

Longhoughton, Boulmer and Howick Neighbourhood Plan

Principal Residency 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 that is informing the Longhoughton, Boulmer and Howick Neighbourhood Plan ('the plan'). The background paper also describes: the relevant evidence base and explains the preferred policy approach.
- 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 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 To deliver the vision, seven objectives have been developed. Objective two is most relevant to the issue of second and holiday homes:
- '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'.*
- 1.4 The main areas covered by this background paper are:
- The national and local policy context for second and holiday homes;
 - An overview of the parish, including identifying the key local issues; and
 - Explanation of the evolution of the proposed policy approach.
- 1.5 Comments were invited on the background paper as part of early engagement and then alongside the consultation on the pre-submission draft neighbourhood plan which took place between September and November 2023. Feedback has informed this updated background paper.

2. Strategic planning context

Background

- 2.1 As neighbourhood plans are part of the development plan, they have to 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'. 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). The most recent version of the NPPF was published in December 2024. Paragraphs 82-83 of the NPPF requires planning policies and decisions to be responsive to local circumstances in rural areas. It also identifies the importance of maintaining the vitality of rural communities.
- 2.3 NPPG highlights that people living in rural areas can face challenges in terms of housing supply and affordability. It explains that a wide range of settlements can play a role in delivering sustainable development in rural areas, therefore any blanket policies restricting housing development need to be supported by robust evidence.

Northumberland Local Plan

- 2.4 The Northumberland Local Plan (NLP) was adopted in March 2022. It highlights the impact of the increasing numbers of second and holiday homes in the county¹, explaining that the prevalence is most stark along the north Northumberland coast. The NLP acknowledges that second and holiday homes do provide some economic benefits. However, it is stated that the lack of permanent occupation of properties is having an adverse impact on the social fabric of affected communities, resulting in diminished support and demand for local facilities and schools. As a result, some settlements have begun to lose their sense of community with some services only operating at certain times of year. In addition, during peak holiday seasons, some services struggle to meet the needs of visitors as well as the permanent population. The NLP explains that the demand for holiday accommodation, coupled with rising house prices and a limited supply and turnover of homes, has made many smaller properties unaffordable to the local population.
- 2.5 As a result, policy HOU10: second and holiday homes restricts the occupancy of new market dwellings in parishes where 20% or more of household spaces are identified as having no permanent residents, to be occupied only as a principal residence. It requires the principal residency restriction to be applied and secured through a planning condition or section 106 legal agreement.

¹ Paragraphs 2.83, and 7.53-7.56

- 2.6 Policy STP1: spatial strategy (which is a strategic policy), identifies a settlement hierarchy for the county. Longhoughton is a service village. Service villages will provide a proportionate level of housing and be the focus for investment in rural areas. The purpose being to support the provision and retention of local retail, services and facilities. The policy also requires that new development will be commensurate to the size of the settlement. Settlement boundaries are also identified for Longhoughton village. Boulmer and Howick are defined as small villages within policy STP1, to support a proportionate level of development.
- 2.7 As the parish lies within the Northumberland Coast National Landscape, an Area of Outstanding Natural Beauty, policy ENV5 is also relevant. This requires the special qualities of the National Landscape to be conserved and enhanced, having regard to the current management plan and locally specific design guidance. The policy highlights several key considerations that should be used to consider proposals affecting the National Landscape, including:
- The sensitivity of local landscapes and their capacity to accommodate new development, including temporary structures such as caravans and chalets;
 - Intervisibility between the National Landscape, the seascape and the landscape beyond;
 - Interdependency between the special qualities of the landscape and marine and coastal environment, including the internationally and nationally important nature conservation sites and associated ecosystems, geology, species and habitats;
 - The need to sustain and where appropriate, enhance: the significance of heritage assets, sense of remoteness, the natural functioning of the coastline and a clear distinction between settlements and the open countryside; and
 - As far as possible the National Landscape will be recognised as a living working area by allowing small scale development where it does not impact on the special qualities. Consideration will be given to the extent that the development adds to the availability of permanently occupied and affordable housing to meet local needs.

Conclusions

- 2.8 National policy and guidance, as well as the adopted development plan policies for the parish identify that it is appropriate to include principal residency restrictions, where appropriate evidence is available.

3. Level of second and holiday homes

Background

- 3.1 Feedback from the local community during early engagement and consultation on the draft plan, highlighted concerns regarding the level of second and holiday homes on the sense of community across the parish. Local plan policy HOU10 only applies where the parish as a whole has 20% or more of its household spaces identified as having no permanent residents. The 2021 Census figure for Longhoughton Parish is 14.2% of household spaces with no permanent residents, therefore policy HOU10 does not apply.
- 3.2 As a result, as part of the preparation of the neighbourhood plan, consideration was given to the impact of second and holiday homes at both the parish and sub parish (ward) level (see figure 1 – particularly in the Boulmer Ward. This assessment has considered information from the Longhoughton, Boulmer and Howick Housing Needs Assessment (2024 – HNA)², Census information, Northumberland Council Tax and Business Rates information³, as well as local surveys/knowledge.

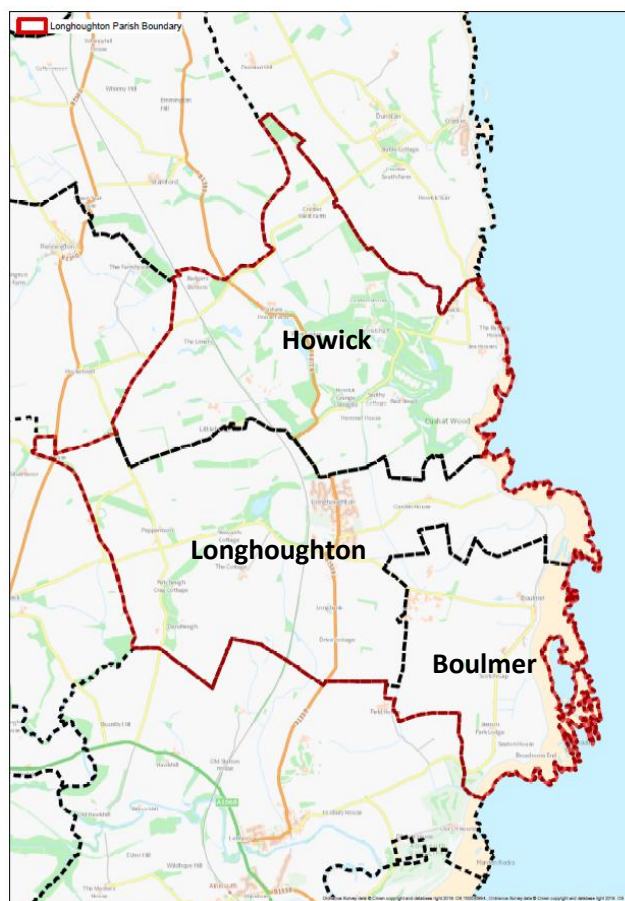


Figure 1: Ward boundaries

² <https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Housing%20Studies/4.%20Housing%20Needs%20Survey/Longhoughton-Housing-Needs-Assessment-Final-July-2024.pdf>

³ [Second and Holiday Homes and Holiday Lets in Northumberland Monitoring Report](#) (see the Housing section).

Population

- 3.3 The Census illustrated a large decrease in parish population between 2011 and 2021, reducing by 15.1% from 1,960 to 1,664. The HNA highlighted that this could be as a result of the level of second homes and the Census information was collected during the Covid-19 pandemic when people were not in the parish. Table 1 shows the changes in age structure of the population of the parish between the 2011 and 2021 Census. This illustrates that in there has been a decrease in the number of people aged 0-14 (-39.1%), 15-24 (-29.8%) and 25-44 (-45.1%), with an increase in those aged 45-64 (43.8%), 65-84 (25.4%) and 85+ (191.7%)

Table 1: Parish age profile in 2011 and 2021

Age Group	2011		2021	
	Number	%	Number	%
0-14	417	21.3%	254	15.3%
15-24	282	14.4%	198	11.9%
25-44	649	33.1%	356	21.4%
45-64	372	19.0%	535	32.2%
65-84	228	11.6%	286	17.2%
85+	12	0.6%	35	2.1%
Total	1,960		1,664	

- 3.4 Whilst ward level age profile information is not available, the Steering Group has specifically considered the age profile of the occupants of the 49 properties within Boulmer Ward that are permanently occupied (see table 2). Whilst this information has not been verified, it illustrates that around 43% of the residents of Boulmer are aged 65 or over, compared to 19.3% in Longhoughton Parish, and with only 11% 24 or under, compared to 27.2% in Longhoughton Parish.

Table 2: Boulmer Ward - age profile of permanent occupants (estimated January 2023)

Age	0-4	5-15	16-24	25-64	65-74	75+	Total
Number	0	6	5	42	20	21	95
Percentage	0%	6%	5%	46%	21%	22%	100%

- 3.5 Table 3 provides details of household composition within the parish in 2021 compared to Northumberland. This illustrates that the parish contains a much lower proportion of one person households (23.1%) compared to the county as a whole (32.8%), with more one family households (75.1%) compared to Northumberland (64.5%).

Table 3: Household composition, 2021

Household composition	Longhoughton (%)	Northumberland (%)
One person household	23.1%	32.8%
Aged 66+	11.0%	15.6%
Other	12.1%	17.2%
One family only	75.1%	64.5%
All aged 66+	11.0%	12.7%
With no children	26.4%	19.0%
With dependent children	27.0%	22.2%
With non-dependent children	8.3%	10.1%
Other household types	1.8%	2.7%

Housing stock/ tenure

- 3.6 Within the parish, the 2011 census identified that there were 738 dwellings and 675 households, which meant that 63 dwellings had no usual residents. In 2021, whilst the number of dwellings increased to 773, the number of households reduced to 663, implying that 110 dwellings had no usual residents.
- 3.7 Table 4 provides a comparison with other parishes in the north of the county in the 2001, 2011 and 2021 census’.

Table 4: Second homes and household spaces without residents

Parish	% household spaces with no usual residents		
	2021	2011	2001
Beadnell	64.0%	55.3%	52.7%
Bamburgh	57.6%	47.1%	41.5%
Newton-by-the-Sea	49.7%	46.4%	38.9%
Holy Island	48.3%	41.1%	39.7%
Craster	44.8%	39.2%	26.2%
Adderstone with Lucker	42.4%	29.1%	31.7%
Kirknewton/Akeld	39.5%	31.6%	26.3%
Ingram	39.2%	30.4%	22.0%
Alnmouth	39.0%	35.1%	20.1%
Embleton	37.7%	26.7%	19.1%
North Sunderland	35.1%	29.0%	21.3%
Biddlestone/Alwinton	29.8%	26.7%	28.6%
Glanton	28.7%	16.6%	20.3%
Doddington	28.0%	35.9%	19.5%
Bewick/Chillingham	23.6%	23.5%	23.5%
Belford (with Middleton)	23.5%	37.9%	27.9%
Kyloe	22.8%	25.1%	19.0%
Chatton	22.4%	18.9%	18.5%
Ellingham	21.8%	21.2%	22.2%
Ilderton	20.9%	22.7%	20.8%
Hauxley	18.8%	16.6%	21.5%

- 3.8 The HNA considered the number of properties within the parish registered for business rates, specifically self-catering holiday units, this identified within 2024 there were 51 commercial holiday lets. This accounted for 46.4% of dwellings with no usual resident in 2021. Information from Northumberland County Council suggests there are 34 commercial holiday lets in the parish, 4.2% of all dwellings. Table 5 is taken from the Northumberland Local Plan Second and Holiday Homes Monitoring Report (2024). It illustrates the percentages dwellings which are registered with the council as second homes (the table shows only those parishes with 10% and above).

Table 5: NCC evidence on second homes in Northumberland

Parish Name	Total Residential Dwellings registered for Council Tax	Number of Council Tax registered Second Homes	Second Homes as a % of registered Council Tax Dwellings
Beadnell	567	274	48.3%
Holy Island	132	53	40.2%
Bamburgh	317	119	37.5%
Newton-by-the-Sea	135	41	30.4%
Craster	190	56	29.5%
Alnmouth	316	76	24.1%
Chillingham	42	9	21.4%
North Sunderland	1,159	246	21.2%
Embleton	544	111	20.4%
Adderstone With Lucker	128	24	18.8%
Ingram	86	16	18.6%
Hauxley	129	24	18.6%
Akeld	48	8	16.7%
Doddington	82	13	15.9%
Knaresdale With Kirkhaugh	153	24	15.7%
Kirknewton	71	11	15.5%
Whitton & Tosson	65	10	15.4%
Kielder	114	17	14.9%
Cresswell	124	18	14.5%
Ilderton	42	6	14.3%
Kilham	73	10	13.7%
Falstone	125	17	13.6%
Glanton	145	19	13.1%
Earle	32	4	12.5%
Ewart	50	6	12.0%
Ellingham	176	21	11.9%
Alnham	51	6	11.8%
Lowick	298	33	11.1%
Brinkburn	100	11	11.0%
Callaly	75	8	10.7%
West Allen	136	14	10.3%
Chatton	271	27	10.0%

- 3.9 A review of the occupation of properties across the parish was undertaken by the steering group in August 2020. The results of the review illustrated that across the parish as a whole there were 800 properties, of which 727 (91%) were permanently occupied, 25 (3.1%) were second homes, 43 (5.4%) were holiday lets and 5 (0.6%) were unoccupied. Appendix 1 provides the detailed assessment of properties [note, the Boulmer information was updated in August 2024].
- 3.10 Table 6 illustrates that there are significant differences in the numbers of properties that are not permanently occupied at the ward level. Boulmer has a very large number of second homes and holiday lets, at 38%. The analysis shows 84 properties within the ward, of which 13 (15%) were identified as second homes and 19 (23%) as holiday lets, with 49 (58%) occupied full time.

Table 6: Second and holiday homes by ward – steering group review

Ward	Total properties	Permanent occupation		Second homes		Holiday lets		Vacant	
		No.	%	No.	%	No.	%	No.	%
Longhoughton	636	609	95.8%	12	1.9%	14	2.2%	1	0.1%
Boulmer	84	49	58%	13	15%	19	23%	3	4%
Howick	80	69	86.2%	0	0	10	12.5%	1	1.3%

- 3.11 Appendix 1 also provides details of 19 properties in Boulmer Ward (23% of all dwellings), which were advertised online in August 2024.
- 3.12 The Boulmer information was considered as part of the HNA where it was highlighted that there is limited secondary data available to verify the information presented by the steering group as census and other sources are not disaggregated to the scale of electoral wards. However, the HNA considered the number of properties paying business rates within Boulmer Ward. This illustrated that in July 2024, there were 19 commercial holiday lets – meaning that 22.6% of the dwellings in the Ward are registered as commercial holiday lets. As a result, the HNA concluded that Boulmer Ward exceeds the 20% local plan requirement based on commercial holiday lets alone.

Affordability

- 3.13 The HNA found that median house prices in the parish had increased by 96.1% between 2014 and 2023, from £228,750 to £448,500. This would require an annual income 140.0% higher than the current average. Local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. The report concludes that even with the benefit of a higher than average income, market housing is likely to remain out of reach to most.
- 3.14 Furthermore, the HNA highlighted that private renting in the parish is generally only affordable to average earners, although households made up of two lower quartile earners appear able to afford entry-level rented dwellings. Affordability is improved if households are able or willing to dedicate a larger proportion of their incomes to rental costs, although this has repercussions for other quality of life aspects and cannot be assumed to suit all individuals' circumstances.

Conclusions

- 3.15 Although the level of second and holiday homes in the parish as a whole is increasing, it is not yet at a level where the local plan policy can restrict future housing development. However, the evidence illustrates that there is a large concentration within Boulmer ward which exceeds the 20% threshold included within the local plan. This level of second and holiday homes could have implications regarding the vitality and viability of the Boulmer community in the future, the analysis of the current age profile highlights this as a significant issue. In addition, the level of second and holiday homes could also have an impact on the provision of local services and the ability for local people to buy a house. It is therefore considered appropriate for the neighbourhood plan to restrict new build dwellings within Boulmer Ward to permanent residences.

4. Proposed policy approach

Policy options

- 4.1 In order to seek to address the issue of the increasing level of second and holiday homes in Boulmer, two policy approaches were considered regarding the extent to which the principal residency policy could be applied:
- A. Principal residency policy that will apply to new residential development within the proposed Boulmer village settlement boundary; or
 - B. Principal residency policy that will apply to new residential development within Boulmer Ward.
- 4.2 An analysis of council tax and business rates data, provided by Northumberland County Council, for the smaller areas has been carried out in order to consider the proportion of residences that are being used as second and holiday homes. Northumberland County Council was unable to provide data on the number of vacant properties within this area, so the approach is not directly comparable to the evidence base which informed local plan policy HOU 10 – this includes second and holiday homes, some holiday lets and vacant properties.
- 4.3 Data collected by the Steering Group and information from the housing needs assessment has also been referred to within the analysis.

Option 1 – Boulmer Village

- 4.4 Following feedback from early engagement undertaken during the summer and winter of 2021, the pre-submission draft plan (September 2023) proposed a settlement boundary for Boulmer Village, as well as the allocation of a housing site. Background to the proposed settlement boundary and housing allocations are contained within the relevant background papers⁴. The proposed settlement boundary and housing allocation is shown on figure 2.
- 4.5 Figure 3 shows the location of second homes, holiday homes and holiday lets within Boulmer Village – with table 7 providing the overall numbers.

Table 7: Second homes, holiday homes and holiday lets in Boulmer Settlement Boundary (NCC, 2024)

	No.	%
Total residential properties (registered for Council Tax & Business Rates)	53	100
Second homes (Council Tax)	10	19
Commercial holiday lets (Business Rates)	13	25
Total second homes and commercial holiday lets	23	43

⁴ Settlement Boundary Background Paper (January 2025) and Housing Site Assessment Background Paper (January 2025)

Figure 2: Proposed settlement boundary and proposed housing allocation

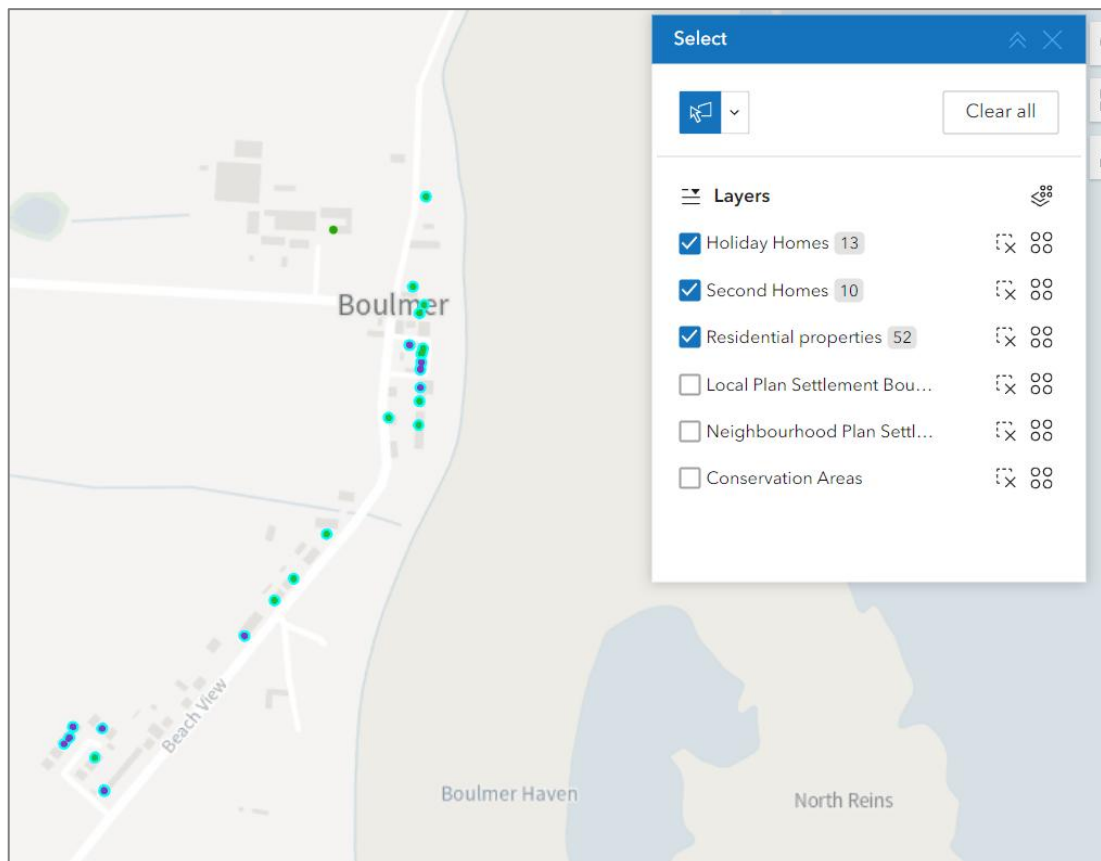
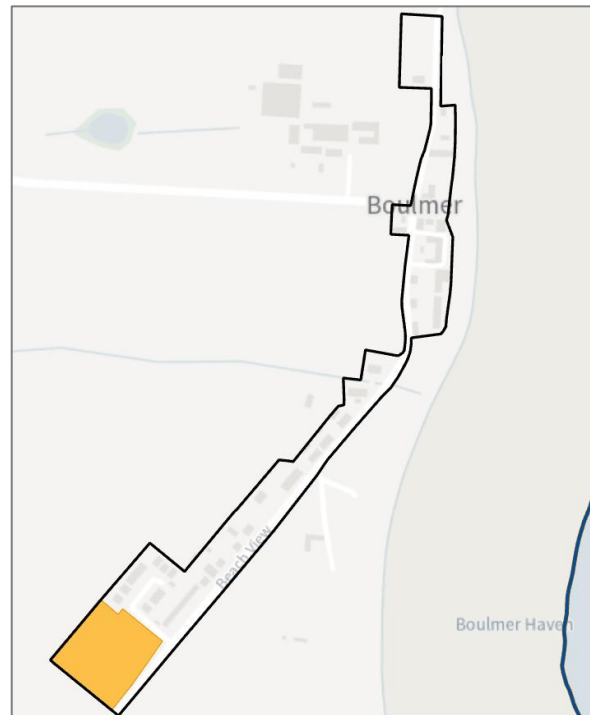


Figure 3: Second homes, holiday homes and holiday lets in Boulmer Village (NCC, 2024)

- 4.6 The data provided by Northumberland County Council illustrates that currently 43% of all residential properties within the proposed settlement boundary are registered as second/holiday homes and holiday lets. If the proposed housing allocation of 15 principal residence dwellings is added, the percentage is reduced to 34%, however this is still high, underlining the need for principal residence restriction.
- 4.7 Information collected by the Steering Group⁵, suggests that the number of properties within the settlement boundary is higher (68), with 36% of the properties second homes and holiday lets.

Option 2 – Boulmer Ward

- 4.8 Figure 4 illustrates the extent of Boulmer Ward.



Figure 4: Boulmer Ward Boundary

- 4.9 Figure 5 illustrates the second homes, holiday homes and holiday lets within Boulmer Ward – with table 8 providing the details.

Table 8: Second homes, holiday homes and holiday lets in Boulmer Settlement Boundary (NCC, 2024)

	No.	%
Total residential properties (registered for Council Tax & Business Rates)	73	100
Second homes (Council Tax)	12	16%
Commercial holiday lets (Business Rates)	15	21%
Total second homes and commercial holiday lets	27	37%

⁵ Based on a property count and local knowledge/internet listings

- 4.10 The data provided by Northumberland County Council illustrates that currently 37% of all residential properties within Boulmer Ward are registered as second/holiday homes and holiday lets. If the proposed housing allocation of 15 principal residence dwellings is added, the percentage is reduced to 31%, however this is still high, underlining the need for principal residence restriction.
- 4.7 Information collected by the Steering Group⁶ suggests that the number of properties within the ward is higher (84), with 38% of the properties second homes and holiday lets.

⁶ Based on a property count and local knowledge/internet listings

4. Conclusion

- 4.1 The results of the data analysis set out within this background paper illustrate that there is sufficient evidence to justify the inclusion of a principal residency policy in the Longhoughton, Boulmer and Howick Neighbourhood Plan and that this could apply to either of the two options proposed: Option 1 - Boulmer Village, or Option 2 - Boulmer Ward.
- 4.2 It is proposed that Boulmer Ward is the most appropriate area in which to apply a principal residence policy. This is as a result of the potential sites for housing that would not be captured if the policy were only to apply to the land within the settlement boundary. It also includes the site currently operating as an Air Force Base, which may not always be used for this purpose. If it were to change use, potentially, this site could be developed for housing.
- 4.3 Policy HOU10 of the Northumberland Local Plan applies a 20% threshold which relates to the proportion of household spaces (within a parish) with no usual residents (including vacant dwellings). Policy HOU10 is not a strategic policy, therefore the neighbourhood plan does not have to use the same threshold as it relies on different data to support its policy. However, it is considered appropriate that the local plan threshold of 20% has merit in that it is proportionate, and it demonstrates the scale and impact of holiday lets and second/holiday homes locally. In addition, with a relatively small total number of residential properties in the Boulmer Ward, any housing development (construction or demolition) could have a significant effect on the proportion of residences that are holiday lets and second/holiday homes.

Appendix 1 Review of property occupancy by ward

Longhoughton Ward

STREET	PROPERTY NUMBERS	TENURE	OCCUPIED FULL TIME	SECOND HOMES		HOLIDAY LETS		Vacant
				NO.	DETAIL	NO	DETAIL	
Southend	31		28	1		2	Old Forge &	
Station Road	4		3			1	Wayside Cottage	
Springfield	18		17	1	No. 7			
The Croft	15		15					
Ryelea	9		9					
Lacey Street	20		19			1		
Lacey Court	3		3					
Crowlea Road	10		10					
Boulmer Road	5		4	1	No. ?			
Eastfield	35		34			1	No 7	
Eastmoor	40		38	1	?	1	No 7	
Burnside	30		30					
Seaview	19		19					
North End	59		53	3	59 + 2	3		
*Chancel Place	66		65	2				
Park Road	26		26					
Elworthy	33		33					
Trenchard Way	31		31					
SUB-TOTAL NON RAF	454		437	8		9		
%			96.2%	1.8%		2%		
RURAL								

STREET	PROPERTY NUMBERS	TENURE	OCCUPIED FULL TIME	SECOND HOMES		HOLIDAY LETS		Vacant
				NO.	DETAIL	NO	DETAIL	
Low Steads Farm	6		2			4	1-4	
Drive Cottage	1		1					
Longbank Farm	3		3					
Ratcheugh House & Cottage	2		2					
Ratcheugh Observatory	1		1					
Dunsheugh	1		1					
Stableases	3		3					
Peppermoor	3		3					
Harlow Hill Farm & Cottages	3		2					1
Denwick Lane End	10		6	3		1		
SUB-TOTAL RURAL	33		24	3		5		1
%			72.7%	9.1%		15.1%		
Hilary Close	3		3					
Bader Crescent	9		9					
Carey Place	18		18					
Carey Close	6		6					
Cunningham Close	9		9					
Cunningham Road	8		8					
Cunningham Court	10		10					
Portal Court	6		6					
Portal Place	38		38					
Tedder Place	42		42					
SUB-TOTAL RAF	149		149					
OVERALL TOTAL	636		609	12		14		1
%	100%		95.8%	1.9%		2.2%		

Boulmer Ward [updated in August 2024] – note those properties outside the proposed settlement boundary are highlighted

	Property Address	Occupied Full Time	Second Home	Holiday Let	Vacant	Total	Perm Pop	Website details
1	Seaton Point Farm (re-built)		1			1		
2	1 Cottage, SPF		1			1		
3	2 Cottage, SPF				1	1		
4	3 Cottage, SPF		1			1		
5	4 Cottage, SPF				1	1		
6	Seaton Point Cottage		1			1		
7	Seaton Park Caravans	1				1	1	
8	Seaton Vale	1				1	2	
9	Seahorse Cottage			1		1		https://www.holidaycottages.co.uk/cottage/91486-seahorse-cottage--seaton-point
10	Seaton Barns	1				1	2	
11	1 Scots Gap			1		1		https://www.cottages.com/cottages/the-gap-uk11593
12	2 Scots Gap		1			1		
13	3 Scots Gap	1				1	2	
14	1 Bowmere	1				1	1	
15	2 Bowmere			1		1		https://www.northumbria-cottages.co.uk/cottage/Northumbria-Northumberland-Boulmer-Haven/Finians-Rainbow-1122259.html
16	3 Bowmere			1		1		
17	4 Bowmere	1				1	2	
18	5 Bowmere		1			1		
19	6 Bowmere			1		1		https://coquetcottages.co.uk/northumberland-holiday-cottages/high-tide/
20	7 Bowmere		1			1		
21	8 Bowmere	1				1	2	

	Property Address	Occupied Full Time	Second Home	Holiday Let	Vacant	Total	Perm Pop	Website details
22	9 Bowmere		1			1		
23	10 Bowmere	1				1	2	
24	11 Bowmere	1				1	2	
25	16 Beach View		1			1		
26	15 Beach View	1				1		
27	14 Beach View	1				1	2	
28	13 Beach View	1				1	1	
29	12 Beach View		1			1		
30	11 Beach View	1				1	1	
31	10 Beach View	1				1	2	
32	9 Beach View	1				1	4	
33	8 Beach View	1			1	1		
34	7 Beach View	1				1	2	
35	6 Beach View	1				1	2	
36	5 Beach View	1				1	3	
37	4 Beach View		1			1		
38	3 Beach View	1				1	1	
39	2 Beach View	1				1	3	
40	1 Beach View	1				1	1	
41	Herring Sheds Cottage	1				1	2	
42	Braemar	1				1	2	

	Property Address	Occupied Full Time	Second Home	Holiday Let	Vacant	Total	Perm Pop	Website details
43	The Croft NE66 3BW	1				1	2	
44	The Haven NE66 3BW	1				1	2	
45	1 Boulmer	1				1	3	
46	2 Boulmer	1				1	1	
47	3 Boulmer	1				1	1	
48	4 Boulmer	1				1	1	
49	5 Boulmer	1				1	1	
50	6 Boulmer	1				1	2	https://coblecottage.co.uk/
51	7 Boulmer	1				1	1	
52	8 Boulmer			1		1		Airbnb
53	9 Boulmer			1		1		Airbnb
54	10 Boulmer			1		1		https://www.facebook.com/BeachCottageNorthumberland/
55	11 Boulmer		1			1		
56	12 Boulmer		1			1		
57	13 Boulmer	1				1	1	
58	16 Boulmer			1		1		https://www.northumbria-cottages.co.uk/cottage/Northumbria-Northumberland-Boulmer/Pebble-Cottage-1122083.html
59	17 Boulmer	1				1	1	https://www.holidaycottages.co.uk/cottage/60516-spindrift-cottage
60	18 Boulmer			1		1		https://www.northumbria-cottages.co.uk/cottage/Northumbria-Northumberland-Boulmer-Haven/Barnacles-1126297.html
61	19 Boulmer	1				1	1	
62	20 Boulmer	1				1	4	
63	21 Boulmer	1				1	1	
64	22 Boulmer	1				1	4	
65	23 Boulmer			1		1		https://www.crabtreeandcrabtree.com/properties/peep-o-sea-cottage/
66	24 Boulmer	1				1	2	

	Property Address	Occupied Full Time	Second Home	Holiday Let	Vacant	Total	Perm Pop	Website details
67	25 Boulmer	1				1	4	
68	26 Boulmer			1		1		https://www.holidaycottages.co.uk/cottage/60464-fishermans-cottage
69	27 Boulmer	1				1	1	http://boulmerholidaycottages.co.uk/accommodation/top-view-cottage/
70	Driftwood Retreat			1		1		https://www.driftwoodretreat.co.uk/
71	1 Coastguard Cottages	1				1	1	
72	2 Coastguard Cottages	1				1	2	
73	North Cottage			1		1		https://www.northcottageboulmer.co.uk/
74	Spin Drift Cottage			1		1		https://www.holidaycottages.co.uk/cottage/60516-spindrft-cottage
75	Fishing Boat Inn	1				1	2	
76	St Andrews Church	1				1	2	
77	Cortico	1				1	2	
78	1 Boulmer Hall Cottages			1		1		https://coquetcottages.co.uk/northumberland-holiday-cottages/high-tide/
79	2 Boulmer Hall Cottages	1				1	1	
80	3 Boulmer Hall Cottages	1				1	2	
81	Boulmer Hall	1				1	3	
82	Curlew Cottage			1		1		http://boulmerholidaycottages.co.uk/accommodation/curlew-cottage/
83	Top View			1		1		http://boulmerholidaycottages.co.uk/accommodation/top-view-cottage/
84	Coble Cottage			1		1		https://coblecottage.co.uk/

	Property Address	Occupied Full Time	Second Home	Holiday Let	Vacant	Total	Perm Pop	Website details
	Ward total	49	13	19	3	84	90	
	Percentage	58%	15%	23%	4%	100%		
	Settlement boundary total	43	8	16	1	68		
		63%	12%	24%	1%			

Howick Ward

Location	No of properties	Occupied full time	Second homes/ holiday lets	Vacant
Little Houghton Hall	3	3		
Little Houghton Farm	7	6		1
Limery	1	1		
Little Mill	10	7	3	
Craster West Farm	1	1		
Craster West House	1	1		
Seahouses Farm	5	3	2	
Bathing House	1		1	
Howick village (19)				
Store Bungalows	2	2		
East/West House	2	2		
Long Row	6	6		
Widows Row	2	2		
School House	2	1	1	
Village Hall (next door)	1	1		
Burn House	3	3		

Location	No of properties	Occupied full time	Second homes/ holiday lets	Vacant
Old Rectory	1	1		
Howick Hall (6)				
East wing	1	1		
West Wing	1	1		
Stable Flat	1	1		
Garden Cottage	1	1		
Gardener's House	1	1		
East Lodge	1	1		
Peep o Sea	7	7		
Howick Red Steads	8	5	3	
Near Red Steads	1	1		
Howick Grange	4	4		
Pasture House	5	5		
West Lodge	1	1		
Total	80	69	10	1