

LONGHOUGHTON NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP

MINUTES OF MEETING HELD 11th September 2019

1 Present:

Adrian Hinchcliffe (Chair), Peter Bromley, Bill Bell, Andrew Willmott, Chris Thomas, Ayshea Lewis, Suzanne Hodgson.

2 Apologies for Absence:

Margaret Robinson, Councillor Wendy Pattison, John Haughie, Carole Green

3 Approval of the Minutes from 17.7.19

Correction, the word 'conceptual' in the first sentence of minute 6 should read 'contextual'. Otherwise the minutes were agreed as a correct record.

4 Matters Arising

There were no matters arising that were not on the agenda.

5 Chair's Overview

The Chair gave an overview of progress including the following three projects that are part of the Longhoughton Review.

a) Green Necklace – now renamed Paths, Plants and People Project. The project under the leadership of Gill Bromley has attracted much interest from residents. At a recent meeting it has divided into four sub-groups of activity – covering: Planting, Footpaths, Pondfield and Heritage.

b) Old Recreation Field

A small Group has met under the leadership of Eleanor Phillips. Proposals awaited.

c) Highways, pavements, parking and speed.

Some aspects of this project are being developed under the leadership of Carole Green. Issues relating to Lacey Street parking and Boulmer Road pavement had come forward. Speeding was in its early stages.

These projects would report to the Parish Council for approval and decisions on funding. All the projects would inform the NDP of any requirements for the use or protection of land.

6 Housing Needs Survey

The survey took place in June and the report has been circulated to Steering Group members and Parish Councillors. 199 households had completed the survey which is 28% of the number of 710 households receiving the survey. CAN considered this to be a good response equivalent to some others they had conducted in Northumberland. 35 households responded to say that they do have a housing need.

The key messages from the survey are as follows:

- *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.*
- *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 expressed 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 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 £1,000.*

The report was considered to be very useful in identifying that for some households there is a need for different housing. The common issues are affordability, down-sizing and up-sizing. The common preference was for two bedroom bungalows and houses. The report does not identify specific individuals but is an indication of the housing need at 2019. Its conclusions will be taken into the housing section of the NDP and it does represent important evidence. The report will be used at drop-in consultation sessions and will be given to key agencies such as the NCC Housing Department for their consideration. It was suggested that representatives of the Group should meet Ian Stanners, the Housing Officer of NCC for discussions on the Survey results.

ACTION – MEET THE NCC HOUSING OFFICER FOR DISCUSSIONS ON THE HOUSING PAPER.

7 Housing Demand and Allocation Paper 2

As a prelude to the paper the Chair reminded members what the NDP is intended to achieve. There are three main objectives:

- To ensure that the Parish remains sustainable.
- For the community to take control of future land use through the NDP.
- To achieve a consensus within the community and key partners on the content of the NDP.

The paper brought together all issues relating to housing and put forward draft proposals for the number of houses to be built in the Parish by 2036. It had been produced by the Chair and Vice Chair following discussions at previous meetings.

The paper first covered the important objective of sustainability, defining it in more detail. It then referred to the evidence on housing that had already been gathered through the Boulmer and Longhoughton Reviews and the housing Needs Survey. The Housing Needs Survey had identified key evidence from the existing population but what had not been assessed was the potential demand for housing from people who currently live elsewhere but want to move here.

The paper put forward a new suggested housing target number of 119 for the period 2016 to 2036 for the Parish. Of this, Chancel Place and other approvals had already account for 71. Historic trends has been used to calculate the potential number from 2020 to 2036 and an average of three per annum for the Parish had been used. This produced a total of 48 for the 16 year period and when this is added to the 71 approvals during the period 2016 to 2019, it gives a total of 119.

NCC had allocated the Parish with a **minimum** housing target number of 88 new houses for the 20 year period 2016 to 2036 but this had almost been met by the Chancel Place alone with 16 of the 20 years still to go. This target was therefore seen to be unrealistic.

Discussion then turned to the potential sites for new housing within the Parish. Within the existing settlement boundary for Longhoughton village the identified sites for new housing were – the Old Recreation Field, the Pondfield and the Johnnie Johnson site. Between them they could accommodate 44 houses. However, as a result of the Longhoughton Review, the Parish Council may wish to make a case for the Old Recreation Field to be preserved partly or fully as a green space. Also, Northumberland Estates has withdrawn its plan to build 5 houses on the Pondfield and this was more likely to be 2 or 3. With regard to the Johnnie Johnson site it is likely that it will revert to housing but it could be partly used for commercial development and some element of green space.

In view of these potential developments it appears that there may be insufficient land within the existing settlement boundary for the projected 119 houses, although it has to be remembered that 10/12 new houses could be at Boulmer. However, there is land available outside the existing settlement boundary that has been put forward by landowners as possibly suitable for housing

development. This land appears on the NCC published Strategic Housing Land Availability Assessment (SHLAA) listing. See listing at the end of the minutes. The meeting went on to consider these sites that are currently on the SHLAA. This list clearly offers suggestions to the community on where new housing could take place and it provides sufficient capacity to go well beyond 2036. The adoption of one or more of these sites would require the settlement boundary to be changed.

The paper goes on to talk about the type, design and quality of housing and particularly the need for affordable accommodation. It was put forward that the community may need to intervene in the 'market driven' process to ensure that the type and quality of housing identified by the Housing Needs Survey is provided. Ways to achieve this could be through Community-led housing, Council housing, Housing Associations as well as by discussion with Developers.

The meeting considered that the broad principles of the Housing paper were accepted and welcomed.

The final point for considered in relation to housing are the changes that are occurring within the RAF. These are outlined in the paper and may well impact upon the overall housing needs situation but at this stage it is too early to determine precisely what housing is likely to be required and when. Ayshea suggested a meeting with the Wing Commander to take this further.

AGREED ACTION – TO MEET THE WING COMMANDER.

8 Engagement of a Consultant – Briefing Document

The meeting considered the paper on this topic. It put forward a proposal to advertise for a Planning Consultant to be appointed to carry out a Scoping Report.

There are be a number of core requirements for the report to cover as follows::

- The initial piece of work – the Scoping Report which will include a review of National and County level planning and land-use policies that are of relevance to the Longhoughton NDP.
- A review of the work undertaken by Longhoughton Parish in defining its own land-use priorities and an assessment of the evidence.
- A brief assessment of any upcoming policy directions that may crucially influence the final NDP.
- Referencing the key national/regional policies as part of the NDP evidence base.
- Critically, as a result of this assessment, identifying the gaps in the evidence and the policy areas needed in the Longhoughton Parish NDP and next steps for the development of the NDP.

It was expected that this report would only take a few days of consultant's time to produce. The report would give the Steering Group and the Parish Council a professional assessment of where we are in the process of producing the NDP and importantly the identification of any gaps.

The appointment of the Consultant will be subject to obtaining a grant from Locality.

The proposal was approved.

9 Proposed Consultation

The meeting considered a short paper proposing that a Consultation with the residents and statutory consultees. This would cover the vision for 2036, the objectives and put forward the need for the community to decide, through the NDP, the use of land over the period to 2036. The timing of this consultation was likely to be late October or November.

IT was agreed that the consultation will focus on the vision and objectives and introduce the factors influencing the balance of land-use across the Parish. It will not, at any stage, seek to go in to details or individual sites.

10 Budget

Then budget position was very little different to that presented in July.

- 11 Next Steps**
We will look to start mapping-out the possible land uses at one of the next meetings probably within two months.
- 12 Any Other Business**
None
- 13 Date of the next Meeting**
Monday 04.11.19 was agreed. Subsequent to the meeting it may be necessary to review this date.

NCC Strategic Housing Land Availability Assessment (SHLAA) For Longhoughton

SHLAA LISTED	SITE AND OWNERSHIP	POSSIBLE NUMBER OF HOUSES	COMMENTS	IN EXISTING SETTLEMENT BOUNDARY
Yes	Johnnie Johnson Owner – Northumberland County Council	8	Potential for housing and commercial development.	Yes
Yes 0044	Pondfield Owner- Northumberland Estates	2 or 3	Potentially reduced to allow for Heritage use.	Yes
Yes 0279	Old Recreation Field Owner – Northumberland Estates	31	Potentially only partly available for housing	Yes
No	Longbank Farm Owner – Not known	?	Now sold but outcomes not known	No
Yes 9316	South of Station Road Owner – Northumberland Estates	25 (1.37ha)	Opposite Chancel Place	No
Yes 9318	South of Boulmer Road & East of Southend Owner – Northumberland Estates	35 (3.65ha)	In AONB	No
Yes 9317	South of Station Road & West Of Southend Owner – Northumberland Estates	Number not given. (9.03ha)	Parallel with the railway line.	No
No	RAF Sites Owner - DIO		Three sites but no proposals to build	?
No	Boulmer Owner – Northumberland Estates	10/12	No site specified. In AONB.	Boulmer does not have a settlement boundary.