with the completion of the assessment.

Task 3:

- 3.12 Review of assessment conclusion and discussion on which sites are appropriate for allocation within the plan. In accordance with national policy and guidance, the sites must be suitable, available and achievable:
- A site can be considered **suitable**, if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated;
 - A site can be considered **available**, when there is confidence that there are no legal or ownership impediments to development;
 - A site can be considered **achievable** when there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

Task 4:

- 3.13 Identification of the level of development that would be appropriate for the site, informed by the location, surrounding area and site context. Where an indicative site capacity figure has not been identified through the SHLAA or the landowner, it could be appropriate to apply the

density figures identified within the SHLAA. In the rural parts of the county, this is normally 15-20 dwellings per hectare.

Stage 3 – Early Engagement:

- 3.14 Contact should be made with landowners prior to wider public engagement. Public feedback on the potential sites.

Stage 4 – Review:

- 3.15 Review of comments received and amendment where necessary.

Stage 5 – Pre-submission engagement:

- 3.16 Further engagement as part of the consultation on the pre-submission draft plan. Including review of comments/ feedback.

Stage 6 – Submission/ adoption:

- 3.17 Inclusion of proposed land allocations within submission draft plan, if endorsed through examination and referendum, will be adopted as part of the neighbourhood plan.

4. Identification of sites

Task 1: Identification of sites contained within the Northumberland SHLAA

- 4.1 Figure 3 provides an extract from the Northumberland SHLAA map, this illustrates the sites across the parish. More detailed maps are provided in figures 4, 5 and 6.



Figure 3: Extract from the Northumberland SHLAA (parish level)

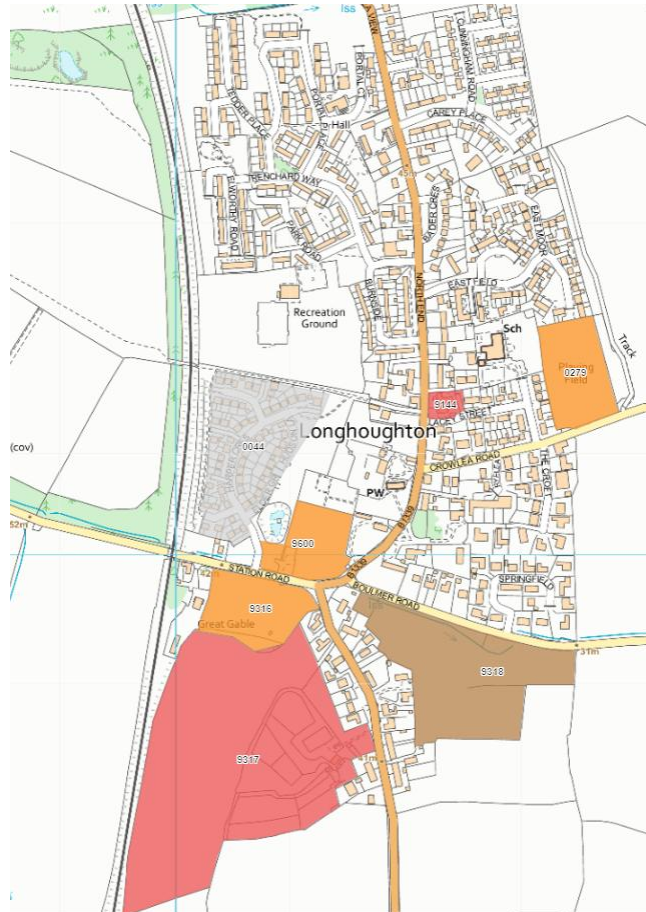


Figure 4: Northumberland SHLAA - Longhoughton extract

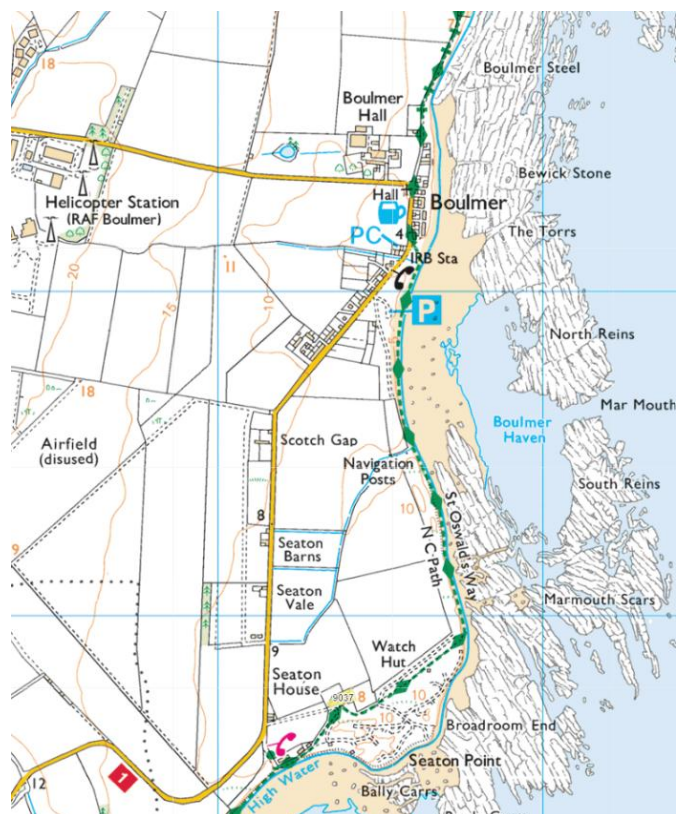


Figure 5: Northumberland SHLAA, Boulmer/ south of the parish

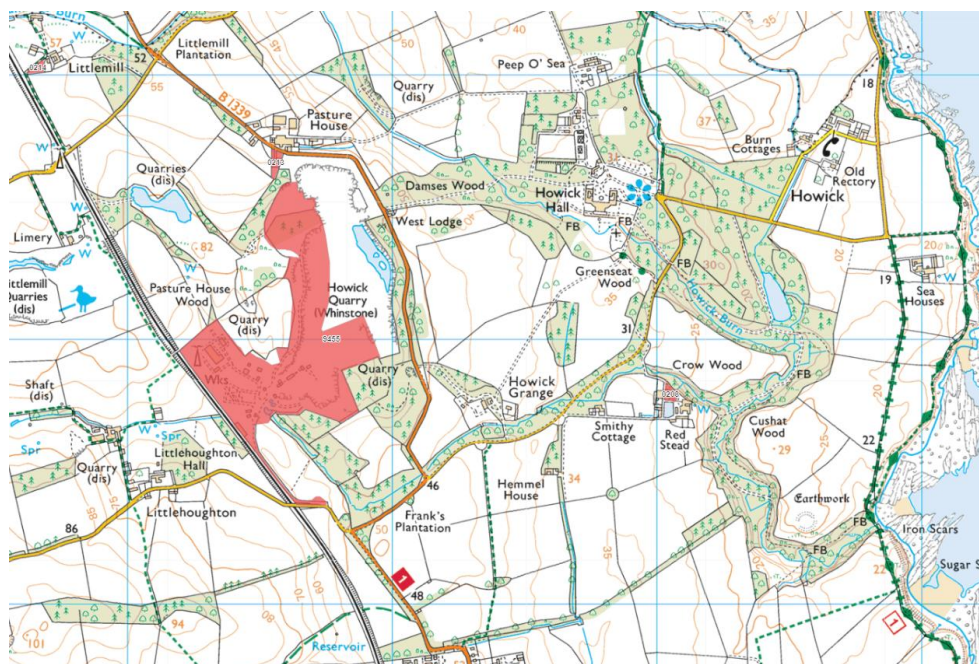


Figure 6: Northumberland SHLAA, Howick/ north of the parish

4.2 Table 13 illustrates all of the sites within the parish, it includes a summary of the site assessment comments.

Table 13: Extract from Northumberland SHLAA site assessment information

SHLAA Ref	Name	Size	Land type	Summary of SHLAA comments plus relevant update	No dwellings			
					0 - 5	6 - 10	11 - 15	15 +
0208	NW of Redsteads	0.23	GF	Greenfield site located outside of settlement within the countryside. Site not suitable for housing at this time	Discounted			
0213	S of Pasture House	0.31	Mostly GF	Greenfield site located outside of settlement within the countryside. Site not suitable for housing at this time.	Discounted			
0214	W of Little Mill Farm	0.20	Mostly GF	Greenfield site located outside of the settlement within the countryside. Site is not suitable for housing at this time.	Discounted			
0279	Playing fields	1.40	GF	Suitable, available and achievable. Not LP compliant and not contributing to LP requirement but potentially offering longer-term and/ or post plan contingency.			22	
9037	Seaton House Farm Boulmer Alnwick	0.27	PDL	Not suitable, available and not achievable.	Discounted			
9144	26 North End	0.20	PDL	Suitable but not available, discounted.	Discounted			

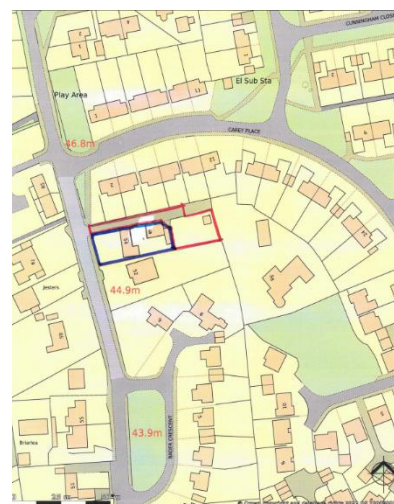
SHLAA Ref	Name	Size	Land type	Summary of SHLAA comments plus relevant update	No dwellings			
					0 - 5	6 - 10	11 - 15	15 +
9316	South of Station Road, Longhoughton	1.37	GF	Suitable, available and achievable. Not LP compliance and not contributing to LP requirement but potentially offering longer term and/ or post plan contingency			14	8
9317	Land south west of Longhoughton	9.03	GF	Not suitable, available, not achievable.	Discounted			
9318	South-east of Longhoughton	3.65	GF	Suitable in part, available, achievable in part. Not LP compliant and not contributing to LP requirement but potentially offering longer term and/ or post plan contingency.				35
9455	Howick Quarry Littlehoughton	28.37	Mixed	Not suitable, not available, not achievable	Discounted			
9600	Land at junction of Station Road	1.08	GF	Suitable, available, achievable. LP compliant and contributing to LP requirement (previous application on site was withdrawn – 18/03330/OUT, application for 4 dwellings 22/01297/FUL refused and dismissed on appeal – impact on listed building and surrounding area)			5	

Task 2: Identification of other sites within the parish that have planning permission for residential development

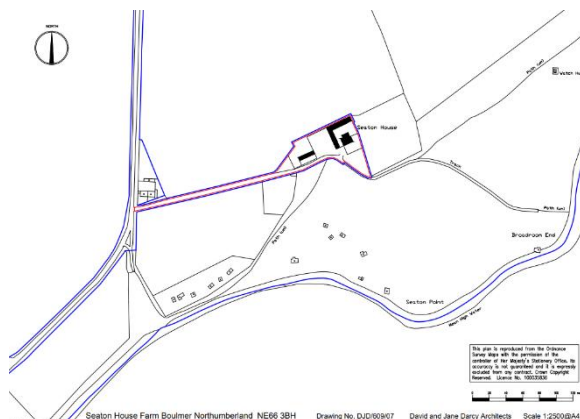
4.3 At 31 March 2024, there were four additional sites with planning permission for residential development:

- 22/02314/FUL: Construction of detached two bedroom dwelling with integral garage – land east of 54 North End, Longhoughton

Figure 7: location plan for permission 22/02314/FUL

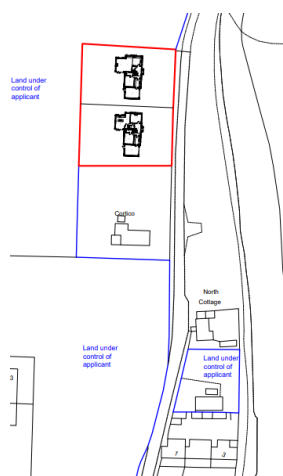


- 21/00449/FUL: Demolition of existing farmhouse and replacement with a 4-bedroom dwelling, demolition and change of use of detached outbuilding and replacement with a 3-bedroom and 2 bedroom dwelling, conversion of existing L-shaped outbuilding into 2no. 3-bedroom dwellings at Seaton House, Seaton House Cottages, Boulmer, Northumberland.



- 20/03813/FUL: Construction of 2no. residential dwellings and other ancillary works at Land North Of Cortico Boulmer Northumberland.

Figure 8: Location plan for application 20/03813/FUL



- 18/03887/AGTRES: Conversion of 3no. stone agricultural buildings into 4no. residential dwellings at Longbank Farm, Longbank Farm Cottages, Longhoughton.

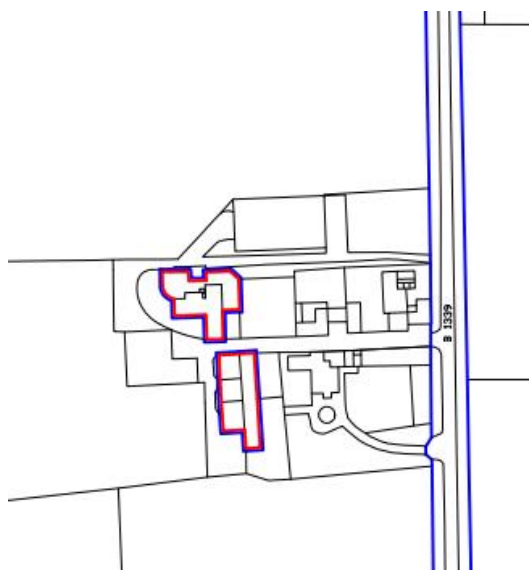


Figure 9: Site location plan, application 18/03887/AGTRES

Task 3: Identification of sites with a current planning application that is pending consideration

- 4.4 At January 2025 there were no pending residential applications within the parish.

Task 4: Identification of sites put forward as part of the neighbourhood plan process, by landowners or other interested parties.

- 4.5 One site, in Boulmer has been put forward by a landowner as part of the call for sites in January 2020, see figure 12.



Figure 12: Land to the south west of Bowmere, Boulmer

Task 5: Sites identified by the neighbourhood plan steering group

- 4.6 Members of the steering group considered potential additional locations for housing development within the parish, by settlement. In accordance with the methodology these excluded sites: in the open countryside, with European or national designations, including scheduled monuments, or those within the functional floodplain. These are illustrated on figures 13 - 17.

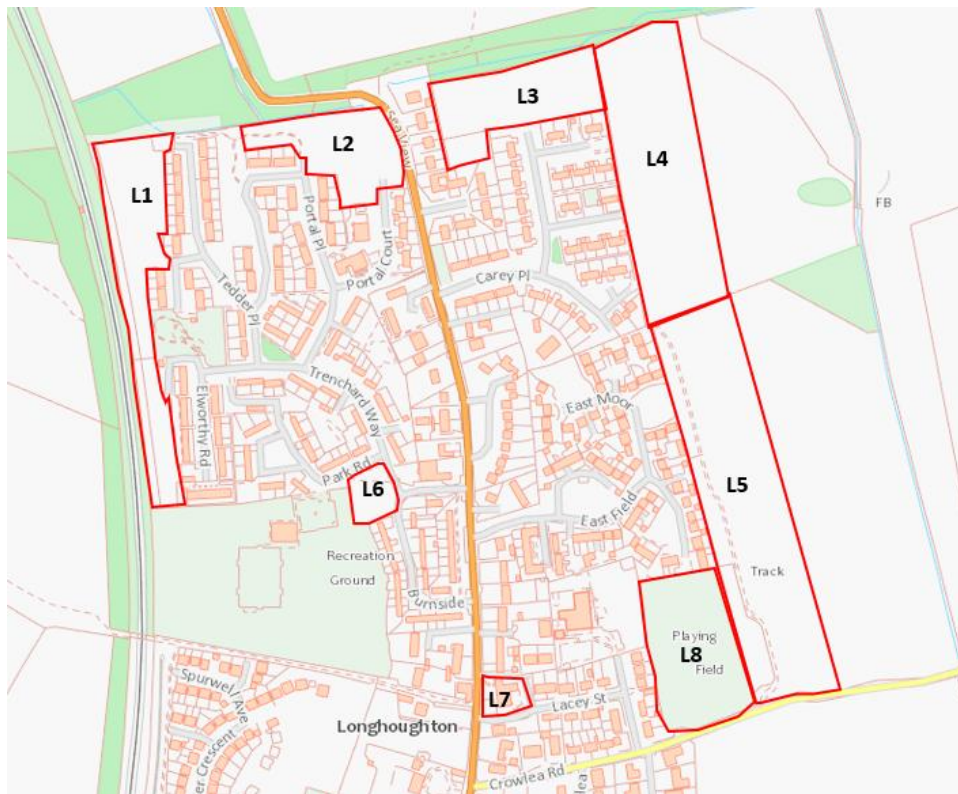


Figure 13: Longhoughton - north

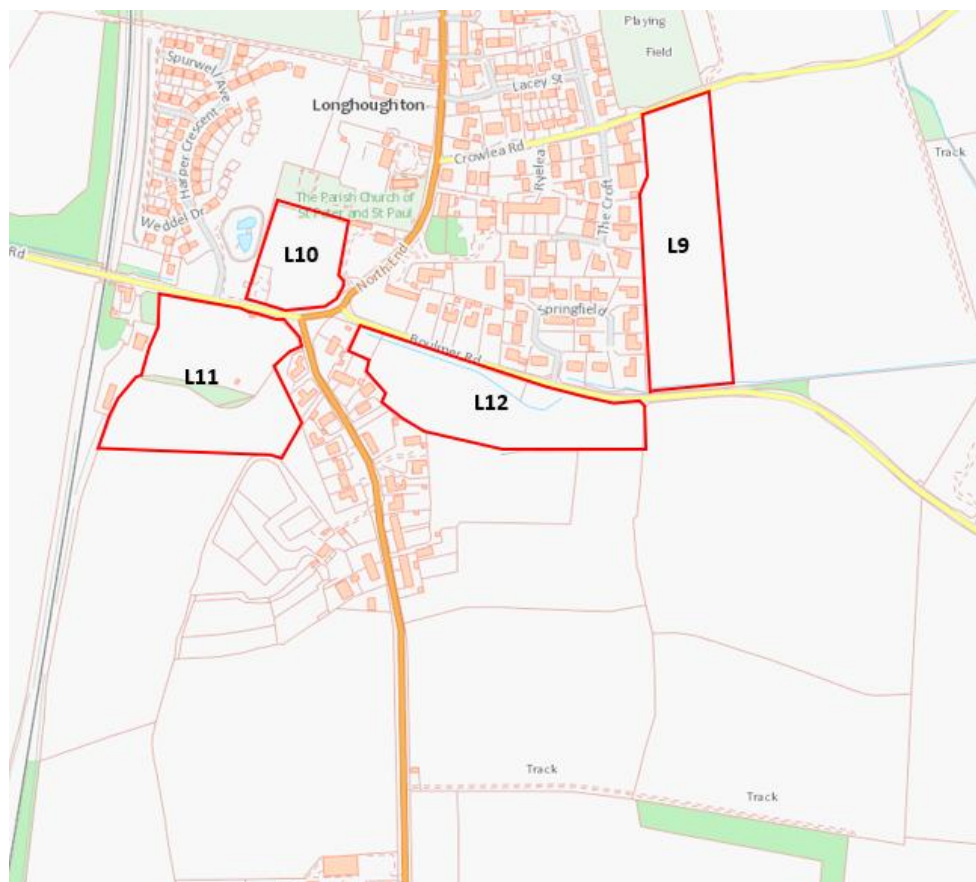


Figure 14: Longhoughton - south

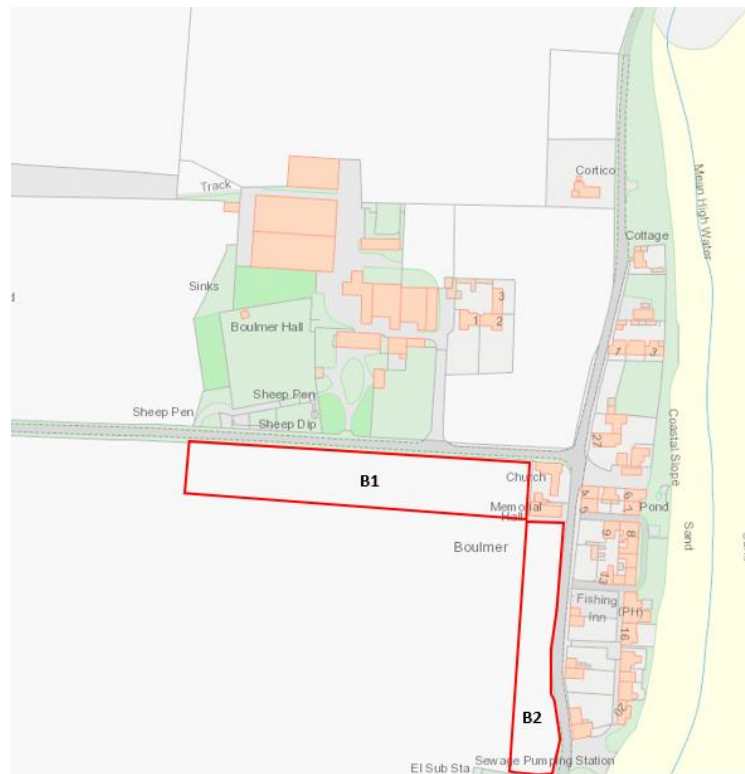


Figure 15: Boulmer – north

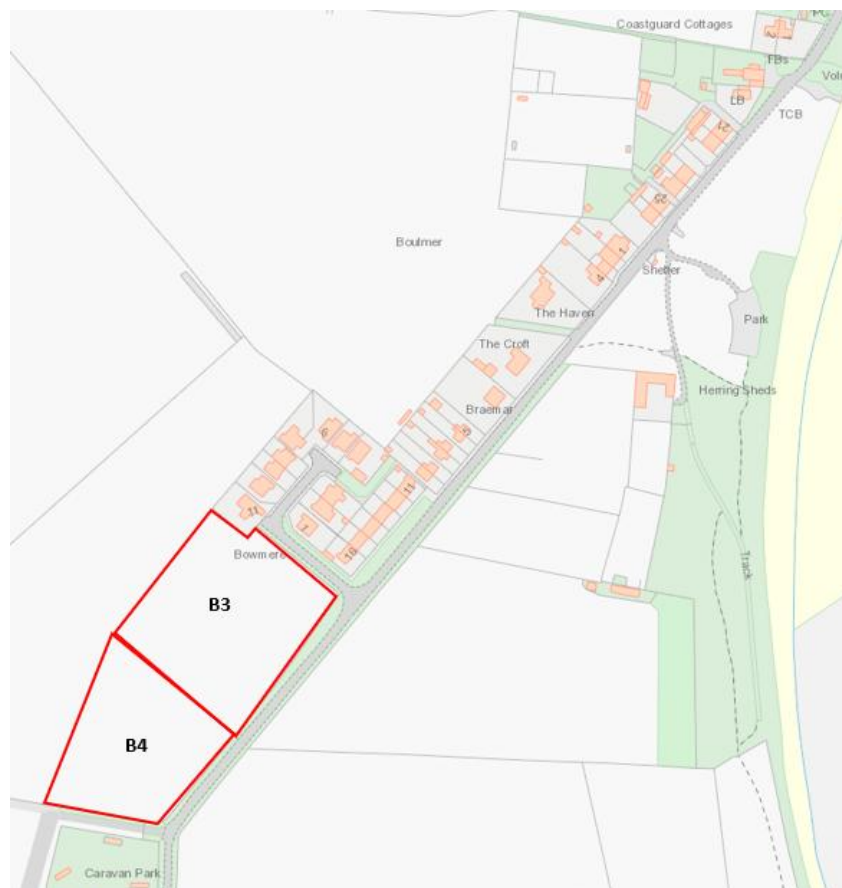


Figure 16: Boulmer - south



Figure 17: Howick

5. Site assessment


Introduction

- 5.1 This section of the background paper describes the results of the site assessment process. Feedback on the initial draft of the site assessment was sought as part of early engagement during May and June 2021. The background paper has been updated in response to the feedback and initial master planning work on the potential housing sites and again following the consultation on the pre-submission draft plan..


Initial filtering

- 5.2 The process of identifying additional sites suggested by the steering group included some filtering, by removing sites that would clearly conflict with national planning policy. All the following SHLAA sites are greenfield and located within the open countryside:
- 0208 - NW of Redsteads;
 - 0213 - S of Pasture House; and
 - 0214 - W of Little Mill Farm.
- 5.3 In addition, SHLAA site 9455 has been discounted as it is an operational quarry site, located within the open countryside.
- 5.4 Figures 13-17 illustrate the sites which have been subject to the site assessment process.


Longhoughton - completed site assessment forms:

Site reference	L1
Site name	Tedder Place Rear
Site address/ location	West of Elworthy and Tedder Place 
Site area (ha)	0.9 ha
Site capacity	Possibly 4 units
Existing use	Amenity open space, used for recreation
Landowner	Defence Infrastructure Organisation
How identified (SHLAA, call for sites, by group)	Steering Group
SHLAA reference (if applicable)	-
SHLAA conclusions (if applicable)	-
Relevant planning history	None
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service.
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	None


Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	None
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Flood zone 1
Surface water flood risk	None identified.
Any other designations e.g. protected open space, best and most versatile agricultural land	Protected open space within Northumberland Local Plan (reference 1094 and 1103).
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	The site is a narrow strip of land that runs along the east side of the East Coast Main Railway line. Up to the side of the railway line it is quite steep and also at the northern end. The existing houses in this area run north/south which has resulted in this narrow strip of land.
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	0.5miles 0.2miles 5 miles 0.2 miles
Early engagement feedback:	Agreement that the site is not suitable for housing development.
Overall assessment: Unsuitable	
The site is open space which is important to the character of the local area and is also used for recreation. It is proposed for allocation as protected open space within the emerging local plan. As a result of its amenity value, it is considered unsuitable for housing development .	

Site reference	L2
Site name	Portal Place – North East
Site address/ location	Portal Place/Portal Court 
Site area (ha)	0.6ha
Site capacity	12 units
Existing use	Green area adjacent to housing
Landowner	Defence Infrastructure Organisation
How identified (SHLAA, call for sites, by group)	Steering group
SHLAA reference (if applicable)	-
SHLAA conclusions (if applicable)	-
Relevant planning history	None
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service.
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	The Site is adjacent to the Northumberland Coast National Landscape and North Northumberland Heritage Coast.
Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	None

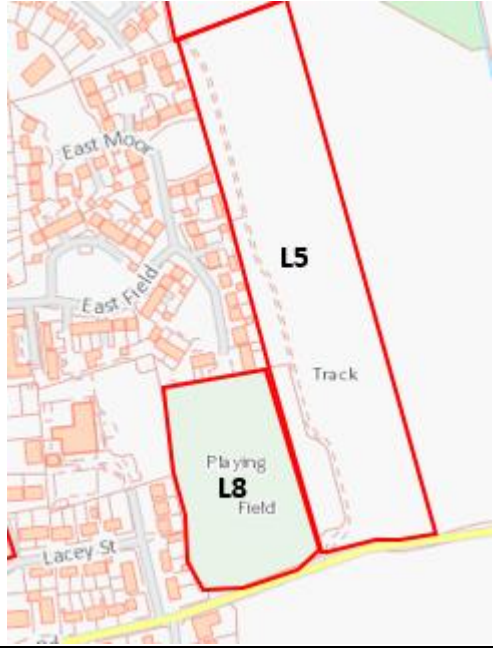
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Flood zone 1
Surface water flood risk	None identified.
Any other designations e.g. protected open space, best and most versatile agricultural land	Allocated as protected open space in the Northumberland Local Plan (ref 1093).
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	Existing access from Portal Place and Portal Court. The site slopes gently to the north. There are no public rights of way or power lines across the site. No contamination.
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	Primary School – 600 mts Co-op- 300mts Alnwick 100 mts
Early engagement feedback:	Feedback from the landowners is that the site is not available for open market housing. There are plans for personnel to be relocated from other RAF bases to RAF Boulmer, and as such additional housing may be required. There are no plans or intention to dispose of this land at this time and the possibility of the site being used for market housing is highly unlikely.
Overall assessment: Suitable for military personnel housing	
<p>Whilst it is considered that the site is appropriate for new, open market housing, this would not be delivered without the agreement of the landowner. Given the potential need for additional military personnel housing, this is considered an appropriate site for such development. The road system and infrastructure leading to the site is in place. It lies within an existing housing site within the village of Longhoughton.</p>	

Site reference	L3
Site name	Cunningham Road - North
Site address/ location	
Site area (ha)	1.02ha
Site capacity	20 units
Existing use	Agricultural
Landowner	Northumberland Estates
How identified (SHLAA, call for sites, by group)	Steering Group
SHLAA reference (if applicable)	-
SHLAA conclusions (if applicable)	-
Relevant planning history	None.
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service.
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	Within the Northumberland National Landscape, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast.
Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area 	None.


<ul style="list-style-type: none"> • Historic park and garden • Archaeological site 	
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Flood zone 1.
Surface water flood risk	None identified.
Any other designations e.g. protected open space, best and most versatile agricultural land	None.
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	Slopes towards the north where a burn runs west to east. Quite steep close to the Burn. No public rights of way or power lines. However, the landowner advises that there are a number of drains and pipes that cross the site.
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	600 metres to Longhoughton Primary School. Co-op Shop 300 metres. Alnwick 200 metres
Early engagement feedback:	Agreement that the site is not suitable for housing development.
Overall assessment: Unsuitable	
Unsuitable for housing development as a result of the drains and pipes which cross the site.	

Site reference	L4
Site name	East of Carey Place and Cunningham Road
Site address/ location	East of Carey Place and Cunningham Road, Longhoughton 
Site area (ha)	3.5ha
Site capacity	50-70 units
Existing use	Agricultural
Landowner	Northumberland Estates
How identified (SHLAA, call for sites, by group)	Steering Group
SHLAA reference (if applicable)	-
SHLAA conclusions (if applicable)	-
Relevant planning history	None.
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service.
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	Within the Northumberland Coast National Landscape, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast.
Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure 	None.


<ul style="list-style-type: none"> • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Flood zone 1.
Surface water flood risk	None identified.
Any other designations e.g. protected open space, best and most versatile agricultural land	None.
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	The site slopes gently towards to the east. To the north there is a burn that runs alongside the site and there is a steep bank down to the burn side. Access could be from Carey Place or Cunningham Road.
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	500 mts 400 mts 5 miles 400 mts
Early engagement feedback:	Agreement that the site is not suitable for housing development.
Overall assessment: Unsuitable	
<p>This is a large site which lies beyond the existing defensible settlement boundary, lying within the National Landscape. Development of this site in isolation would result in an inappropriate settlement edge and would result in a disproportionate addition to the village which could negatively impact on the special qualities of the National Landscape and the character of the village.</p> <p>Unsuitable for housing development.</p>	

Site reference	L5
Site name	East of East Moor
Site address/ location	East of East Moor 
Site area (ha)	3.5ha
Site capacity	50-70 units
Existing use	Agricultural
Landowner	Northumberland Estates
How identified (SHLAA, call for sites, by group)	Steering Group
SHLAA reference (if applicable)	-
SHLAA conclusions (if applicable)	-
Relevant planning history	None.
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service.
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	Within the Northumberland Coast National Landscape, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast.
Historic environment site constraints – is the site within or adjacent to the following designations:	None.


<ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	None
Surface water flood risk	None
Any other designations e.g. protected open space, best and most versatile agricultural land	None.
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	Slopes gently to the east from the existing notional village boundary. Access may be an issue from East Moor and may have to come from Beach Road that runs from Longhoughton eastwards to the beach at the south end of this site. Beach Lane is a narrow country lane and is not suitable for heavy estate traffic.
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	300 mts 500mts 5 Miles 500 mts
Early engagement feedback:	Agreement that the site is not suitable for housing development.
Overall assessment: Unsuitable	
<p>This is a large site which lies beyond the existing defensible settlement boundary, lying within the National Landscape. Development of this site in isolation would result in an inappropriate settlement edge and would result in a disproportionate addition to the village which could negatively impact on the special qualities of the National Landscape and the character of the village.</p> <p>Unsuitable for housing development.</p>	

Site reference	L6
Site name	Johnnie Johnson Site
Site address/ location	Burnside, Longhoughton 
Site area (ha)	0.2ha
Site capacity	6 Units
Existing use	Vacant brownfield site – formerly Johnnie Johnson Sheltered Housing.
Landowner	Northumberland County Council
How identified (SHLAA, call for sites, by group)	Steering Group
SHLAA reference (if applicable)	-
SHLAA conclusions (if applicable)	-
Relevant planning history	None
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service.
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	Adjacent to the Northumberland Coast National Landscape and North Northumberland Heritage Coast.
Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	None
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk 	Flood zone 1


<ul style="list-style-type: none"> Flood zone 2 – medium risk Flood zone 3 – high risk 	
Surface water flood risk	None identified.
Any other designations e.g. protected open space, best and most versatile agricultural land	None
Physical constraints: <ul style="list-style-type: none"> Site topography Existing access/ ability to access Public rights of way crossing the site Trees, including TPOs Contamination Powerlines or pipelines crossing the site. 	Good topography. Easy access from Burnside. Some services may cross the site. Relationship with parking for Co-op and Community Centre. Roads to north and east. Includes existing trees.
Access to services: How far away are the following: <ul style="list-style-type: none"> Primary school Shop GP Bus stop 	250m 20m Alnwick 30m
Early engagement feedback:	General support for housing development.
Overall assessment: Suitable for housing	
<p>This site is in a good location within the centre of the village. It is available and appears developable. It was previously included within the Northumberland SHLAA. Suitable site for the development of affordable homes, possibly community owned. The master planning process identified that the site could be suitable for the delivery of four, two storey terraced dwellings, and that it the site should include community parkland to the south as well as buffer planting/feature trees.</p>	

Site reference	L7
Site name	The Old Spar Site
Site address/ location	
Site area (ha)	0.20
Site capacity	6
Existing use	Vacant – former Spar
Landowner	Northumberland Estates
How identified (SHLAA, call for sites, by group)	SHLAA
SHLAA reference (if applicable)	9144
SHLAA conclusions (if applicable)	Suitable, but not available – discounted
Relevant planning history	Planning permission granted in June 2020 for change of use of shop to café (20/00229/FUL). Now implemented.
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service.
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	Within the Northumberland Coast National Landscape, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast.
Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	None


Flood zone: <ul style="list-style-type: none"> Flood zone 1 – low risk Flood zone 2 – medium risk Flood zone 3 – high risk 	Flood zone 1
Surface water flood risk	None identified.
Any other designations e.g. protected open space, best and most versatile agricultural land	None.
Physical constraints: <ul style="list-style-type: none"> Site topography Existing access/ ability to access Public rights of way crossing the site Trees, including TPOs Contamination Powerlines or pipelines crossing the site. 	Site includes mature trees, with likely TPO.
Access to services: How far away are the following: <ul style="list-style-type: none"> Primary school Shop GP Bus stop 	200m 250m Alnwick 5m
Early engagement feedback:	Site not available.
Overall assessment: Unavailable	
<p>Whilst the site is considered suitable for residential development, it is unavailable as it has been sold for the development of a commercial catering business which is now operating.</p>	

Site reference	L8
Site name	Old Recreation Field
Site address/ location	South of Eastmoor and east of Lacey Street/Court. 
Site area (ha)	1.17ha
Site capacity	15
Existing use	Open space/ informal recreation
Landowner	Northumberland Estates
How identified (SHLAA, call for sites, by group)	SHLAA
SHLAA reference (if applicable)	0279
SHLAA conclusions (if applicable)	Suitable, available and achievable – not LP compliant but potentially offering longer term and/ or post plan contingency for 22 dwellings.
Relevant planning history	None
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service.
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	Within the Northumberland Coast National Landscape, any development would need to ensure it conserved and enhanced its special qualities. Also within the North Northumberland Heritage Coast.
Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure 	None

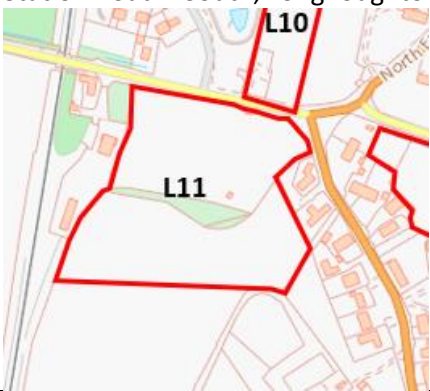
<ul style="list-style-type: none"> • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Flood zone 1
Surface water flood risk	None identified.
Any other designations e.g. protected open space, best and most versatile agricultural land	Protected open space within the local plan.
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	There are some trees at the southern end of the site that could/should be subject to tree preservation orders. Current access from Crowlea Road is narrow.
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	This site is adjacent to the Primary School. 300 metres Alnwick 300 metres
Early engagement feedback:	The majority of those who responded to the consultation supported the proposals, especially the need for affordable housing and smaller housing. Concern was expressed regarding the loss of the site for recreation. Landowner support for proposed mixture of uses.
Overall assessment: Suitable for mixed use development (housing, open space and parking)	
<p>Whilst this site is allocated as protected open space within the Northumberland Local Plan, this allocation was linked to its historic use as a recreation area which included a football pitch. The development of Westfield Park replaced the inadequate playing provision on the site. Although the site has constraints, its redevelopment would provide several opportunities, including high quality open space and a new village car park. The site is therefore considered suitable for a mixed-use development, including housing, recreation and parking where the open space provision would be enhanced. The master planning work has identified that the site could deliver 15 dwellings, large area of high quality open space with the potential for seating and play area, connections with the wider village and greenway network, provision of a village car park and potential new access to the school from the greenway.</p>	

Site reference	L9
Site name	East of The Croft
Site address/ location	East of The Croft 
Site area (ha)	1.5ha
Site capacity	22-30 units
Existing use	Agricultural
Landowner	Northumberland Estates
How identified (SHLAA, call for sites, by group)	Steering Group
SHLAA reference (if applicable)	-
SHLAA conclusions (if applicable)	-
Relevant planning history	-
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service.
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	Within the Northumberland Coast National Landscape, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast.
Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	None

Flood zone: <ul style="list-style-type: none"> Flood zone 1 – low risk Flood zone 2 – medium risk Flood zone 3 – high risk 	Flood zone 1
Surface water flood risk	None identified
Any other designations e.g. protected open space, best and most versatile agricultural land	None
Physical constraints: <ul style="list-style-type: none"> Site topography Existing access/ ability to access Public rights of way crossing the site Trees, including TPOs Contamination Powerlines or pipelines crossing the site. 	<p>Large site to the east of The Croft and north of Boulmer Road. To the north is Beach Road. It gently slopes towards the east. A burn runs down the southern boundary.</p> <p>For access Beach Road would be too narrow and inadequate. A new access would have to be developed from Boulmer Road</p>
Access to services: How far away are the following: <ul style="list-style-type: none"> Primary school Shop GP Bus stop 	<p>200 mts</p> <p>500 mts</p> <p>5 miles</p> <p>400 mts</p>
Early engagement feedback:	Agreement that the site is not suitable for housing development.
Overall assessment: Unsuitable	
<p>This is a large site which lies beyond the existing defensible settlement boundary, lying within the National Landscape. Development of this site in isolation would result in an inappropriate settlement edge and would result in a disproportionate addition to the village which could negatively impact on the special qualities of the National Landscape and the character of the village. Also access issues. Unsuitable for housing development.</p>	

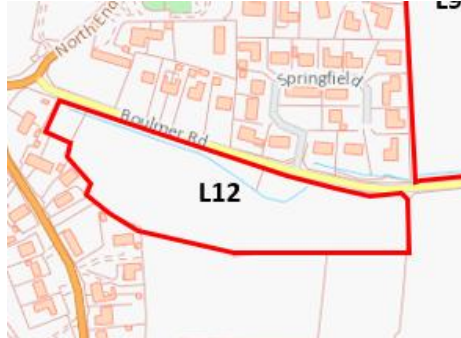
Site reference	L10
Site name	Pond Field
Site address/ location	Off Station Road 
Site area (ha)	0.4ha
Site capacity	2/3 houses
Existing use	None
Landowner	Northumberland Estates
How identified (SHLAA, call for sites, by group)	SHLAA
SHLAA reference (if applicable)	
SHLAA conclusions (if applicable)	Suitable, available, achievable.
Relevant planning history	Planning application for 4 dwellings (22/01297/FUL) refused and appeal (APP/P2935/W/23/3316825) dismissed
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	<p>Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service.</p> <p>The Pondfield is known locally as a special site and once included a pond.</p> <p>The local population would like part of the Pondfield to be retained as an open space. It is also suitable for the start of a green route that would run up the western side of the village to the area where the Co-op is currently located. It could also serve as wildlife corridor.</p>
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	Adjacent to the Northumberland Coast National Landscape and North Northumberland Heritage Coast.
Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area 	In the setting of the Grade I listed church of Saints Peter and Paul. Undesignated heritage asset - historic park and garden.

<ul style="list-style-type: none"> • Historic park and garden • Archaeological site 	
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Flood zone 1
Surface water flood risk	The lower part of the site is prone to flooding – hence the name Pondfield. The housing could be located on higher ground.
Any other designations e.g. protected open space, best and most versatile agricultural land	None.
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	Access is possible from Station Road. The topography is difficult. Housing could be sited on the higher ground. There is a mature tree on site that has TPO. A pipeline crosses the site from north to south carrying a burn.
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	300 m 400m Alnwick 30m
Early engagement feedback:	The majority of those who responded to the consultation supported the development of housing on the site, ideally affordable and small units. However, concerns were raised regarding the loss of the site, which was valued by some residents. Landowner feedback supported allocation, including providing community benefits.
Overall assessment: Unsuitable	
<p>The initial assessment of this site identified that it may be suitable for a small number of dwellings, however that the scheme would need to preserve part of the field for recreation and the possible return to a pond. Through the consideration of the planning application, the local planning authority identified that the development of the site would result in an erosion of open space that is an important part of the character of the area. In addition, there was concern that the development would result in less than substantial harm to The Church of Saints Peter and Paul, which is grade I listed, including views to and from the churchyard and what remains of the landscape setting of the church. The Planning Inspector agreed with the decision of the LPA concluding that the development of the site would harmfully alter important attributes of the setting of the grade I listed church, as well as reducing the ability to appreciate its significance. Furthermore, the Inspector considered that the form, design and materials would have a harmful effect on the character and appearance of the area.</p>	

Site reference	L11
Site name	Station Road - South, Longhoughton
Site address/ location	Station Road – South, Longhoughton 
Site area (ha)	2.65ha
Site capacity	30-40 units
Existing use	Agricultural
Landowner	Northumberland Estates
How identified (SHLAA, call for sites, by group)	Steering Group
SHLAA reference (if applicable)	9316 plus part of 9317
SHLAA conclusions (if applicable)	Site 9316 – suitable, achievable, achievable – not LP compliant and not contributing to LP requirement but potentially offering longer term and/ or post plan contingency. Site 9317 – discounted (size and open countryside)
Relevant planning history	None
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service.
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	Adjacent to the Northumberland Coast National Landscape and North Northumberland Heritage Coast.
Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site 	None

<ul style="list-style-type: none"> • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Flood zone 1
Surface water flood risk	None identified.
Any other designations e.g. protected open space, best and most versatile agricultural land	None
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	<p>This is a site to the south side of Station Road, Longhoughton. It includes the whole of SHLAA 9316 and part of SHLAA 9317. It gently rises up from Station Road in a southerly direction. The topography of the site is a constraint to development. The site is opposite the development at Chancel Place which is on the north side of Station Road. The existing pasture forms an important part of the setting of the primary gateway to the village.</p> <p>An existing bridleway runs along the south east boundary of the site and this is proposed to become a greenway leading to Alnwick. To the west of the site is the site of the former Station Yard and the East Coast Main Railway Line. Both provide a physical barrier for development.</p>
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	500m 500m 5 miles 100m
Early engagement feedback:	<p>The majority of those responding to the consultation supported or generally supported the proposals especially for affordable housing and smaller units but some had concern regarding the sites and other issues.</p> <p>This site is at the gateway to Longhoughton from Alnwick and several respondents remarked how this open space add a rural feel to the village by being open and having animals. Many would not like to see it developed for housing whilst others</p>

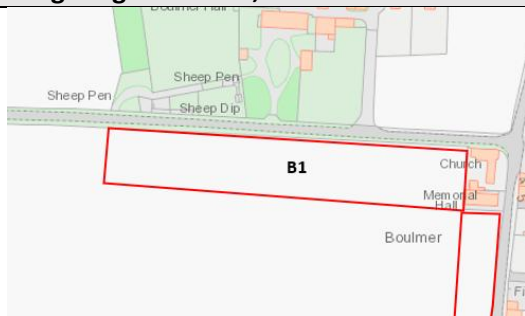
	<p>thought it the next logical place to develop within Longhoughton.</p> <p>Landowner is in favour of developing the site but would prefer the wider SHLAA site.</p>
Overall assessment: Potentially suitable mixed-use site (housing, open space and greenway)	
<p>This site is low level agricultural use and occupies a site to the south of Station Road which is just within the main access to Longhoughton from Alnwick. It consists of the whole of SHLAA 9316 and a small part of SHLAA 9317. SHLAA 9317 lies to the south of 9316 and this assessment brings the two together to form a site for assessment that could hold up to 40 units. Given the location of the site, it is essential that any future development would incorporate a large amount of open space, particularly mirroring the openness of the entrance to Chancel Place.</p> <p>A bridleway runs alongside the south east boundary of the proposed site and this could be upgraded to become part of a greenway from Longhoughton to Alnwick. Initial master planning work identified that the topography of the site and access were constraints to the future development of the site. However, the work did identify that there were a number of opportunities that could result from the development of a well-designed scheme.</p>	

Site reference	L12
Site name	Boulmer Road – South
Site address/ location	South of Boulmer Road 
Site area (ha)	2.3ha
Site capacity	20-30 units
Existing use	Agricultural – sheep grazing
Landowner	Northumberland Estates
How identified (SHLAA, call for sites, by group)	SHLAA
SHLAA reference (if applicable)	9318 (part)
SHLAA conclusions (if applicable)	The site is suitable and available in part. Not LP compliant and not contributing to LP requirement but potentially offering longer term and/ or post plan contingency.
Relevant planning history	None
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service.
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	Within the Northumberland Coast National Landscape, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast.
Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure 	None

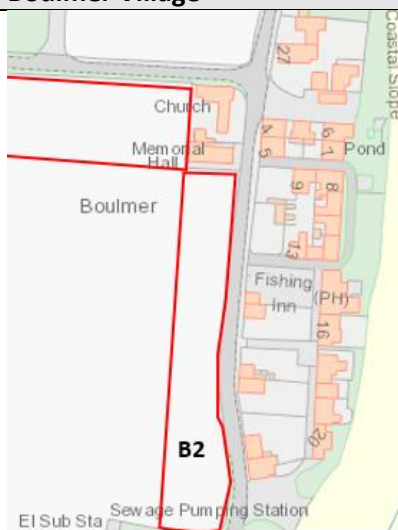
<ul style="list-style-type: none"> • Conservation area • Historic park and garden • Archaeological site 	
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Flood zone 1
Surface water flood risk	None identified
Any other designations e.g. protected open space, best and most versatile agricultural land	None
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	The topography of the site is party challenging due to it being a steep slope. Elsewhere it is more gently sloping to the east. Access would be from Boulmer Road. There are numerous trees bordering the site which may be subject to TPO. Watercourse along the northern boundary.
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	250 m 500 m Alnwick 150 m
Early engagement feedback:	<p>The majority of those responding to the consultation supported or generally supported the proposals especially for affordable housing and smaller units but some had concern regarding the sites and other issues.</p> <p>Landowner would prefer to access the site from South End rather than Boulmer Road. This would result in the site boundary being comparable to SHLAA site 9318.</p>
Overall assessment: Potentially suitable mixed-use site (housing, open space and greenway)	
<p>This is a prominent site facing east, with steep areas. When approaching from the east the site would be visible. There is poor access along Boulmer Road for pedestrians/cyclists and therefore the landowners alternative access from South End may be appropriate. The site lies within the National Landscape. An essential element of the development of the site would be the establishment of a greenway linking from South End to Boulmer Road to the south east of the site. The site, whilst smaller than the site included within the SHLAA, is still large and extends beyond the existing defensible settlement boundary.</p> <p>It is considered that the redevelopment of the SHLAA site as a whole would result in a disproportionate addition to the village which could negatively impact on the special qualities of the National Landscape and the character of the village. However, a smaller site, that incorporated a large amount of open space and a greenway has the potential to be suitable for development. The precise boundary of the site could be subject to further consideration.</p>	

Initial master planning work identified that there were constraints to the future development of the site including access, topography and trees. It did however identify that there were a number of opportunities that could result from the development of a well designed scheme.


Boulmer - completed site assessment forms:

Site reference	B1
Site name	Longhoughton Road, Boulmer
Site address/ location	
Site area (ha)	0.18ha
Site capacity	2 units
Existing use	Agricultural
Landowner	Northumberland Estates
How identified (SHLAA, call for sites, by group)	Steering Group
SHLAA reference (if applicable)	-
SHLAA conclusions (if applicable)	-
Relevant planning history	None
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	<p>Lies adjacent to coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service.</p> <p>Important feeding area for wild birds in winter.</p>
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	<p>Within the Northumberland Coast National Landscape, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast.</p>
Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	<p>Boulmer Hall Farm is grade II listed. The land has been farmed for centuries. Important to the character and setting of the village.</p>


Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Flood zone 3
Surface water flood risk	Yes
Any other designations e.g. protected open space, best and most versatile agricultural land	None
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	This is a low-lying field just above sea level. It floods in winter from excess rain
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	2 miles 2 miles 6 miles 100 mts
Early engagement feedback:	Agreement that the site is not suitable for housing development.
Overall assessment: Unsuitable	
<p>This site is considered to be unsuitable for development. It is immediately next to St Andrew's Church and is within the influence of the Boulmer Heritage village. The site is within flood zone 3 and is an important feeding site for wild birds. Unsuitable for housing development.</p>	

Site reference	B2
Site name	Boulmer Village
Site address/ location	
Site area (ha)	0.37ha
Site capacity	4 units
Existing use	Agricultural
Landowner	Northumberland Estates
How identified (SHLAA, call for sites, by group)	Steering Group
SHLAA reference (if applicable)	-
SHLAA conclusions (if applicable)	-
Relevant planning history	None
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	<p>Lies adjacent to coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service.</p> <p>Important feeding area for wild birds in winter</p>
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	<p>Within the Northumberland Coast National Landscape, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast.</p>
Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure 	None.

<ul style="list-style-type: none"> • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Flood zone 3
Surface water flood risk	Yes
Any other designations e.g. protected open space, best and most versatile agricultural land	None
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	This is a low-lying field just above sea level. It floods in winter from excess rain
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	2 miles 2 miles 6 miles 20 mts
Early engagement feedback:	Agreement that the site is not suitable for housing development.
Overall assessment: Unsuitable	
This site is considered to be unsuitable for housing development . It is immediately next to Boulmer Village Hall and is within the influence of the Boulmer Heritage village. The land floods in winter and is an important feeding site for wild birds. Part of the site next to the Village Hall, which is slightly higher, is currently being considered for development as a car park.	


Site reference	B3
Site name	Boulmer - South
Site address/ location	Adjacent to Bowmere, Boulmer 
Site area (ha)	0.92ha
Site capacity	15 units
Existing use	Agricultural
Landowner	Northumberland Estates
How identified (SHLAA, call for sites, by group)	Put forward by Landowner
SHLAA reference (if applicable)	-
SHLAA conclusions (if applicable)	-
Relevant planning history	-
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Lies adjacent to coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service.
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	Within the Northumberland Coast National Landscape, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast.
Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site 	None

<ul style="list-style-type: none"> • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Flood zone 1
Surface water flood risk	None identified
Any other designations e.g. protected open space, best and most versatile agricultural land	None.
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	Level field with open views to the west, south and east. Access from either Beach View or Bowmere.
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	2.2 miles 2.3 miles Alnwick 300m (two buses each day)
Early engagement feedback:	<p>The majority of those responding to the consultation supported or generally supported the proposals especially for affordable housing and smaller units. Any development should be for permanent occupation.</p> <p>Landowner supports the proposed allocation.</p>
Overall assessment: Suitable housing site	
<p>The site is well related to the village and adjacent to existing residential development. It is considered suitable and achievable. However, it is within the National Landscape and directly adjacent to European and national protected sites, scale, design and ecological mitigation/enhancement will be essential to the preparation of an acceptable scheme. Given the need to help rebalance the local community, the type and tenure of the properties will also be important. Initial master planning work identified that a poorly designed scheme had the potential for negative visual impact on the open scenic and visual setting. Opportunities were that the development could provide connectivity with Bowmere and the prevailing character, scale and arrangements of development could be extended a long Beach View. The development could also incorporate green space for residents. The master planning work identified that 15 dormer bungalows could be provided on the site with a central area of open space and woodland screening.</p>	


Site reference	B4
Site name	Boulmer - South
Site address/ location	<p>Adjacent to Bowmere, Boulmer and Boulmer Site 04</p> 
Site area (ha)	0.9ha
Site capacity	9Units
Existing use	Agricultural
Landowner	Northumberland Estates
How identified (SHLAA, call for sites, by group)	Put forward by Steering Committee
SHLAA reference (if applicable)	-
SHLAA conclusions (if applicable)	-
Relevant planning history	-
<p>Natural environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	<p>Lies adjacent to coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service.</p>
<p>Landscape site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	<p>Within the Northumberland Coast National Landscape, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast.</p>
<p>Historic environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument 	None

<ul style="list-style-type: none"> • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Flood zone 1
Surface water flood risk	None identified
Any other designations e.g. protected open space, best and most versatile agricultural land	None
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	Level field with open views to the west, south and east. Access from either Beach View or Bowmere.
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	2.2 miles 2.3 miles Alnwick 300m (two buses each day)
Early engagement feedback:	Agreement that the site is not suitable for housing development.
Overall assessment: Unsuitable	
Location of the site is separate from the rest of the village. If developed in connection with site B4 it would result in a significant increase in size of the village which could impact on the special qualities of the National Landscape. Unsuitable for residential development.	


Howick – completed site assessment forms

Site reference	H1
Site name	Coast Road, Howick
Site address/ location	
Site area (ha)	0.16ha
Site capacity	2 units
Existing use	Agricultural
Landowner	Howick Estates
How identified (SHLAA, call for sites, by group)	Steering Group
SHLAA reference (if applicable)	-
SHLAA conclusions (if applicable)	-
Relevant planning history	None
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service.
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	Within the Northumberland Coast National Landscape, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast.
Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure 	A number of listed buildings lie to the west of the site.

<ul style="list-style-type: none"> • Conservation area • Historic park and garden • Archaeological site 	
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Flood zone 1
Surface water flood risk	None identified
Any other designations e.g. protected open space, best and most versatile agricultural land	None
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	The site is level and adjoins the coast road at Howick. To the west there are two low level bungalows and further west the land drops to where the other houses in Howick village are located.
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	3 miles 3 miles 8 miles 20mts
Early engagement feedback:	Agreement that the site is not suitable for housing development. Landowner confirmed that the site is not available for development.
Overall assessment: Unsuitable	
This site is not suitable or available for development . It would extend Howick village eastwards to alongside the coast road where it would be much more obtrusive and we visible to the east, south and north. From the coast road Howick village appears to be a cluster of well designed buildings that appear as they drop into the hollow where the village is located. This proposed site is far more visible and would obtrusively draw attention to the village.	

Site reference	H2
Site name	Howick Village
Site address/ location	
Site area (ha)	0.19ha
Site capacity	6 Units
Existing use	Agricultural
Landowner	Howick Estates
How identified (SHLAA, call for sites, by group)	Steering Committee
SHLAA reference (if applicable)	-
SHLAA conclusions (if applicable)	-
Relevant planning history	None
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service.
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	Within the Northumberland National Landscape, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast.
Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area 	A number of listed buildings lie to the north of the site.

<ul style="list-style-type: none"> • Historic park and garden • Archaeological site 	
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Flood zone 1
Surface water flood risk	None identified
Any other designations e.g. protected open space, best and most versatile agricultural land	None
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site 	None
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	3 miles 3 miles 8 miles 20mts
Early engagement feedback:	No support for the development of housing. Landowner confirmed that the site is not available for development.
Overall assessment: Unsuitable/ unavailable	
<p>This site is in the centre of the small village. The development of this site for housing may be appropriate and could fit in well with the adjacent housing. A well-designed development could blend in well into the layout of this historic village and would help create a more focused central core. However, the landowner conformed that the site is not available for development.</p>	

Site reference	H3
Site name	Howick Village
Site address/ location (include map)	
Site area (ha)	0.082ha
Site capacity	3 Units
Existing use	Unused
Landowner	Howick Estates
How identified (SHLAA, call for sites, by group)	Steering Group
SHLAA reference (if applicable)	-
SHLAA conclusions (if applicable)	-
Relevant planning history	-
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service.
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	Within the Northumberland Coast National Landscape, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast.
Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area 	A number of listed buildings lie to the north of the site.

<ul style="list-style-type: none"> • Historic park and garden • Archaeological site 	
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Flood zone 1
Surface water flood risk	None identified
Any other designations e.g. protected open space, best and most versatile agricultural land	None
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	None
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	3 miles 3 miles 8 miles 20mts
Early engagement feedback:	No support for the development of housing. Landowner confirmed that the site is not available for development.
Overall assessment: Unsuitable/ unavailable	
<p>This site is in the centre of the small village. The development of this site for housing may be appropriate and could fit in well with the adjacent housing. A well-designed development could blend in well into the layout of this historic village and would help create a more focused central core. However, the landowner conformed that the site is not available for development.</p>	

6. Conclusion – proposed allocations

- 6.1 The Northumberland Local Plan includes a minimum housing target of 88 new homes to be built within the parish between 2016 and 2036. Since 2016, 74 dwellings have been constructed in the parish. There are extant planning permissions for the construction of 5 additional dwellings. Assuming that the existing permissions are constructed would provide the delivery of 79 dwellings. See table 13.

Table 14: Current housing position

	Number of dwellings
Housing delivered 1 April 2016 – 31 March 2024	74
Sites with planning permission (1 Jan 2025)	5
	79

- 6.2 Both the housing needs survey and housing needs assessment illustrate that there is a need for smaller properties within the parish, to allow existing residents to downsize and also to support people who want to buy their first property. The provision of new, one to three bedroom properties would help to rebalance the housing stock. In addition, the housing needs assessment identified that the plan should consider supporting affordable routes to home ownership, so the provision of affordable homes to buy.
- 6.3 The housing site assessment has identified that within the existing Longhoughton settlement boundary there are three sites which could deliver new homes: L2 – Portal Place (12 dwellings), L6 – Former Johnnie Johnson site (4 dwellings) and L8 – Old Recreation Field (15 dwellings). However, the owner of L2 – Portal Place has advised that it is not available for market or affordable homes and any future residential redevelopment of the site would be limited to military personnel. Outside the settlement boundary the assessment identified two sites to the south of Longhoughton which may have potential for housing development: L11 – South of Station Road (40 dwellings) and L12 – South of Boulmer Road (36 dwellings). In addition, in Boulmer, B3 – Boulmer South has been identified as having the potential to deliver 15 dwellings.
- 6.4 The level of housing that would be delivered from the sites identified as being suitable, available and achievable is (110 – see table 15), when added to that delivered since 2016 (74) and those with extant permission (5) is significantly in excess of the local plan housing requirement for the parish as a whole (88). The assessment has identified that within the Longhoughton settlement boundary there is the ability to deliver an additional 19 homes (above those with planning permission) without the need to amend the settlement boundary. Whilst it is accepted that there is potential in the long term to deliver housing on sites L11 and L12, this would be considered through a review of the neighbourhood plan. In addition, the local plan provides policy support for the delivery of affordable housing through exception sites.

Table 15: Sites identified through the site assessment process as being suitable, available and achievable

	Number of dwellings
L6 – Former Johnnie Johnson site	4
L8 – Old recreation field	15
L11 – South of Station Road	40
L12 – South of Boulmer Road	36
B3 – Boulmer South	15
	110

- 6.5 With regards Boulmer, the evidence within this paper has clearly illustrated the impact second and holiday homes are continuing to have on the sustainability of the local community. It is therefore considered that there is a need for the neighbourhood plan to allocate land for the delivery of new homes within the village that would be occupied as permanent residences.
- 6.6 The following sites are proposed for allocation for housing development:
- Former Johnnie Johnson Site – for the delivery of approximately 4 dwellings;
 - Old Recreation Field – for the delivery of approximately 15 dwellings;
 - Boulmer South – for the delivery of approximately 15 dwellings.

Table 16: Level of housing development proposed to 2036

	Number of dwellings
Housing delivered 1 April 2016 – 31 March 2024	74
Sites with planning permission (31 March 2024)	5
Proposed neighbourhood plan allocations (L6, L8, B3)	34
	113

7. Summary

- 7.1 This background paper has provided a summary of the planning policy context for housing as well as the need for new housing within the plan area. It has defined the methodology for the assessment of potential housing sites and illustrates the results of the methodology when applied to potential housing sites within the plan area. It has informed the proposed housing allocations within the submission draft neighbourhood plan.

Appendix 1 Site Assessment Proforma

Site reference	
Site name	
Site address/ location (include map)	
Site area (ha)	
Site capacity	
Existing use	
Landowner	
How identified (SHLAA, call for sites, by group)	
SHLAA reference (if applicable)	
SHLAA conclusions (if applicable)	
Relevant planning history	
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	
Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure 	

<ul style="list-style-type: none"> • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	
Surface water flood risk	
Any other designations e.g. protected open space, best and most versatile agricultural land	
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	
Overall assessment:	

Appendix 2 Sources of information

Northumberland SHLAA

- SHLAA online mapping – note, the online mapping provides the summary of the conclusions for each site:
https://experience.arcgis.com/experience/fa5b04e3dc8a4e439eb393d0ca64b0d8/#data_s=id%3ADataSource_4-18eeb6a8358-layer-11%3A5732
- SHLAA report:
<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Housing%20Studies/1.%20SHLAA/SHLAARepor2023.pdf>
- SHLAA– five-year housing land supply deliverable sites summary schedule:
<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Housing%20Studies/3.%205YHLS/Five-yearHousingLandSupplyofDeliverableSitesUpdate-2024-2029.pdf>
- SHLAA - site delivery summary schedule:
<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Housing%20Studies/3.%205YHLS/Five-yearHousingLandSupplyOfDeliverableSitesUpdate-2023-2028.pdf>

Defra Magic Map

Contains information on natural and historic environment designations
<https://magic.defra.gov.uk/magicmap.aspx>

National heritage list for England

Register of all nationally protected historic buildings and sites in England (listed buildings, scheduled monuments, protected wrecks, registered parks and gardens and battlefields)
<https://historicengland.org.uk/listing/the-list/>

Northumberland Historic Environment Record

A database that contains more than 26,000 records with information about nationally designated, locally designated and undesignated heritage assets
<https://www.heritagegateway.org.uk/gateway/chr/herdetail.aspx?crit=&ctid=91&id=4725>

Flooding

Flood zone information is available at <https://flood-map-for-planning.service.gov.uk/>
Surface water flooding information is available at <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

Northumberland Local Plan

<https://experience.arcgis.com/experience/41ffa2efbcb041b5b926b1cbd2f053f0>

Land registry

Title information can be obtained for £3 per search <https://www.gov.uk/search-property-information-land-registry>