

# LONGHOUGHTON PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

## STEERING GROUP

Minutes of meeting held 3<sup>rd</sup> September 2020 at the Longhoughton Community and Sports Centre

- 1 **Present: Adrian Hinchcliffe, Brian Ellis, Chris Thomas, Andrew Willmott, Carole Green, Peter Bromley.**

**Apologies – Chris Thomas, Ayshea Lewis, Jo-Anne Garrick, Rob Naples,**

- 2 **Progress Statement** – Members noted the statement which will be kept up to date and reviewed at each meeting of the Steering Group.

- 3 **Minutes of Previous Meetings** – The minutes of the meetings held 23 July 2020 were approved as a correct record with the following amendment: Minute 4 Last paragraph, LGS should read POS

#### 4 **Matters Arising**

Jo-Anne Garrick had raised the following points in relation to the minutes: The responses of the meeting are shown in bold.

- Item 4 – LGS and POS:
  - in response to the suggestion that the local green space and protected open space sites should be included within the environment paper, there will be a separate background paper for LGS and POS, but I can include a reference to that within the environment paper; **Noted.**
  - Have assessment forms been completed for each site yet? Once they have I can look through them and draft the LGS and POS background paper; **Adrian to check**
  - There is a comment that the local plan proposes a LGS allocation for RAF Boulmer – I don't think it does as, from memory, the local plan doesn't include LGS designations, I assume it is a proposed POS designation? **Now confirmed.**
- Item 5 – Second and holiday homes:
  - I need to update the paper to take account of the HNA; I'll have another think about what other information we need to justify the principal residency policy for Boulmer; **Adrian has sent additional information.**
- Item 6 – Environment background paper:
  - 2c – the plan couldn't have a planning policy regarding quarry restoration, but you could have a community action about actively engaging in restoration plans? **Agreed.**  
Similarly, you wouldn't have a planning policy about the extension of the boundary of the AONB but you could have a community action, presumably about discussions with the AONB and Natural England; **Agreed.**

- 3c – there will be overlap between wildlife corridors, the green infrastructure network and LGS/ POS. I would suggest that at this point you don't try to expand the scope of the POS/ LGS assessment work, it has a very specific purpose – focus on identifying the sites and capturing the information for each site. Then once that is done, think about the wider GI network. **Noted and agreed**

## 5 Draft Background Paper – Heritage

The Group scanned through the Background paper to note the framework of the national planning policy and guidance, the 'saved' Alnwick District policies and the emerging Northumberland Local Plan. At the neighbourhood level the topics and policies to be covered by the Neighbourhood plan were identified as being the special qualities of the Parish.

In relation to design and design code reference was made to the exercise being undertaken by AECOM. They will produce a design guide for the Parish working from the base of the existing Design Guide for the AONB. Comment was made about the virtual tour of the Parish that was undertaken with AECOM representatives on 27.08.20 with Peter Bromley, Chris Thomas, Andrew Willmott and Adrian Hinchcliffe representing the Steering Group. AECOM expect the project to take around three months to complete.

The Background paper also made reference to other relevant strategies and plans including the National Heritage list of Grade 1, Grade 2 listed buildings in the parish. There is also a reference to the Historic Landscape Characterisation and the Northumberland Historic Environment Record which includes an extensive list of features in the Parish and finally the listing supplied by the Heritage Working Group was included.

Section 5 of the paper requested the Steering Group to take decisions on options on the planning policy and the preferred policy approach. The following decisions were made by the Group:

### 5.3 Positive contribution of new development to the built and historic environment The Group opted for 1a and 1b.

- Overarching policy on sustainable development which recognises the built and historic environment as an integral part of it plus a separate, more detailed policy on design and the historic environment.

### 5.4 High Quality and inclusive design.

The Group opted for option 2a

- Overarching policy on high quality and sustainable design to address issues such as: sense of place, local character and distinctiveness (layout, form, massing, density, scale, etc) use of developments (accessible to all); public realm; amenity; sustainable design and construction; waste management;

### 5.5 Designated Heritage Assets

The Group opted for 3a.

- Overarching policy on designated heritage assets identifying that proposals affecting assets and their settings will be supported where they sustain and where appropriate enhance the significance of the heritage asset.

## 5.6 Non Designated Heritage Assets

The Group opted for 4a

Embed consideration of the impact of development on the non-designated heritage assets into a wider policy on heritage assets.

## 6 Business Survey

The Chair had produced a first draft of a Business Development Discussion Paper that was considered by the Group. It was explained that it is still incomplete for the contribution from the RAF (the largest employer in the Parish) is not yet included and a meeting is awaited. Once complete it will go to Jo-Anne Garrick who will turn it into a Business Background Paper.

The Paper covers the following sections which were considered in turn:

- NDP Vision, Objectives and Sustainability.
- The assets of the Parish
- Existing businesses
- Economy and employment
- Support for the promotion of businesses
- Post COVID-19
- Business development opportunities
- Evidence – Business Survey
- Proposals for the Planning Period to 2036.

The Business Survey conducted in February 2020 had resulted in seven responses (20%) which had identified a number of needs and issues. Northumberland Estates had provided a substantive response to the survey. A number of points from the survey were discussed along with the following issues:

- The possible need for a business hub to support new businesses and those working from home plus flexible space.
- The benefit of the RAF Camp especially the children of RAF families who contributed to the sustainability of the Primary School.
- The role of the NDP to encourage business development within the Parish to help the Parish achieve sustainability.
- Improvements to the AI, the internet, mobile communications will all assist in improved access to markets for businesses here.
- Heavy industry could be contained within the quarries.
- The need to generate employment through business development for young people to ensure that the Parish is not just a dormitory for retired people.

The Group felt it important to complete the survey with the RAF and for it to be handed over to Jo-Anne Garrick for her consideration and comment.

## **7 Meeting with Northumberland Estates 13.08.20**

This was a very substantive meeting lasting over two hours. The minutes are attached to these minutes. The meeting covered the following points and issues:

- Recent Planning Applications – Longbank Farm – six houses. It was explained why the Parish Council had objected to this proposal. It was not the housing but the lack of connectivity to Longhoughton especially by foot and cycle plus the road safety issues. It was reported that NE has now put forward proposals for a pavement into Longhoughton and for road safety measures.
- Business Development – Various aspects of business development were discussed.
- Environment & Green Issues – this item included reference to Local Green Spaces and Protected Open Spaces. Design. Green routes to Alnwick.
- Housing and Housing Sites.
- Tourism management

## **8 There were no other matters of business.**

## **9 Date of the next meeting**

This was agreed as Thursday 10<sup>th</sup> September 2020. Adrian to contact Jo-Anne to establish her availability and to fix the time of start (set for 10.00AM). To be held face to face at the Longhoughton Community and Sports Centre.

**Meeting ended at 3.00pm**

**Meeting between Northumberland Estates and Longhoughton Parish Council held  
Thursday 13<sup>th</sup> August 2020 Commencing at 2,00pm at Alnwick Castle**

**Notes of the Meeting**

**Present: Northumberland Estates (NE) Colin Barnes (CB) and Guy Munden (GM)  
Longhoughton Parish Council (LPC) – Adrian Hinchcliffe (AH) and Peter  
Bromley (PB).**

**1 Summary NDP Update**

**The meeting considered the statement of progress with the NDP at 08.08.20.**

**2 Recent Planning Application – Longbank Farm.**

LPC explained the reasons why the Parish Council had objected to this proposal. It was because no provision had been made for connecting the Longbank housing complex with Longhoughton. The B1339 road was unsuitable for pedestrians especially children and this was forcing people who live there to use motorised transport to get into Longhoughton. The speed of traffic on the B1339 was also a key issue. LPC had no concern about the housing itself which they considered to be very appropriate for a rural location. NE is having discussion with Highways on the issue of sustainable access from Longhoughton to the site. LPC are very willing to comment on any proposals or take part in finding a solution.

**3 Business Development**

LPC said that there had been a poor response to their Business survey conducted in January/February 2020. NE was thanked for its response to the survey and there were various points in the response that LPC would like to follow-up. It was likely that the NDP would include a policy that would support existing businesses and business development in the Parish, particularly linked to tourism, farming or farm diversification provided it was sustainable within the context of the Parish.

Specific discussion took place on the following:

**NE Response dated 31.01.20**

**Longbank Camping/Caravan Site.** LPC asked if this site was to close in view of the new housing and had they an alternative site in mind. CB confirmed that they are using the site at the moment but may review if the housing is approved.

**Brownfield Site, Boulmer Road.** Still no proposals for this land. Needs significant infrastructure work to prepare it for an alternative use. **Suggested that hedging and trees could shelter the site from the adjacent road if needed.**

**SPAR – Running Fox & Linked developments.** LPC asked if all the ex SPAR building would be completely taken up by the Running Fox or whether there was likely to be

accommodation that could be available for other purposes. CB confirmed that they are using the whole building.

**Seaton Point Farm.** Development is still being considered particularly opportunities linked to tourism.

**Business Hub.** With the possible increase in people working from home and the emergence of micro-businesses LPC was considering the possible need for a business hub in Longhoughton. There is no location in mind for this and its development would probably need public funding. **Agreed to keep NE aware of this.** Reference was made to the possibility of creating space at the Community and Sports Centre for some activity. This would need approval by NE under the lease. **CB thought that this would be possible particularly if it led to the greater sustainability of the site.**

#### **4 Environment and Green Issues**

**Local Green Spaces (LGS) and Protected Open Spaces (POS).** LPC had been working on identifying LGS and POS spaces that would feature in the NDP. A map showing the early thinking for Longhoughton and Boulmer was handed to NE. **AH agreed to send definitions of LGS and POS to CB. CB to comment as appropriate.**

LPC outlined its strategy for the NDP to put in place green routes and protected green places and for these to link up and provide corridors for wildlife. The ideal would be to get these in place before further development of the Parish takes place. This fits in with the desire for high quality design and need to establish infrastructure before development takes place and not afterwards.

**Once the above definitions are received, NE to review the proposed LGS and POS shown on the map and pass their views and thoughts to LPC.**

#### **Design**

NE and LPC agreed on the need for better design, better pedestrian and cycling routes though the Parish and stronger environmental mitigation in conjunction with the development of the village. **We would seek to involve others in the process of planning**

#### **Green routes linking to Alnwick.**

NE raised this as a possible need. AH mentioned the Aln Valley Greenway project which was to establish a green route alongside the old railway line from Alnwick to Hipsburn. It had been pursued in 2019 by Adrian Vass but the funding had not materialised. LPC had interest in this project to provide a green route from Longhoughton to Hipsburn and join in to the link to Alnwick. AH said that he had received information within the last two weeks that further funding opportunities

may be coming up. Lesbury PC was also aware of this and both PCs were looking for someone to take the lead.

**AH agreed to circulate the information that had come in recently.**

CB thought that we should try to involve NCC in this. NE may be interested in engaging with this.

## **5 Housing and Housing Sites.**

### **Sites**

LPC was still in the early stages of identifying potential housing sites and no landowners had been approached. The focus so far had been to identify potential sites within the Longhoughton village envelope to see if these were sufficient for the housing that is needed until 2036. LPC would also look at some of the SHLAA sites but it is hoped that these can be reserved for development until after the present planning period.

The Professional Planner had prepared a Housing Sites Assessment Methodology which would be used shortly.

**A map of Longhoughton showing the potential sites was handed over to NE. It showed the following potential sites:**

Pondfield – Northumberland Estates

Johnnie Johnson – Northumberland County Council

RAF – Two sites assumed to be owned by the Crown

Cunningham Road – CB confirmed - Cunningham road site is owned by NE, but has a number of drains through it and is not favoured for development by NE

Old Recreation Field – Northumberland Estates

With regard to the old Recreation Field, LPC outlined its current thinking on this field. Approximately two thirds could be used for housing and the remaining third for recreation and possible a car park. It was clear that additional car parking is going to be needed in Longhoughton due to the Primary School, business development at the Old Spar building and possibly in relation to visitor traffic going to the beach at Sugar Sands.

LPC had searched the Land Registry and found that NE had access rights from Eastmoor to the Old Recreation field. CB confirmed NE has retained access rights to the Recreation Field

**CB undertook to consider the sites identified on the map and pass comments to LPC.**

With regard to Boulmer the LPC view was that new housing is needed to counter the loss of property to second homes and housing lets (37.5%) along with the age analysis that shows the community to be very ageing. However, the NDP will include

a policy that will restrict any new housing at Boulmer to full time occupation by residents and not allow second homes or holiday lets. Also, a good proportion of the properties will require to be affordable. In terms of a site, NE put forward a possible site which was noted and thought to be appropriate.

### **Housing.**

NE asked about the evidence that LPC had in terms of the number and types of housing. Two studies had been carried out, one by Community Action Northumberland in 2019 which looked at the existing population in the Parish and more recently a study by AECOM that had focused on the need for affordable Housing.

**Copies of both reports would be sent to CB.**

Both reports were indicating that the predominant need for housing in the Parish was for smaller properties and particularly affordable properties both for purchase and rental.

In their response to the Business consultation NE had stated that it has evidence of the need for housing in the Parish and the wider area based on research rather than an extrapolation of past trends. LPC asked if it could have access to this information as had been offered.

**CB agreed to consider this request.**

## **6 Tourism Management**

**Visitors and Tourists** – The last few weeks had shown a significant increase in visitors to the Northumberland and the coast. NE and LPC considered this to be the new ‘normal’ in view of coronavirus, the impact upon the economy and the likely impact upon the aviation industry. Both LPC and NE agreed that this needed a common strategy to be compiled for dealing with the significant increase in vehicles coming to the coast. The AONB could be the body to put this together but is not showing any signs of doing so. Reference was made to the situation at Boulmer, Sugar Sands and Howick Seahouses corner where there had been a huge increase in vehicles parking at all these locations.

**Boulmer Parking & Parking restrictions.** At Boulmer a long-term solution is need to increase the number of parking places and put in place parking restrictions. The view was expressed that charges should be made for parking and part of the fees should be used for the conservation of the special place. Some possible solutions were discussed. These needed further discussion with the parties involved. AH reported that within the last few days he had been involved in discussions with the Highways



Authority to urgently bring in a scheme of parking restrictions throughout Boulmer.

**It was agreed to keep in touch on this vital subject.**

**Now that draft maps are being handed over for consideration and comment it would be desirable to meet more frequently to ensure that both parties continue to have a positive dialogue.**

**Meeting ended at 4.00pm**