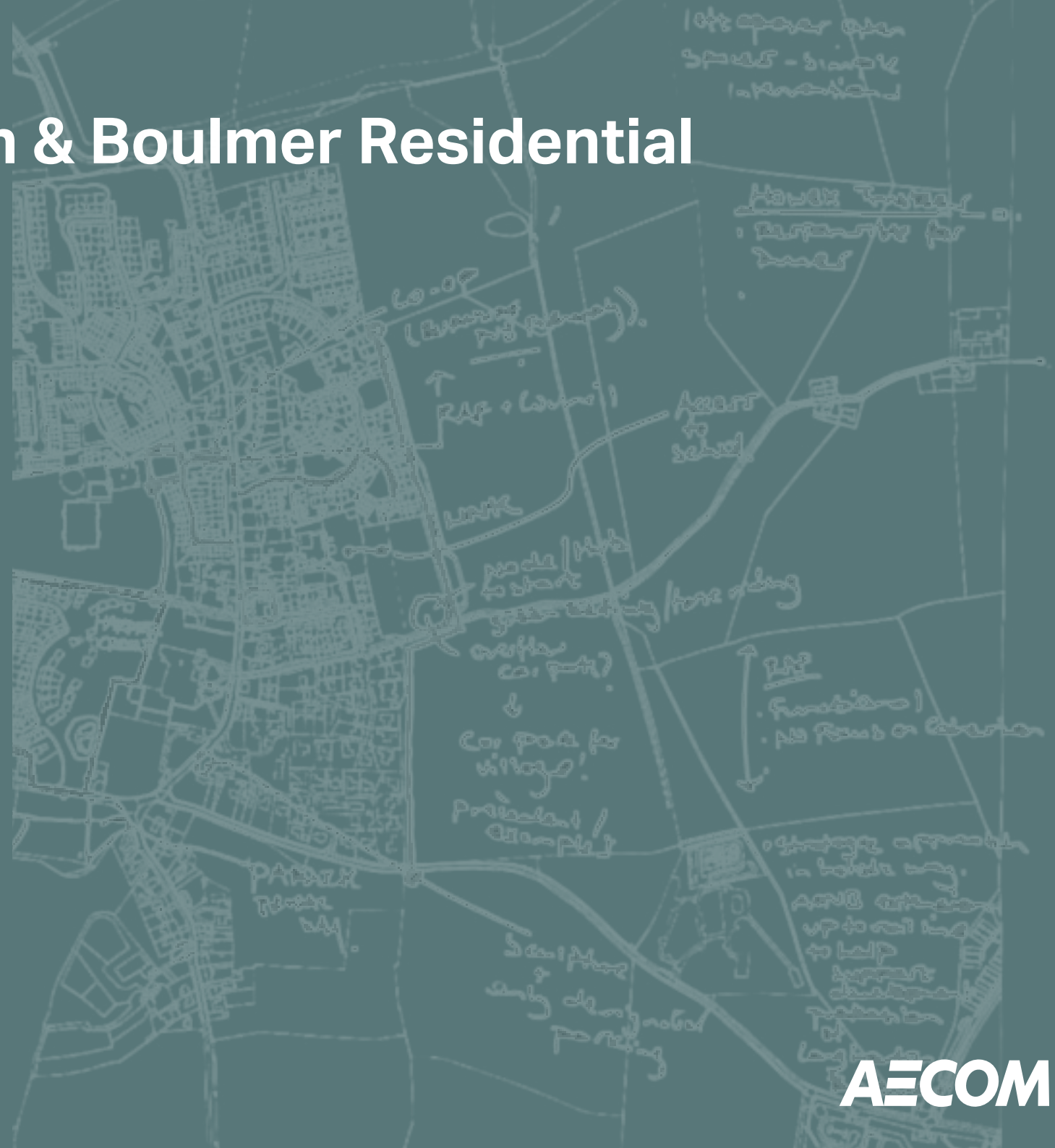


Longhoughton & Boulmer Residential Masterplan

June 2024



Quality Information

Project Role	Name	Position	Action summary	Signature	Approved	Date
Project Landscape Architect	Mark Hammond	Senior Landscape Architect	Draft Report	Mark Hammond	Karen Clifford	03.06.22
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Project Urban Designer	Elliot Joddrell	Senior Urban Designer	Masterplan updates	Elliot Joddrell	NP Steering Group	29.05.24
Project Urban Designer	Elliot Joddrell	Senior Urban Designer	Masterplan updates	Elliot Joddrell	NP Steering Group	21.08.24

Prepared for:

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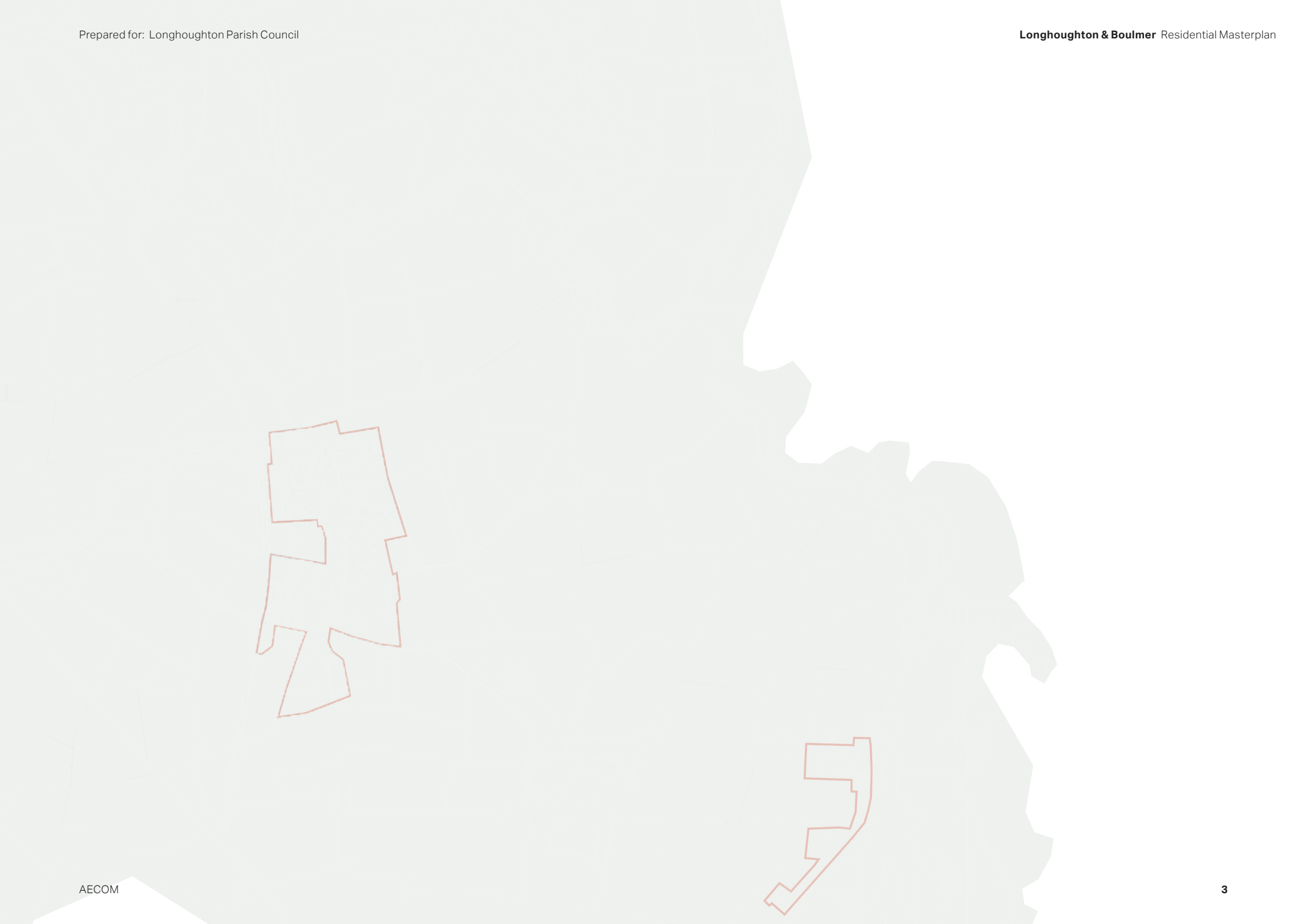


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1. Executive Summary

1.1. Executive Summary

This document is intended to guide and inform the design of future residential developments, greenway connections and placemaking interventions within the Parish of Longhoughton.

The Masterplan study has been informed by the Longhoughton, Boulmer and Howick Design Guidance and Design Codes document (June 2024) prepared by AECOM. It presents specific design intentions and concepts, supplementing the guidance and recommendations contained within the Design Guidance and Design Codes document.

Delivering good design is essential to protect and enhance the unique qualities of the Neighbourhood Plan Area, its distinctive and individual villages - Longhoughton, Boulmer, and Howick - and landscape context that includes part of the nationally-important Northumberland Coast National Landscape.*

The National Planning Policy Framework (NPPF; 2023), accompanying National Planning Practice Guidance, and National Design Guide, promotes good design as a key aspect of sustainable development and to create better places in which to live and work.

Design Guidance and Design Codes are a valuable tool in securing context-driven, high quality future development. They will be used in different ways by different users in the planning and development process, including applicants, developers, residents, and landowners.

The document will be part of the evidence for the Neighbourhood Plan. Its purpose is to add depth and illustration to the Plan's policies on design and development, offering guidance on the community's expectations for new development, which must:

- Reflect the local character and distinctiveness of the landscape and settlements;
- Enhance the sense of place of each settlement;
- Enhance the natural beauty and protect the environment and cultural heritage;

- Minimise the use of the earth's resources including water, energy and waste;
- Enhance biodiversity
- Give a sense of continuity but accept appropriate innovative solutions; and
- Provide for the connectivity, movement and access including the development of green networks

* Since November 2023 Areas of Outstanding Natural Beauty (AONB) have been known as National Landscapes.



02

Introduction

2. Introduction

2.1. Introduction

Further to the preparation of **The Longhoughton, Boulmer and Howick Neighbourhood Plan Design Guidance and Design Codes** in 2021, AECOM have been commissioned by Longhoughton Parish Council to develop a residential masterplan and greenway strategy to help guide the future development of housing in and around the Parish. The basis for this work follows the publication of the **Draft Housing site assessment background paper, December 2021**, which identifies a number of potential development plots that present opportunity and capacity to accommodate residential development. The study findings presented within this document identify a smaller number of sites for a masterplan study to take into account the appropriate scale, density, arrangements and visual impact within the setting and local environment.

Purpose

The main objective of this document is to provide strategic guidance at masterplan level to inform the preparation of the Longhoughton, Boulmer and Howick Neighbourhood Plan. This is intended to be used to guide future proposed residential development; to inform the allocation of green spaces and wildlife corridors and to improve sustainable connectivity across the study area.

This document will inform and influence the design of future developments, so that they provide high quality and 'good fit' within the natural and built character of the Neighbourhood Plan Area.

This document provides strategic guidance to inform different aspects of development, including: working with the site character and its context; creating well defined streets and attractive neighbourhoods; external spaces; and the public realm.

2.2. Policy Context and Guidance

This document sits within the wider UK planning policy context and should be read in conjunction with all other relevant statutory policy and guidance. This will include, but is not limited to, the Longhoughton, Boulmer and Howick Neighbourhood Plan, the Northumberland Local Plan, and the National Planning Policy Framework.

Parts of the Neighbourhood Plan Area fall within the Northumberland Coast National Landscape* and the Northumberland Heritage Coast. The protection of the National Landscape designation and Heritage Coast status is set out in the National Planning Policy Framework. Further Guidance and Management for the National Landscape has been produced by the National Landscape Partnership on behalf of Northumberland County Council, identified below.

Neighbourhood Plans need to be in general conformity with the strategic policies in the corresponding Development Plan. Where new policy requirements are introduced (that carry costs to development) over and above Development Plan and national standards it is necessary to assess whether development will remain deliverable. The principles and guidance set out in this document and within the Neighbourhood Plan's policies are aligned with national policy and non-statutory best practice on design.

The values and costs of construction between new developments and within new developments will vary based on location, situation, product type, design (architecture, placemaking etc.) and finish; and the market conditions at the point of marketing the properties. The guidelines herein constitute place making principles and guidance to help interpret and apply the statutory policies within the Neighbourhood Plan. Good design is not an additional cost to development and good placemaking can result in uplifts in value.

Development proposals should, where relevant, and in addition to other published technical guidance and adopted policy documents, consult the following:

* Since November 2023 Areas of Outstanding Natural Beauty (AONB) have been known as National Landscapes.

- Ministry of Housing, Communities and Local Government, 2019, National Design Guide
- Ministry of Housing, Communities and Local Government, 2021, National Model Design Code
- Homes England, 2020, Building for a Healthy Life
- Land Use Consultants for Northumberland County Council, 2010, Northumberland Landscape Character Assessment
- Northumberland County Council and Northumberland National Landscape Partnership, Northumberland Coast National Landscape Management Plan 2020-2024
- Northumberland County Council and Northumberland Coast National Landscape Partnership, Northumberland Coast National Landscape - Design Guide for the Built Environment
- Northumberland County Council and Northumberland Coast National Landscape Partnership, 2013, Landscape Sensitivity and Capacity Study.

Defining Brief & Clarifications with Client

2.3. Process



Formulation of Masterplan



Parish Council Reviews of Masterplan Design



03

Landscape Analysis

3. Landscape Analysis

3.1. Introduction

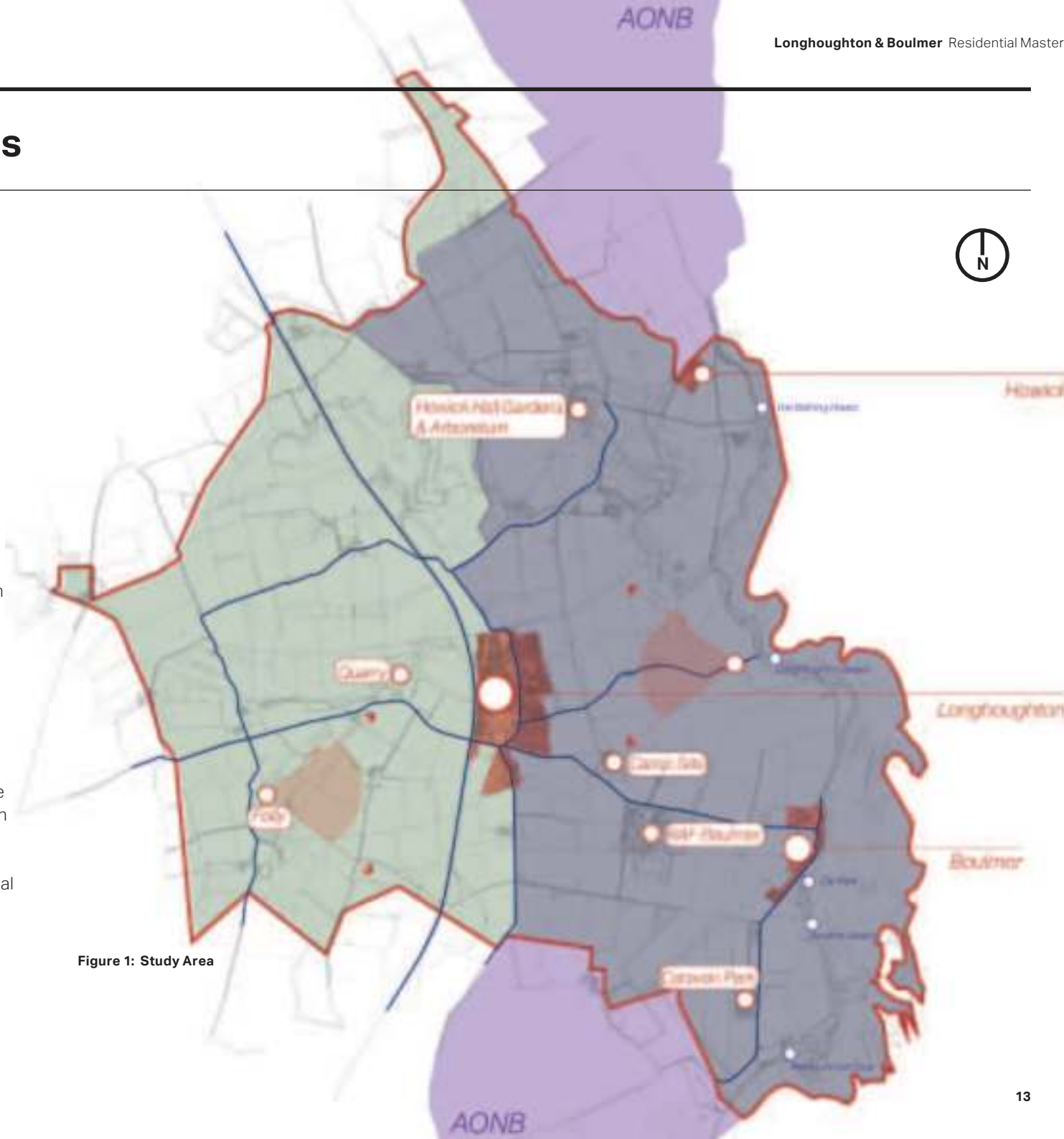
The purpose of this section is to give a brief summary of the context of Longhoughton and Boulmer in terms of; spatial location; landscape; and built form. A more detailed, albeit high level, narrative is provided within the Design Guidance and Design Codes document.

3.2. Area of Study

The study area used to inform this report covers the Neighbourhood Plan Area (see Figure 1) which is located on the east coast of Northumberland. The three principal settlements within the Neighbourhood Plan Area are Longhoughton, Boulmer, and Howick. The Neighbourhood Plan Area includes the villages, surrounding rural land, and the coastal edge.

The underlying landscape character is broadly divided into the 'Farmed Coastal Plain' Landscape Character Type (LCT) which lies within the western part of the Neighbourhood Plan Area, and the 'Rocky Coastline' LCT to the east. Parts of both LCTs fall within the Northumberland Coast National Landscape.

Figure 1: Study Area



3.3. Context

3.4.1. Longhoughton

Located within Farmed Coastal Plain LCT, Longhoughton lies in a well settled rolling landscape of mainly arable farmland with a strong coastal influence. There are occasional wooded estates.

Within Longhoughton, traditional housing along primary streets tends to be characterised by detached villas, short terraced rows comprising a mix of houses and bungalows, and paired bungalows. Other traditional buildings in the historic centre of the settlement include St. Peter and Paul's Church.

Sea views are not always possible but long views out to sea, and slot views, where available, from within Longhoughton reinforce the village identity.

Longhoughton has a varied range of housing densities. Typically, lower densities are found within the historic core of the village. Post-war extensions to the settlement pattern tend to be higher density, which has resulted in some areas having a less progressive transition from settlement centre to rural edge.



Figure 2: Longhoughton Overview



View 1: Elevated view east from Ratcheugh.



View 2: Shared surface residential street.



View 3: Gateway signage from entrance to village from south.



View 4: Coastal view over arable fields from eastern edge of village.



View 5: View of Longhoughton from South End Road.



View 6: Built form, stone walls and hedgerows make a positive contribution to the rural character of Longhoughton.



Longhoughton

The overall surrounding landscape setting of **Longhoughton** is rural in character, comprised of agricultural fields with an undulating landscape to the west and a flat open coastal plain to the east.

Boulmer

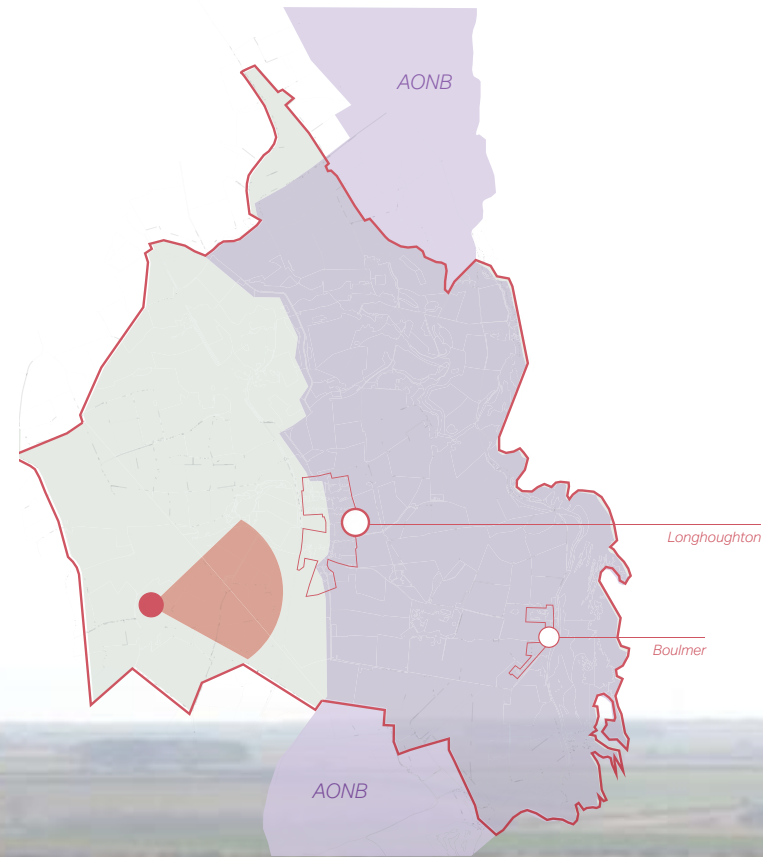


Figure 3: Study Area, View East

3.4.2. Boulmer

The linear village of Boulmer falls within the Rocky Coastline LCT. This LCT is defined by the narrow coastal strip that is dominated by the shore, and inland sections that are farmed mainly for pasture due to exposed context. The settlement of Boulmer is directly influenced by the sea and in particular the extensive views along the coast and out to sea. Long inward views across arable land also make a positive contribution to the setting. The village benefits from extensive access to coastal footpaths, foreshore, and beaches – which is reflected in its popularity as a tourist destination.

Within Boulmer, traditional housing predominantly comprises cottages and cottage terraces and converted steadings. Detached houses are few in number. Higher densities are found to the north and south of the settlement, within the historic core of the village and postwar development at 'Bowmere' to the south.

The linear village form between these two areas has lower density.



Figure 4: Boulmer Overview



View 7: View south from main roadway through Boulmer. Traditional stone buildings and boundary walls are typical to the northern part of the village.



View 8: View north from Beach View Road.



View 9: View south from Beach View Road.



View 10: Pedestrian and cycle gate to the north of village along the England Coast Path.



View 11: View north along Boulmer Beach.



View 12: View north along England Coast Path.



Figure 5: Study Area, View South towards Boulmer



Boulmer's unique and scenic setting is largely characterised by a flat open landscape with large skies, vast open views to sea, along with views inland over agricultural fields. Single storey, pitched-roofed dwellings and low stone walls define much of the built form, reinforcing the sense of place and character of this rural coastal village.

The background of the slide is a light grey map of the United Kingdom. Two specific regions are highlighted with red outlines: one in the north of England and another in the south of England.

04

Masterplan Design

4. Masterplan Design

4.1. Key Pillars of Masterplan

The masterplan has been developed through an iterative process which has involved detailed on-site assessment, review of policy documents and relevant housing proposals, along with consultation with Longhoughton Parish Council. This process highlighted the inherent and unique character and quality of the setting of Longhoughton and Boulmer, one which should be protected and reinforced, and became the driving force for all interventions, recommendations and proposals outlined within this masterplan document. The following four **'pillars'** form the backbone of the masterplan and are to be prioritised within the formulation of any future development proposals.

*Site Character &
Landscape Context*



*Settlement Pattern &
Architectural Character*



*Placemaking &
Sense of Place*



*Greenways &
Connectivity*



4.2. Development Sites

The Draft Housing site assessment background paper, published in February 2023, is one in a series of background papers prepared by the Longhoughton, Boulmer and Howick Neighbourhood Plan Steering Group. It identifies potential new housing sites within the parish, outlining the methodology for the assessment of same, and how this methodology has been applied to potential sites within the parish.

AECOM have been commissioned by Longhoughton Parish Council to consider five of these sites, critically considering the findings of the housing paper, and formulating a masterplan response to each of the sites, while taking into account and promoting the four 'pillar' approach outlined in the previous section.

The five development sites considered within this masterplan documents are:

- **Site L6:** Johnnie Johnson Site
- **Site L8:** Old Recreation Field
- **Site B3:** Beach View
- **Site L11:** Station Road
- **Site L12:** Boulmer Road

The site assessment process considered sites L11 and L12 may have potential for housing development. As a result of the capacity to deliver homes within the settlement boundary the parish council agreed that these sites would not be considered further through the neighbourhood plan.



Figure 7: Boulmer Development Site



Figure 8: Longhoughton Development Sites

Greenway & Circulation Masterplan

4.3. Greenways & Connectivity

In addition to considering each of the identified housing development sites, an overall **Greenway & Connectivity** strategy has been presented within the masterplan. This identifies the future potential for a joined up network of pedestrian and cycle routes across Longhoughton, linking the village centre with surrounding residential and recreation areas.

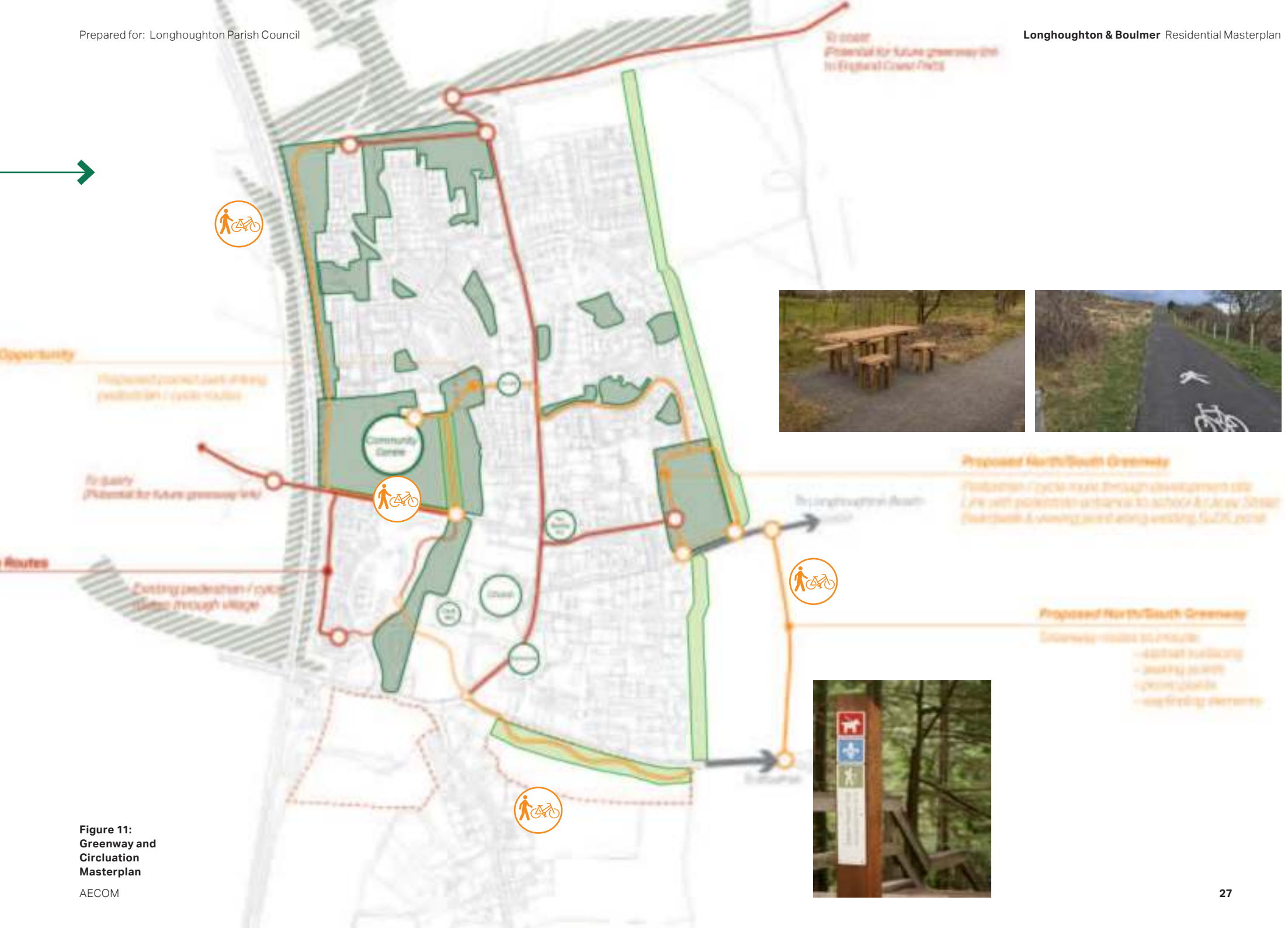
It should be noted that these pedestrian and cycle routes are suggestions only, based on what is possible in the future. It is not suggested that these routes will be agreed or will be pursued within the Neighbourhood Plan.



Figure 9: Wayfinding Example



Figure 10: Pedestrian and Cycle Route



4.4. Development Site L6

Formerly Johnnie Johnson Sheltered Housing, this now brownfield site is centrally located within the village, amongst established residential dwellings and associated streetscapes. Longhoughton Community and Sports Centre is situated to the west, with open playing fields to the immediate south

Constraints:

- Proximity to public car parking at Co-Op and Community Centre
- Existing settlement pattern to comply with
- Road network bounds two sides of site
- Existing vegetation

Opportunities:

- Strengthen the urban form along Park Road and Trenchard Way
- Improve streetscape quality along Park Road
- Create community park
- Create linkages with surrounding village



Figure 12: Development Site L6 Analysis



View 13: View south east towards Burnside



View 14: View south west towards development site



View 15: View north east towards Trenchard Way



View 16: View east from Community Centre



View 17: View east from Burnside



View 18: View east towards Co-Op along Burnside

Masterplan Layout Site L6

1. Semi-Detached Dwellings

4 no. two storey semi-detached dwellings, in keeping with prevailing style of street.

2. Community Park

Parkland to contain new planting, seating and play facilities.

3. Buffer Planting

New dwellings to have appropriate screen planting for privacy and improved setting of parkland.

4. Feature Trees

Feature trees at road junction, forming gateway threshold into park from the north.

5. Visitor Parking

A visitor parking space provided for the proposed dwellings.

6. Residential Car Parking

On plot car parking for residents.

7. SuDs

Planted drainage systems.



Figure 13: Development Site L6 Masterplan



Figure 14: Example residential community park



Figure 15: Example greenway

Key Outcomes of Future Residential Development at L6

Site L6 is situated in a central location within the overall village settlement of Longhoughton, and is considered suitable for new housing. While the provision of additional private dwellings along Park Road would appear feasible, the wider site presents further opportunities to improve placemaking, provide new pedestrian and cycle connections, and also contribute to the overall amenity and quality of green open space provision in the village.

Should be promoted:

- Housing to bolster and define the southern edge of street on Park Road
- Woodland buffer / screen planting to edge of housing plots
- Development of new community parkland
- Possible greenway linkages through the site

Should be avoided:

- Lack of permeability through site
- Failure to explore development of parkland / green link
- Housing front facing onto Trenchard Way / Burnside
- Inadequate screening to rear boundaries of new housing

4.5. Development Site L8

The Old Recreation Field is located along the eastern edge of Longhoughton. This existing green open space is bounded by East Moor residential area to the north and Longhoughton Primary School and Lacey Street to the west. Lands to the south and east are primarily characterised by open agricultural fields. The site is currently used as a playing field and an area for dog walkers.

Constraints:

- Existing green space for play and dog walking
- Currently accessed from narrow Crowlea Road
- Site is within the Northumberland Coast National Landscape
- Proximity to primary school
- Existing trees

Opportunities:

- Provide greenway linkages through site
- Provide appropriate density of new housing with higher quality open space and enhanced amenity for residents
- Create a new residential area incorporating recreation and a car park for the village
- The development to provide enhanced open space provision. Whilst the overall area of open space would be reduced the quality would be improved
- Possible access to the Primary School from the Car Park and Greenway



Figure 16: Development Site L8 Analysis



View 19: View south adjacent to Lacey Street access



View 20: View east from Lacey Street access



View 21: View north from Lacey Street access



View 22: View south east from pedestrian school gate



View 23: View south



View 24: View south

Masterplan Layout Site L8

1. Dwellings

15 no. dwellings.

2. Private Gardens

Private gardens at the back of housing.

3. Pubic Community Green

Central high quality designed open green space with passive surveillance (potential for seating and play equipment).

4. Lacey Street Connection

Pathway to connect into wider circulation and greenway network.

5. Greenway Connection

Site comprised of several greenway connection routes serving housing and wider village network.

6. Boardwalk

Existing SuDS pond developed into planted wetland with viewing and seating area over the National Landscape.

7. Turning Head

New residential area access via East Moor to avoid through road from Crowlea Road.

8. Village Car Park

Informal overflow car park, with central hedgerow and tree planting.

9. Connection to East Moor

East Moor road and streetscape continued into site.

10. Primary School Access

Potential access to Longhoughton Primary School from the Greenway



Figure 17: Development Site L8 Masterplan



Figure 18: Example community green with seating and play equipment



Figure 19: Example community green with seating and play equipment

Key Outcomes of Future Residential Development at L8

Site L8 is located on the eastern edge of the village, at the threshold between the established settlement pattern and the open landscape of the designated National Landscape. In providing housing on this site, improved local amenity and greenway linkages should be prominent considerations, while also not neglecting the adjacent land uses.

Should be promoted:

- Non-linear housing and streetscape arrangement
- Central green open space
- Greenway linkages through site
- Planted buffer between housing and parking area
- Viewing area to the east overlooking landscape
- Recreational open space to the west

Should be avoided:

- Continuous road from East Moor to Crowlea Road
- Linear housing arrangement
- Inward focused site with no connection to National Landscape
- Formal / traditional car park surfacing and kerbs

4.6. Development Site B3

Site B3 is located along Beach View road, to the south of the main settlement footprint of Boulmer. The site is located to the immediate south west of Bowmere residential area, in an open greenfield site with open views over the wider landscape and coast. The proposed development boundary is aligned with Beach View road to the south and will require a new boundary to be established in an existing agricultural field.

Constraints:

- Potential for negative visual impact in open, scenic & rural setting
- Site is within the Northumberland Coast National Landscape
- Ability for site to accommodate high number of units given existing density and surrounding context

Opportunities:

- Provide connectivity with Bowmere
- Extend the prevailing character, scale and arrangement of development along Beach View
- Provide green open space and amenity for residents

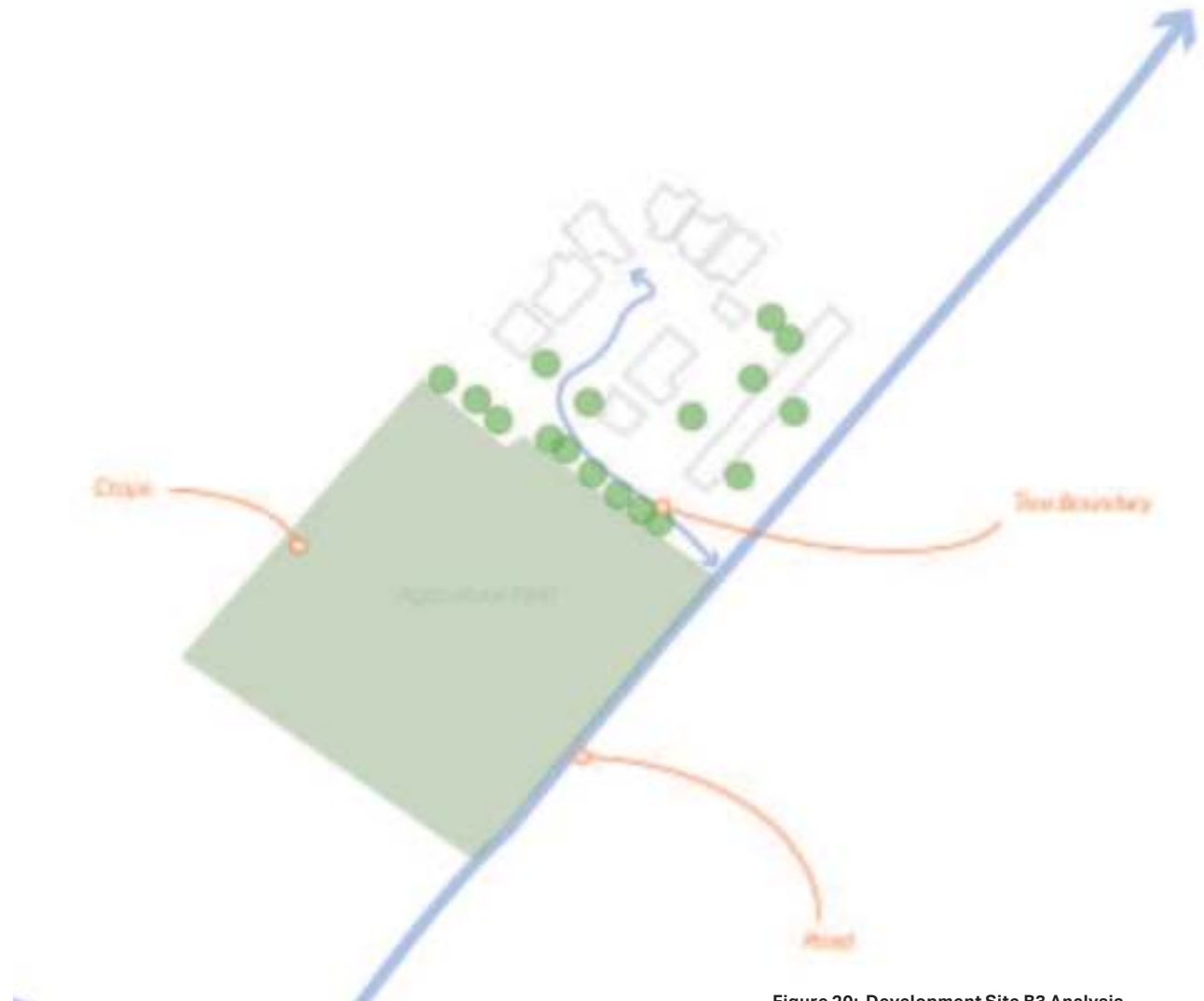


Figure 20: Development Site B3 Analysis



View 25: View west along Beach View Road at the entrance to Bowmere housing area.



View 26: View northwest along Beach View Road at the entrance to Bowmere housing area.



View 27: View north from Beach View Road.



View 28: View southwest along Beach View Road.



View 29: View northeast along Beach View Road.



View 30: View of existing housing along Beach View Road.



Figure 21: Development Site B3 Masterplan

Masterplan Layout Site B3

- 1. Bungalows:** 15 bungalows
- 2. Community Green:** Central open space with passive surveillance (potential for seating and play equipment)
- 3. Connection with Bowmere:** New development links directly with Bowmere
- 4. Access:** Existing Bowmere entrance used to access new development
- 5. Woodland Buffer:** Screen planting to periphery of site
- 6. Road Edge:** Existing buildings and front gardens continued along beach View
- 7. Parking Facilities:** Parking provision for dwellings



Figure 22: Rural Bungalows



Figure 23: Rural Bungalow

Key Outcomes of Future Residential Development at B3

Should be promoted:

- Scale and arrangement of buildings to reflect adjacent context
- Central green open space with passive surveillance
- Single vehicular access point through existing junction

Should be avoided:

- Inappropriate scale and density of buildings
- Building frontage along Beach View road that is not in keeping with established baseline
- No provision of green open space within development

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