

Longhoughton, Boulmer and Howick Neighbourhood Plan

Heritage Background Paper

May 2021

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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 identifies and explains the relevant evidence base and feedback from early engagement, it then explains how the preferred policy approach has been identified.
- 1.2 The vision and objectives for the plan define what it 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 effect 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 four is most relevant to heritage:
'Protecting and enhancing the distinctive character of the villages and the built heritage of the parish.'
- 1.4 The main areas covered by this background paper are:
- The national and local policy context for heritage;
 - An overview of other relevant documents and evidence;
 - Consideration of feedback received as part of the early engagement on the plan; and
 - Explanation of the evolution of the preferred policy approach.
- 1.5 In order to inform the preparation of the draft neighbourhood plan we are inviting comments on the issues identified within this background paper. Comments can be submitted in the following ways:
- Completing an online form at www.longhoughtonndp.co.uk/consultations;
 - Email to: adrian.hinchclife@btopenworld.com; or
 - Write to: Longhoughton PC, The Croft, Boulmer, Alnwick. NE66 3BW.
- 1.6 Comments must be received by **Wednesday 30 June 2021**.

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 are to 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 European 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 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.

Historic environment:

- 2.3 The NPPF requires the planning system to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (paragraph 184).
- 2.4 The NPPF is clear that local planning authorities should set out, in their local plan, a positive strategy for the conservation and enjoyment of the historic environment. This should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. Paragraph 185 states that in developing their strategy, local planning authorities should take the following into account:
- *'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
 - *the desirability of new development making a positive contribution to local character and distinctiveness; and*
 - *opportunities to draw on the contribution made by the historic environment to the character of a place.'*
- 2.5 With regard to the determination of planning applications, the NPPF provides guidance to local planning authorities:
- Paragraph 189 states that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation;

- Paragraph 190 requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal;
- Where there is evidence of deliberate neglect, or damage to a heritage asset, paragraph 191 identifies that the deteriorated state of the asset should not be taken into account in any decision;
- Paragraph 192 requires local planning authorities to take account of:
 - The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of assets can make to sustainable communities, including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness;
- Paragraph 193 states that the more important the asset, the greater the weight should be given to its conservation.
- Paragraph 194 highlights that any harm to, or loss of the significance of a designated asset should require clear and convincing justification, substantial harm or loss of:
 - A grade II listed building, park or garden should be exceptional;
 - Assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
- Guidance is provided within paragraph 195 on development that will lead to substantial harm, or total loss of significance of a designated heritage asset. It states that consent should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or that all of the following apply:
 - the nature of the heritage asset prevents all reasonable uses of the site;
 - no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
 - conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - the harm or loss is outweighed by the benefit of bringing the site back into use;
- With regard to situations where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, paragraph 196 states that this harm should be weighed against the public benefits of the proposal;
- Paragraph 197 relates to the impact of proposals on the significance of a non-designated heritage asset. It identifies that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset;
- Paragraph 198 requires local planning authorities not to permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred;
- With regard to new development within conservation areas, world heritage sites and the setting of heritage assets, paragraph 200 requires local planning authorities to look for opportunities for new development to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of the asset, should be treated favourably;
- Paragraph 201 explains that not all elements of a world heritage site or conservation area will necessarily contribute to its significance. However, the loss of a building, or other element, which makes a positive contribution to the significance of the area/ site

should be treated either as substantial harm (paragraph 195) or less than substantial harm (paragraph 196) as appropriate;

- With regard to non-designated heritage assets of archaeological interest, footnote 63 requires that those which are demonstrably or equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets; and
- Paragraph 202 refers to enabling development and a requirement for local planning authorities to assess whether the benefits of the proposal, which would otherwise conflict with planning policies but secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

2.6 PPG provides further guidance with regard to conserving and enhancing the historic environment. It sets out the main legislative framework, explains what is meant by the conservation and enhancement of the historic environment, provides guidance on plan making and decision making, as well as explaining the regulatory process affecting the historic environment. With regard to neighbourhood planning, PPG provides the following guidance:

‘Where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the Local Plan into action at a neighbourhood scale.’

It is beneficial for any designated and non-designated heritage assets within the plan area to be clearly identified at the start of the plan-making process so they can be appropriately taken into account.’ (Paragraph: 005 Reference ID: 18a-005-20190723)

2.7 In addition, PPG explains what is meant by the term ‘public benefits’ in relation to the implementation of paragraph 133 of the NPPF:

‘Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.’

Examples of heritage benefits may include:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting;*
- *reducing or removing risks to a heritage asset;*
- *securing the optimum viable use of a heritage asset in support of its long term conservation.’ Paragraph: 020 Reference ID: 18a-020-20190723*

Design:

2.8 Good design is an important element of the conservation and enhancement of the historic environment. Section 12 of the NPPF highlights the importance the Government attaches to the design of the built environment. Paragraph 124 states:

‘The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities..’

- 2.9 Paragraph 125 highlights the important role that neighbourhood plans can play in identifying the special qualities of each area and explaining how this should be reflected in development. Paragraph 126 requires clarity over design expectations and highlights the importance of design codes and design guides.
- 2.10 Paragraph 127 goes on to state that planning policies and decisions should aim to ensure that developments:
- *'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - *establish or maintain a strong sense of place, using the arrangements of street, space, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - *create places that are safe, inclusive and accessible which promote health and well-being, with a high standard of amenity for existing and future uses and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*
- 2.11 Paragraph 128 highlights that design quality should be considered throughout the evolution and assessment of individual proposals. Also, that applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. In addition, that applications which can demonstrate early, proactive and effective engagement with the community should be looked upon more favourably than those that cannot.
- 2.12 Paragraph 129 requires local planning authorities to have access to and make appropriate use of tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements. In assessing applications, local planning authorities are required to have regard to the outcome of these processes. Paragraph 130 is clear that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Paragraph 131 requires great weight to be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 2.13 PPG highlights the important role that neighbourhood plans have in supporting well-designed places. Neighbourhood plan making is identified as one of the ways in which local character and design objectives can be understood and set out, with the benefit of being a community led process. Reference is also made to local design guides, masterplans and design codes.

- 2.14 The national design guide (NDG) provides additional advice regarding embedding good design within planning policies. It highlights the components of good design and identifies ten characteristics: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

Local Plan

Adopted policies

- 2.15 The development plan for Northumberland consists of the saved policies of the former local planning authorities that made-up Northumberland before local government reorganisation in 2009. For Longhoughton Parish, these are: the Alnwick District Core Strategy (2007 - ADCS) and the saved policies of the Alnwick District Local Plan (1997 - ADLP).

- 2.16 Table 1 provides a summary of the relevant Alnwick Core Strategy policies:

Table 1: Relevant Alnwick Core Strategy Policies

Policy	Description
Policy S15: Protecting the built and historic environment	Requires new development to conserve and where appropriate enhance the districts built and historic environment. No reference is made within the policy to understanding the significance of the heritage asset or undertaking an assessment of the impact of the proposed development on its significance. The policy does therefore not fully accord with the provisions of the NPPF.
Policy S16: General design principles	Requires new development to achieve a high standard of design, including applying the principles of: sustainable design and construction; energy efficiency in construction; reducing crime and the fear of crime; waste reduction and management; sustainable urban drainage and water supply; and provision of high-quality open space. This policy approach is considered to be in general conformity with the NPPF.

- 2.17 The Alnwick Local Plan only contains one relevant saved policy, BE2: regional and local archaeological significance. This resists development which would be detrimental to sites of regional or archaeological importance unless there is an overriding need for the development and no alternative location for the development can be found. There is conflict between this policy and the NPPF which requires an assessment of the significance of a heritage asset and an understanding of the impact of a proposed development on its significance.
- 2.18 The allocations (from the local plan) which cover the plan area are included in figure 1 below. Figures 2 and 3 are extracts from the inset maps for Longhoughton and Boulmer. The allocation relevant to the heritage objective is the heritage coast and coastal zone.

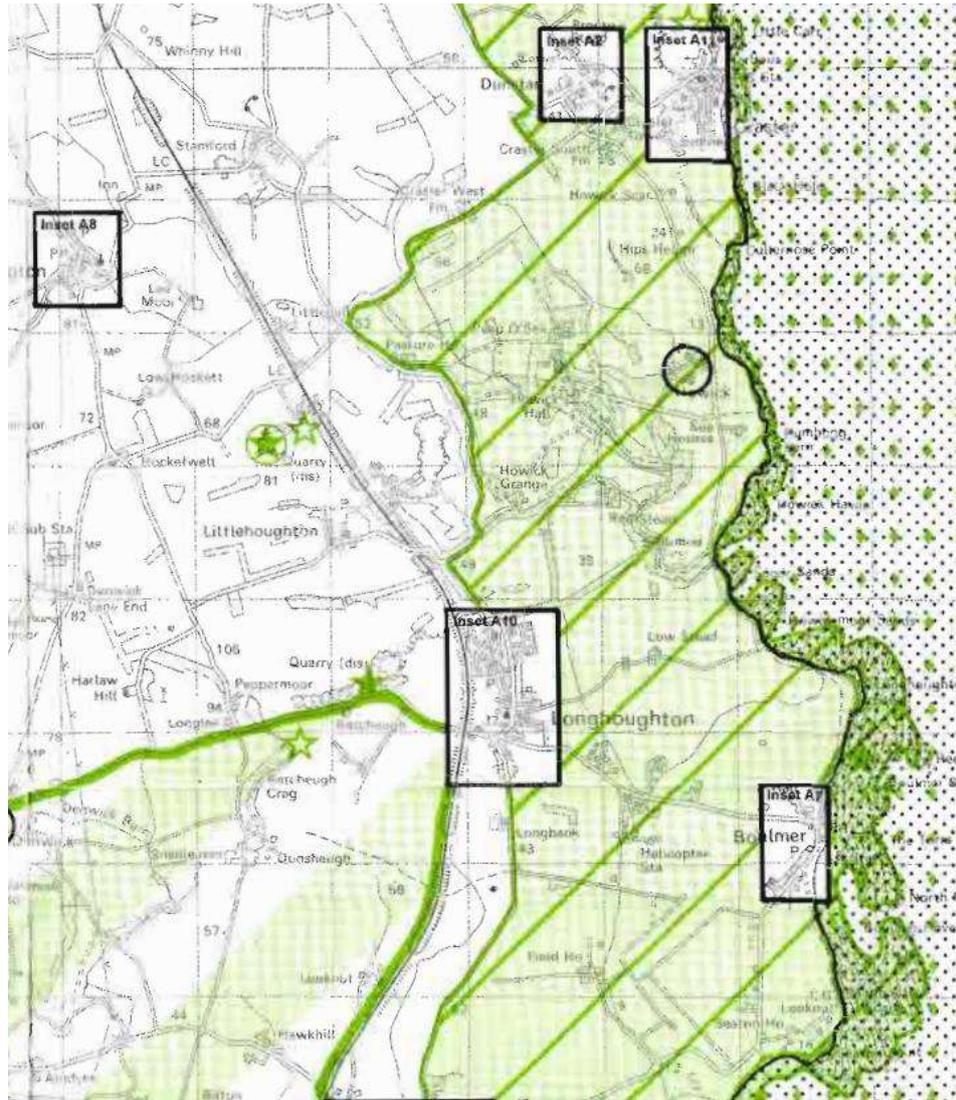


Figure 1: Extract from Alnwick Local Plan Proposals Map

**ALNICK DISTRICT WIDE LOCAL PLAN
KEY TO PROPOSALS MAP**

The Proposals Map and associated Inset Maps should be read with reference to the Written Statement. Proposal references are shown as unshaded letters.

District Boundary	Sites of Special Scientific Interest RES
Local Plan Boundary	Wear Gorge & Coquet Valley Woodlands S.S.I. RES
Northumberland National Park	Sites of Nature Conservation Importance REI
Settlement Inset Map	Nature Reserve RE7
Settlement S1	Heritage Coast & Coastal Zone RE18 RE20 T3
Disused railway lines with potential for recreation C03	Area of Outstanding Natural Beauty RE18 C07
Conservation Area S02 S03 S04 S05 S06 S07 C07	Area of High Landscape Value RE17 T3
Coastal Inland Special Protection Area & Proposed Special Protection Area/Furze Site RE2	Registered Parks & Gardens of Special Historic Interest RE17
Proposed Special Area of Conservation RE3	Wildlife Colony ED7
Transition Matrix Area RE4	Designation of A1 Trunk Road T12
	Proposed by-pass line T17



Figure 3: Longhoughton inset map

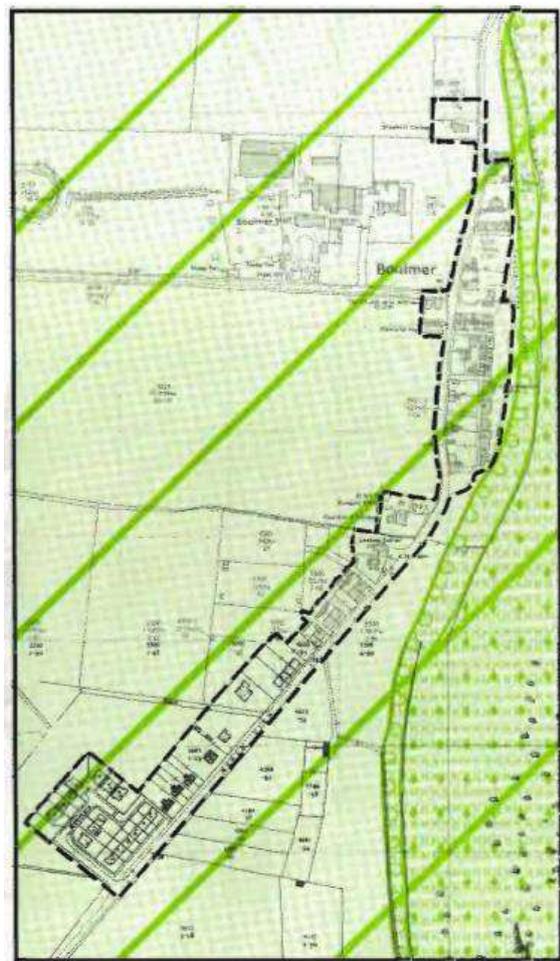


Figure 2: Boulmer inset map

ALNWICK DISTRICT WIDE LOCAL PLAN
KEY TO INSET MAPS - A

The Proposals Map and associated inset Maps should be read with reference to the Written Statement. Proposal references are shown as underlined Italics.

Settlement Boundary H2 H4 H5 H7 H8 H15	Sensitive Marine Area RE4
Proposed Housing Sites H3	Sites of Special Scientific Interest RES
Proposed Industrial & Employment Sites ED3	Sites of Nature Conservation Importance RE6
Disused railway lines with potential for recreation CD3	Nature Reserves RE7
Primary Shopping Area ED6 CD1 CD3 CD7	Heritage Coast & Coastal Zone RE15 RE16 T3
Conservation Area BE5 BE6 <u>BE1 BE2 BE3</u> CD7	Area of Outstanding Natural Beauty RE16 CD7
Proposed Education Sites CD8	Area of High Landscape Value RE17 T3
Reserved for Sport & Recreation CD14 CD15 CD16	Registered Parks & Gardens of Special Historic Interest RE17
Coquet Island Special Protection Area & Proposed Special Protection Area/Promer Site RE2	Proposed By-pass Line TT3
Proposed Special Area of Conservation RE3	Proposed Car Parks TT7 TT8

Emerging Northumberland Local Plan

2.19 Northumberland County Council (NCC) has prepared a new draft local plan which, once adopted will replace the existing saved planning policies of the former district council. The Northumberland Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government in May 2019 and is now undergoing examination.

2.20 Those policies of relevance to the natural environment elements of the neighbourhood plan are:

- Policy QOP1: Design principles (strategic policy) defines a number of criteria which seek to ensure the delivery of good design. Reference is made to: local character and distinctiveness; creating a strong sense of place; materials; heritage; ecology; views and landscape character; accessibility for all; supporting health and well-being; safety and security; residential amenity; embedding green infrastructure; making efficient use of resources; and climate change;
- Policy QOP2: Good design and amenity (non-strategic policy) includes criteria to qualify what matters would be considered when assessing amenity impacts;
- Policy QOP3: Public realm design principles (non-strategic policy) provides guidance on designing high quality public realm;
- Policy QOP4: Landscaping and trees (non-strategic policy) requires new development to incorporate well-designed landscaping and seeks to protect existing trees;
- Policy QOP5: Sustainable design and construction (non-strategic policy) provides criteria to seek to ensure that new development minimises resource use, mitigates against climate change and adapts to its effects;
- Policy QOP6: Delivering well-designed places (non-strategic policy) identifies the need for new development to accord with design policies and guidance, respond to character assessments and explain within a design and access statement how the design of new development has been integral to the development of the scheme;
- Policy ENV7: Historic environment and heritage assets (non-strategic policy) requires development proposals to be assessed taking full account of the significance of heritage assets and their settings and an understanding of the harm to significance that could result from the proposed development.

2.21 Figure 4 provides an extract from the draft policies map which illustrates the heritage coast and Howick Hall Registered Park and Garden.

Summary

2.22 National planning policy and guidance gives strong protection to the historic and built environment, recognising its cultural significance and the multiple ways it supports and contributes to the economy, society and daily life. This approach is reflected within the emerging local plan.



Figure 5: Extract from emerging NLP policies map

3. Other strategies and plans

- 3.1 In addition to the strategic planning framework, there are a number of other documents and evidence available to inform the preparation of the heritage elements of the neighbourhood plan.

National level

Historic England planning advice

- 3.2 Historic England provides written advice to support owners, developers and local planning authorities. The advice comes in two forms:
- Good practice advice – which provides supporting information on good practice, particularly looking at how national policy and guidance can be applied. It follows the main themes of the planning system, plan making and decision making, as well as other issues significant for good decision making affecting heritage assets;
 - Historic England advice notes – include detailed practical advice on how to implement national planning policy and guidance.
- 3.3 Each of the Historic England advice documents contains information of relevance to planning decisions within the plan area. The ones of most relevance to the preparation of the neighbourhood plan are summarised below.

The Historic Environment in Local Plans – Good Practice Advice in Planning: 1 (March 2015):

- 3.4 Paragraphs 28 to 32 of the document provides advice with regard to Neighbourhood Planning. It highlights that a full and proper understanding of the heritage of the local area is the most appropriate starting point for town and parish councils to both propose boundaries of the neighbourhood plan area and develop policies that support and encourage the conservation and enhancement of the historic environment.

- 3.5 The guidance identifies that including heritage matters in a neighbourhood plan will help ensure that new development is integrated with what already exists and can demonstrate where standard design and construction may not be appropriate. This can encourage sensitive development of historic buildings and places that can invigorate an area. In addition, that plans need to include enough information about local heritage to guide decisions, in particular, what it is about a local area that people value, and therefore, requires conservation and enhancement. That information will need to be based on robust evidence, such as the relevant historic environment record.

Neighbourhood Planning and the Historic Environment - Advice Note 11 (October 2018):

- 3.6 The advice note explains why the historic environment should be considered within neighbourhood plans, the differences between designated and non-designated assets. It highlights the importance of community engagement and the need to build a robust evidence base, including where information can be obtained. It also provides guidance on translating evidence into policy and the role of Historic England in the plan making process.

The Historic Environment and Site Allocations in Local Plans – Historic England Advice Note 3 (October 2015):

3.7 The advice note explains that it may be of use in the preparation of neighbourhood plans where sites are being allocated. A three-stage site allocation process is set out within the guidance:

- Stage 1 – evidence gathering: explains that the site allocation process is best informed by an up to date and robust historic environment evidence base and that this begins prior to the commencement of work on the plan. The relevant Historic Environment Record (HER) and other evidence held by the local planning authority will help establish the baseline information. This in turn will help identify heritage assets affected (e.g. desktop analysis), whilst also identifying gaps in the evidence base where there may be a need to produce further information in order to fully understand the potential impacts of potential site allocations on the historic environment. The guidance suggests that discussions with community groups/organisations may, in some cases, also offer further evidence. The evidence gathered should relate to both designated and non-designated heritage assets, in accordance with the NPPF;
- Stage 2 – site selection: the site selection process needs to be detailed enough to: support the inclusion of appropriate sites for development; justify the omission of a site; and set out clear criteria for sites that are acceptable in principle. It is important to understand the significance of any heritage assets that would be affected by a potential site allocation. The guidance explains that this involves more than identifying known heritage asset within a given distance, but rather a more holistic process which seeks to understand their significance and value;
- Stage 3 – site allocation policies: the guidance identifies that these are a positive feature of a local plan as they can highlight the specific criteria against which a development needs to be judged and thereby speed up the implementation process, providing clarity for a wide range of audiences. It is recommended that the policy and/or supporting text provides clear references to the historic environment and specific heritage assets where appropriate. The level of detail required in a site allocation policy will depend on aspects such as the nature of the development proposed and the size and complexity of the site. However, it ought to be detailed enough to provide information on what is expected, where it will happen on the site and when development will come forward including phasing. Mitigation and enhancement measures identified as part of the site selection process and evidence gathering are best set out within the policy to ensure that these are implemented.

National heritage list for England

3.8 The national heritage list identified that within the parish there are:

- 51 listed buildings (see figure 6 and tables 2, 3 and 4);
- one scheduled monument - defended settlement, 600m south east of Red Stead (list entry 1014056); and
- One registered park and garden – Howick Hall, grade II (list entry 1001048).

Table 2: Grade I listed buildings

Building/ Structure	Location	List Entry Number
THE OBSERVATORY	THE OBSERVATORY, RATCHEUGH, Longhoughton, Northumberland	1154280

CHURCH OF SAINTS PETER AND PAUL	CHURCH OF SAINTS PETER AND PAUL, LONGHOUGHTON VILLAGE, LONGHOUGHTON, Longhoughton, Northumberland	1303950
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Table 3: Grade II* listed buildings

Building/ Structure	Location	List Entry Number
GROUP OF 4 MEDIEVAL GRAVE SLABS 7 METRES SOUTH OF VESTRY OF CHURCH OF ST MICHAEL	GROUP OF 4 MEDIEVAL GRAVE SLABS 7 METRES SOUTH OF VESTRY OF CHURCH OF ST MICHAEL, HOWICK HALL, Longhoughton, Northumberland	1041767
MAIN LIMEKILN TO EAST OF THE LIMERY	MAIN LIMEKILN TO EAST OF THE LIMERY, LITTLE MILL, Longhoughton, Northumberland	1041773
HOWICK HALL WEST WING	HOWICK HALL WEST WING, HOWICK HALL, Longhoughton, Northumberland	1041803
HOWICK HALL CENTRE BLOCK AND LINK GALLERIES	HOWICK HALL CENTRE BLOCK AND LINK GALLERIES, HOWICK HALL, Longhoughton, Northumberland	1153968
STABLEYARD BUILDINGS AT EAST END OF HOWICK HALL	STABLEYARD BUILDINGS AT EAST END OF HOWICK HALL, HOWICK HALL, Longhoughton, Northumberland	1153996

Table 4: Grade II listed buildings

Building/ Structure	Location	List Entry Number
UPPER TERRACE TO SOUTH OF HOWICK HALL	UPPER TERRACE TO SOUTH OF HOWICK HALL, HOWICK HALL, Longhoughton, Northumberland	1041763
WALLED GARDEN 200 METRES NORTH WEST OF HOWICK HALL	WALLED GARDEN 200 METRES NORTH WEST OF HOWICK HALL, Longhoughton, Northumberland	1041764
ICEHOUSE 50 METRES NORTH WEST OF MAIN GATES TO HOWICK HALL	ICEHOUSE 50 METRES NORTH WEST OF MAIN GATES TO HOWICK HALL, HOWICK HALL, Longhoughton, Northumberland	1041765
FRENCH SAILORS' MEMORIAL 10 METRES NORTH OF GATE TO CHURCHYARD OF ST MICHAEL	FRENCH SAILORS' MEMORIAL 10 METRES NORTH OF GATE TO CHURCHYARD OF ST MICHAEL, HOWICK HALL, Longhoughton, Northumberland	1041766
LACK HEADSTONE 4 METRES SOUTH OF VESTRY OF CHURCH OF ST MICHAEL	LACK HEADSTONE 4 METRES SOUTH OF VESTRY OF CHURCH OF ST MICHAEL, HOWICK HALL, Longhoughton, Northumberland	1041768
GREY MEMORIAL 30 METRES SOUTH WEST OF CHURCH OF ST MICHAEL	GREY MEMORIAL 30 METRES SOUTH WEST OF CHURCH OF ST MICHAEL, HOWICK HALL, Longhoughton, Northumberland	1041769
FRONT GARDEN WALLS TO LONG ROW EAST HOUSE AND WEST HOUSE	FRONT GARDEN WALLS TO LONG ROW EAST HOUSE AND WEST HOUSE, HOWICK, Longhoughton, Northumberland	1041770

Building/ Structure	Location	List Entry Number
GARDEN WALL TO SOUTH EAST OF LONG ROW	GARDEN WALL TO SOUTH EAST OF LONG ROW, HOWICK, Longhoughton, Northumberland	1041771
THE GOSLINGS	THE GOSLINGS, LITTLEHOUGHTON, Longhoughton, Northumberland	1041772
LONGHOUGHTON HALL FARMHOUSE	LONGHOUGHTON HALL FARMHOUSE, LONGHOUGHTON, Longhoughton, Northumberland	1041774
CLARK, DAVISON AND BELL HEADSTONES ADJACENT TO PORCH AND AISLE WALL OF CHURCH OF SAINTS PETER AND PAUL	CLARK, DAVISON AND BELL HEADSTONES ADJACENT TO PORCH AND AISLE WALL OF CHURCH OF SAINTS PETER AND PAUL, LONGHOUGHTON VILLAGE, LONGHOUGHTON, Longhoughton, Northumberland	1041775
CROSS 25 METRES NORTH WEST OF SOUTH GATE TO CHURCHYARD	CROSS 25 METRES NORTH WEST OF SOUTH GATE TO CHURCHYARD, LONGHOUGHTON, Longhoughton, Northumberland	1041776
MILBURN MEMORIAL 5 METRES NORTH OF CHANCEL OF CHURCH OF SAINTS PETER AND PAUL	MILBURN MEMORIAL 5 METRES NORTH OF CHANCEL OF CHURCH OF SAINTS PETER AND PAUL, LONGHOUGHTON, Longhoughton, Northumberland	1041777
WESTFIELD HOUSE, WALLS AND OUTBUILDINGS ATTACHED	WESTFIELD HOUSE, WALLS AND OUTBUILDINGS ATTACHED, Longhoughton, Northumberland	1041778
STABLE OUTBUILDINGS WITH YARD WALL, GARDEN WALL AND GATE PIERS TO WESTFIELD HOUSE	STABLE OUTBUILDINGS WITH YARD WALL, GARDEN WALL AND GATE PIERS TO WESTFIELD HOUSE, LONGHOUGHTON VILLAGE, LONGHOUGHTON, Longhoughton, Northumberland	1041779
THE BATHING HOUSE	THE BATHING HOUSE, HOWICK, Longhoughton, Northumberland	1041801
CARTSHED/GRANARY TO WEST OF RED STEAD FARMHOUSE	CARTSHED/GRANARY TO WEST OF RED STEAD FARMHOUSE, HOWICK, Longhoughton, Northumberland	1041802
SIGNPOST AT JUNCTION WITH STATION ROAD	SIGNPOST AT JUNCTION WITH STATION ROAD, B1339	1153906
OLD LIMEKILN AT HARLAW HILL WASTE DISPOSAL SITE	OLD LIMEKILN AT HARLAW HILL WASTE DISPOSAL SITE, HARLAW HILL, Longhoughton, Northumberland	1153931
WALL AND STEPS TO EAST OF THE BATHING HOUSE	WALL AND STEPS TO EAST OF THE BATHING HOUSE, HOWICK, Longhoughton, Northumberland	1153943
HOWICK GRANGE	HOWICK GRANGE, HOWICK, Longhoughton, Northumberland	1153956
EMBLETON HEADSTONE 6 METRES SOUTH OF NAVE OF CHURCH OF ST MICHAEL	EMBLETON HEADSTONE 6 METRES SOUTH OF NAVE OF CHURCH OF ST MICHAEL, HOWICK HALL, Longhoughton, Northumberland	1154069

Building/ Structure	Location	List Entry Number
BRIDGE OVER HOWICK BURN 150 METRES SOUTH EAST OF HOWICK HALL, WITH ATTACHED CHURCHYARD WALL	BRIDGE OVER HOWICK BURN 150 METRES SOUTH EAST OF HOWICK HALL, WITH ATTACHED CHURCHYARD WALL, HOWICK HALL, Longhoughton, Northumberland	1154092
EAST HOUSE AND WEST HOUSE	EAST HOUSE AND WEST HOUSE, HOWICK, Longhoughton, Northumberland	1154101
GLENDALE TWO HOOTS	GLENDALE, HOWICK VILAGE, TWO HOOTS, HOWICK VILAGE, HOWICK, Longhoughton, Northumberland	1154121
LITTLEHOUGHTON HALL	LITTLEHOUGHTON HALL, LITTLEHOUGHTON, Longhoughton, Northumberland	1154138
LITTLE MILL FARMHOUSE	LITTLE MILL FARMHOUSE, LITTLE MILL, Longhoughton, Northumberland	1154169
ROUND LIMEKILN TO EAST OF THE LIMERY	ROUND LIMEKILN TO EAST OF THE LIMERY, LITTLE MILL, Longhoughton, Northumberland	1154189
WILLIAMS HEADSTONE 18 METRES NORTH WEST OF SOUTH GATE OF CHURCHYARD	WILLIAMS HEADSTONE 18 METRES NORTH WEST OF SOUTH GATE OF CHURCHYARD, LONGHOUGHTON, Longhoughton, Northumberland	1154216
DAVISON HEADSTONE 2 METRES WEST OF TOWER OF CHURCH OF SAINTS PETER AND PAUL	DAVISON HEADSTONE 2 METRES WEST OF TOWER OF CHURCH OF SAINTS PETER AND PAUL, LONGHOUGHTON VILLAGE, LONGHOUGHTON, Longhoughton, Northumberland	1154234
HOWICK GARDENS (HEAD GARDENER'S HOUSE)	HOWICK GARDENS (HEAD GARDENER'S HOUSE), 1, HOWICK HALL, Longhoughton, Northumberland	1185679
ATTACHED GARDEN WALL TO WEST OF WESTFIELD	ATTACHED GARDEN WALL TO WEST OF WESTFIELD, LONGHOUGHTON VILLAGE, LONGHOUGHTON, Longhoughton, Northumberland	1303908
LONG ROW	LONG ROW, 1-6, HOWIVK, Longhoughton, Northumberland	1303986
OUTBUILDING ON WEST OF HOWICK HALL WEST WING	OUTBUILDING ON WEST OF HOWICK HALL WEST WING, HOWICK HALL, Longhoughton, Northumberland	1371165
CHURCH OF ST MICHAEL	CHURCH OF ST MICHAEL, HOWICK HALL, Longhoughton, Northumberland	1371184
MEDIEVAL GRAVE SLAB 17 METRES SOUTH OF VESTRY OF CHURCH OF ST MICHAEL	MEDIEVAL GRAVE SLAB 17 METRES SOUTH OF VESTRY OF CHURCH OF ST MICHAEL, HOWICK HALL, Longhoughton, Northumberland	1371185
GROVES HEADSTONE 4 METRES SOUTH WEST OF VESTRY OF CHURCH OF ST MICHAEL	MEDIEVAL GRAVE SLAB 17 METRES SOUTH OF VESTRY OF CHURCH OF ST MICHAEL, HOWICK HALL, Longhoughton, Northumberland	1371186
ROAD BRIDGE AND	ROAD BRIDGE AND FOOTBRIDGE 320 METRES	1371187

Building/ Structure	Location	List Entry Number
FOOTBRIDGE 320 METRES SOUTH EAST OF HOWICK HALL	SOUTH EAST OF HOWICK HALL, HOWICK HALL, Longhoughton, Northumberland	
SCHOOLHOUSE AND OLD SCHOOL WITH ATTACHED WALL AND OUTBUILDINGS	SCHOOLHOUSE AND OLD SCHOOL WITH ATTACHED WALL AND OUTBUILDINGS, HOWICK VILLAGE, HOWICK, Longhoughton, Northumberland	1371188
STABLE TO NORTH EAST OF LITTLEHOUGHTON	STABLE TO NORTH EAST OF LITTLEHOUGHTON, LITTLEHOUGHTON, Longhoughton, Northumberland	1371189
OLD SMITHY	OLD SMITHY, SOUTH END, LONGHOUGHTON, Longhoughton, Northumberland	1371190
GARDEN WALL TO WEST OF BOULMER HALL	GARDEN WALL TO WEST OF BOULMER HALL, BOULMER, Longhoughton, Northumberland	1371200
OUTBUILDING SOUTH WEST OF THE BATHING HOUSE	OUTBUILDING SOUTH WEST OF THE BATHING HOUSE, HOWICK, Longhoughton, Northumberland	1371201
MIDDLE TERRACE WALL TO SOUTH OF HOWICK HALL	MIDDLE TERRACE WALL TO SOUTH OF HOWICK HALL, HOWICK HALL, Longhoughton, Northumberland	1371220



Figure 6: Listed buildings

Historic landscape characterisation

- 3.9 The historic landscape characterisation process was led by English Heritage (now Historic England). It used historic and current mapping, along with aerial photographs and other data to build up a picture of the development of areas over time. It builds a picture of how an area changes of time and is a way of understanding and managing the historical identify of a place. Figure 7 provides an extract of the characterisation work for the plan area.

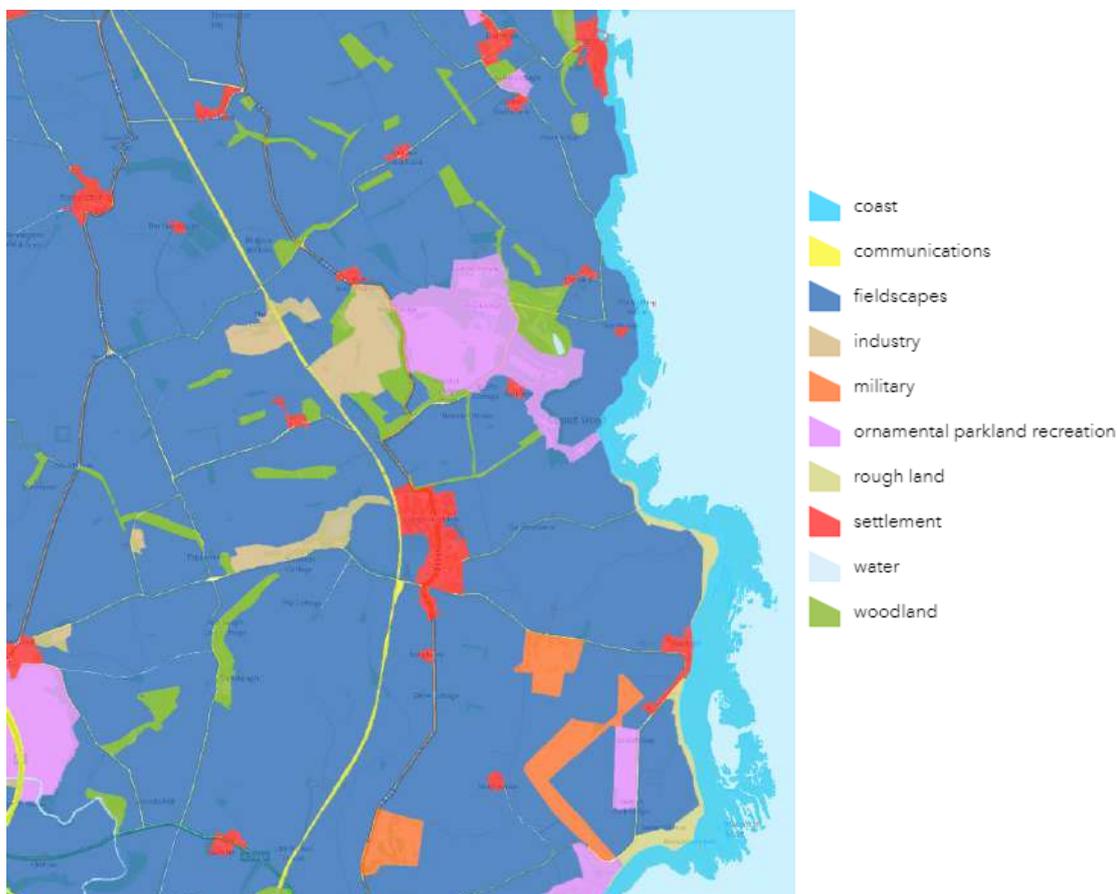


Figure 7 – extract from the Northumberland Historic Landscape Characterisation mapping

Northumberland level

Northumberland Historic Environment Record

- 3.10 The Historic Environment Record (HER) is the primary evidence base for decision-making on, and future management of the historic environment. It is a dynamic record, constantly being updated and enhanced. The HER is supplemented by a range of local studies and resources, such as conservation area character appraisals, conservation area management Plans, extensive urban surveys and the historic landscape characterisation study, which contain wide ranging information on the entire historic environment, including locally important non-designated heritage assets. There are 142 entries on the HER listed for Longhoughton Parish (table 5).

Table 5: HER entries for Longhoughton Parish

Name	Type of site
Air raid shelter at the southern end of Boulmer village, Longhoughton	AIR RAID SHELTER
Air raid shelter in Saint Andrew's Churchyard at Boulmer, Longhoughton	AIR RAID SHELTER
Air raid shelter in grounds of old rectory, Howick, Longhoughton	AIR RAID SHELTER
Anti-tank blocks east of Boulmer village, Longhoughton parish	ANTI TANK BLOCK, SEA DEFENCES
Boulmer Airfield	AIRFIELD, BOMBING DECOY
Boulmer World War One Memorial Hall	MILITARY BUILDING, VILLAGE HALL, WAR MEMORIAL (FREESTANDING)
Boulmer anti-glider obstacle	AIRCRAFT OBSTRUCTION
Boulmer anti-glider obstacles	AIRCRAFT OBSTRUCTION
Bridge over Howick Burn, near Howick Hall	ARCH BRIDGE, CHURCHYARD, WALL
Bronze Age barrow burial	CIST, ROUND BARROW
Bronze Age barrow burial	ROUND BARROW
Bronze Age burials at Low Stead Farm	CIST
Bronze Age cremation cemetery at Howick Heugh	ENCLOSED CREMATION CEMETERY
Cartshed and granary at Red Stead Farm	CART SHED, GRANARY
Church of St Michael, Howick Hall	PARISH CHURCH
Church of St Peter and St Paul, Longhoughton	PARISH BOUNDARY, PARISH CHURCH, WAR MEMORIAL (TRIBUTE)
Coastguard Station, Boulmer	COASTGUARD STATION
Cropmarks	SITE
Cropmarks at Boulmer	SITE
Cropmarks at Red Stead	SITE
Cross in churchyard of Ss Peter's and Paul's Church	CROSS
Culvert south-west of Longhoughton Church	CULVERT
Davison headstone at Church of Ss Peter and Paul	GRAVESTONE
Early medieval cemetery at Howick Heugh	CEMETERY, INHUMATION

Name	Type of site
	CEMETERY
Earthwork remains of minefield near Boulmer Airfield, Longhoughton	MINEFIELD
East House and West House, Howick Village	HOUSE
Embleton headstone at St Michael's Church	GRAVESTONE
Enclosure	OVAL ENCLOSURE
Enclosure at Sea Houses	ENCLOSURE
Features within the Boulmer Farm complex west of Boulmer village	RESERVOIR
Fire trench earthworks south of Longhoughton Steel, Longhoughton	FIRE TRENCH
First World War practice trench, Seaton Point	PRACTICE TRENCH
Flint from Boulmer	
Former Coastguard Station, Boulmer	COASTGUARD STATION
French sailors' memorial at Howick Hall	COMMEMORATIVE MONUMENT
Garden wall at Westfield House	GARDEN WALL
Garden wall south-east of Long Row, Howick Village	GARDEN WALL
Garden wall to west of Boulmer Hall	GARDEN WALL
Garden walls to Long Row, East House and West House, Howick Village	GARDEN WALL
Glendale and Two Hoots, Howick Village	ESTATE COTTAGE
Grey memorial at St Michael's Church	GRAVESTONE
Groves headstone at St Michael's Church	GRAVESTONE
Gully, Longhoughton	GULLY
Head Gardener's House at Howick Hall	ESTATE COTTAGE
Headstones at Church of Saints Peter and Paul	GRAVESTONE
Howick Grange	VILLA
Howick Hall gardens and pleasure grounds	GARDEN, LANDSCAPE PARK
Howick Hall west wing	KITCHEN, SERVICE WING
Howick Hall, location of Howick Tower	COUNTRY HOUSE, TOWER
Howick Haven Mesolithic settlement	CIST, FLINT SCATTER, MIDDEN, SETTLEMENT
Howick anti-glider obstacle	AIRCRAFT OBSTRUCTION
Howick deserted medieval village	DESERTED SETTLEMENT
Howick submerged forest 1	SUBMARINE FOREST
Howick submerged forest 2	SUBMARINE FOREST
Icehouse at Howick Hall	AIR RAID SHELTER, ICEHOUSE
Iron Age defended settlement at Howick	SETTLEMENT
Iron Age or Roman enclosure at Frank Plantation	SETTLEMENT
Iron Age/Roman period farmstead north of Low Stead	FARMSTEAD
Lack headstone at St Michael's Church	GRAVESTONE

Name	Type of site
Later prehistoric barrow at Howick Hall	ROUND BARROW
Later prehistoric or Roman period native settlement at Cushat Wood	ENCLOSED SETTLEMENT, HUT CIRCLE
Lifeboat Station, Boulmer	LIFEBOAT STATION
Lime kiln at Peppermoor Quarry	LIME KILN
Lime kilns at Littlemill West Quarry	LIME KILN, LIMESTONE QUARRY
Little Houghton deserted medieval village	DESERTED SETTLEMENT, EARTHWORK, FIELD SYSTEM, RIDGE AND FURROW
Little Mill Farmhouse	FARMHOUSE
Littlehoughton Hall	COUNTRY HOUSE, TOWER
Littlemill dovecote	DOVECOTE
Littlemill west quarry	LIMESTONE QUARRY
Long Row, Howick Village	ESTATE COTTAGE
Longbank Quarry lime kiln	LIME KILN
Longhoughton	
Longhoughton Hall farmhouse	BASTLE, FARMHOUSE
Longhoughton medieval field system	FIELD SYSTEM
Longhoughton medieval village	VILLAGE
Longhoughton tileworks	TILE WORKS
Lozenge-shaped pillbox	PILLBOX
Medieval chapel at Howick	CHAPEL, WAR MEMORIAL (TRIBUTE)
Medieval grave slab at St Michael's Church	GRAVE SLAB
Medieval grave slabs at St Michael's Church	GRAVE SLAB
Mesolithic flints found at Howick Burn	FLINT SCATTER
Middle terrace wall at Howick Hall	GARDEN WALL
Milburn memorial at Church of Saints Peter and Paul	GRAVESTONE
Military building northeast of RAF Boulmer, Longhoughton	MILITARY BUILDING
Neolithic stone axe head found near Longhoughton	
Newcastle to Berwick Railway Line	RAILWAY
Observatory at Ratcheugh Crag	OBSERVATORY
Old Smithy, South End	BLACKSMITHS WORKSHOP
Old school and schoolhouse, Howick Village	SCHOOL, TEACHERS HOUSE
Outbuilding at Howick Hall	BUILDING

Name	Type of site
Outbuilding at the Bathing House	OUTBUILDING
Pillbox within woodland close to RAF Boulmer, Longhoughton	PILLBOX
Pond north of Longhoughton Church	POND
Possible Iron Age settlement at Ratcheugh Crag	
Possible loopholed wall at Howick Hall	LOOPHOLED WALL
Possible pits or ditches west of Longhoughton	DITCH, PIT
Possible quarry at Sea Houses	QUARRY
Possible ring ditch	RING DITCH
Post-medieval ridge and furrow to the west of Boulmer village	RIDGE AND FURROW
Report of a neolithic stone axe head found at Boulmer Hall Farm, Longhoughton	
Report of reptile footprints at Tron Scars	
Ridge and furrow and field banks	BOUNDARY BANK
Road bridge and footbridge near Howick Hall	ARCH BRIDGE, FOOTBRIDGE, ROAD BRIDGE
Seaton House deserted medieval village, Longhoughton	DESERTED SETTLEMENT
Series of anti tank blocks at Boulmer Haven, Longhoughton	ANTI TANK BLOCK
Series of anti tank blocks at Boulmer Haven, Longhoughton	ANTI TANK BLOCK
Series of anti tank blocks at Boulmer Haven, Longhoughton	ANTI TANK BLOCK
Series of anti tank blocks south of Boulmer village, Longhoughton	ANTI TANK BLOCK
Series of flint finds south of Boulmer	
Settlement south-west of Hemmel House	RECTILINEAR ENCLOSURE, SETTLEMENT
Signpost in Longhoughton	SIGNPOST
Site of buildings to the south of RAF Boulmer	BUILDING
Slit trench above Longhoughton Steel, Longhoughton	SLIT TRENCH
Spring adjacent to RAF Boulmer	SPRING
Square enclosure north-east of Ratcheugh Farm	SETTLEMENT, SQUARE ENCLOSURE
Stable at Littlehoughton Hall	STABLE
Stable outbuildings, walls and gate piers at Westfield House	COACH HOUSE, GATE PIER, STABLE, WALL
Stables at Howick Hall	STABLE
Steps at the Bathing House	STEPS, WALL
Stone alignment on Howick beach	STRUCTURE
Stone-lined pit on north of the Whaw Burn, Foxton	PIT
Submarine wreck	WRECK
Ten anti-tank cubes	ANTI TANK BLOCK, SEA DEFENCES
The Bathing House	BATH HOUSE
The Goslings, Littlehoughton	HOUSE

Name	Type of site
Trench earthworks above Longhoughton Steel, Longhoughton	TRENCH
Upper terrace at Howick Hall	BALUSTRADE, GARDEN TERRACE, STEPS, URN
Walled garden north-west of Howick Hall	WALLED GARDEN
Watermill at Red Stead Farm	WATERMILL
Weapons pit 2 at Boulmer Haven, Longhoughton	WEAPONS PIT
Weapons pit 3 overlooking Boulmer Haven, Longhoughton	WEAPONS PIT
Weapons pit at Boulmer Haven, Longhoughton	WEAPONS PIT
Weapons pit south of Longhoughton Steel, Longhoughton	WEAPONS PIT
Weapons pit to south of Longhoughton Steel, Longhoughton	WEAPONS PIT
Weapons pit west of Boulmer Steel, Longhoughton	WEAPONS PIT
Well	WELL
Westfield House	VICARAGE
Williams headstone at Church of Saints Peter and Paul	GRAVESTONE
World War II bombing decoy	BOMBING DECOY
World War II bombing decoy site	BOMBING DECOY
World War II pillbox at Sugar Sands	PILLBOX
Wreck of the Tadorne, just off the Howick Boulders	WRECK

Local level

Longhoughton, Boulmer and Howick Design Guidance and Design Code

- 3.11 The design guidance and design code document was prepared by AECOM as part of the government’s technical support package for neighbourhood planning groups. The document explains the planning policy context to the importance of good design and provides the context to the plan area. It describes the many designations within the parish as well as the landscape context.
- 3.12 The document highlights that across the plan area the housing typologies are varied. For example, 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. Detached and semi-detached housing is more common in recent development. Semi-detached houses, short rows of terraced housing, and detached and semi-detached bungalows are often concentrated in more peripheral areas. Within Boulmer traditional housing predominantly comprises cottages and cottage terraces and converted steadings. Detached houses are few in number. Housing typologies in Howick largely comprise short, terraced rows of cottages and houses.
- 3.13 With regard to density, the document explains that the village of Longhoughton displays the greatest range of densities of the three principal settlements within the parish. 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.

- 3.14 With regard to Boulmer, the document identifies that the linear village has a consistent pattern of density. Higher densities are found to the north and south of the settlement, within the historic core of the village and post-war development at ‘Bowmere’ to the south. The linear village form between these two areas has lower density. Howick comprises a small number of properties. The upper range of density within the historic settlement is approximately 10dph. Beyond this area the density reduces as the settlement pattern loosens to individual dwellings and occasional semi-detached properties. Within the Howick Estate, the Hall has two wings and the stable block that are used for residential purposes and there are residential houses close by on the Estate.
- 3.15 Historic street patterns are also considered, with the most notable changes being:
- Large post war expansion of Longhoughton primarily to the north, east and west. Westward expansion has been limited by the railway. Modern development is beginning to infill the parcel of land north of Station Road;
 - Limited expansion of Longhoughton around South End;
 - Post-war linear expansion of Boulmer to the south, including a more recent inland parcel of housing located behind properties on Beach View;
 - Howick has remained largely as it appeared in the mid-19th Century, aside from the development of the school and two converted bungalows to the east of the settlement.
- 3.16 Importantly, section 5 of the document then defines detailed design guidance and codes. This addresses the key issues of:
- Working with the site character and its context, including existing landscape features, green and blue infrastructure, views, gateways and rural edge;
 - Streets and public realm, including primary, secondary and tertiary routes, parking, pedestrian connectivity and landscape;
 - Settlement structure, including the pattern and layout of buildings, building heights, massing and rooflines, building lines and boundaries, gardens and external storage;
 - Architectural character, including materials, details and contemporary architecture;
 - Sustainability, including embedding renewable energy technologies, green roofs/walls, sustainable drainage and electric charging points.

Non-designated heritage assets

- 3.17 As part of the work on the neighbourhood plan, the steering group reviewed the available information and has started to identify locally important heritage assets across the plan area. Table 6 begins to identify the assets by theme. Table 7 has been informed particularly by the historic environment record.

Table 6: Grouping of heritage assets by theme

Theme	Heritage assets
Prehistory	<ul style="list-style-type: none"> • Hillforts • Mesolithic house/settlement • Other sites and finds of interest
Industrial	<ul style="list-style-type: none"> • Railway • Disused Railway stations (and their architect, who created Grey’s monument)

Theme	Heritage assets
	<ul style="list-style-type: none"> • Lime Kilns • Quarries • Blacksmiths
Geological	<ul style="list-style-type: none"> • Coal, whin and geology of parish • Fossils • Howick Fault/ Scar
Maritime	<ul style="list-style-type: none"> • Shipwrecks (eg. The Tadorne) • Fishing • Smuggling
Agriculture	<ul style="list-style-type: none"> • Enclosure and strip fields • Maps • Longhoughton Dyke dividing village (and potential archaeological evidence for) • Relocation of Howick • Ploughdaylles, manorial customs etc. Gallows?
RAF Boulmer	<ul style="list-style-type: none"> • WWII airfield • WWII bombings in parish • Coastal • Cold war • Crash sites • Sea King
Religious history	<ul style="list-style-type: none"> • Anglican and Non-conformist churches and congregations • Howick Church • Boulmer's Chapel • Longhoughton Church Norman and Pre-Norman history • Pilgrimage through parish • Longhoughton's modern cross, and other older crosses and religious features? • Reverend Donkin's comments on parishioners
People	<ul style="list-style-type: none"> • Individual stories – through census, parish records, Reverend Donkin • Pubs and other social places • Percy and Grey Families (land ownership, 1820s-30s politics) • Oral histories, perhaps in collaboration with Bailiffgate Museum's Out Of Town project? Local policeman etc.

Table 7: Non-designated heritage assets

Asset	Description
Longhoughton	
Waterspout feature – South End	Historic waterspout
Waterspout feature – North End	Historic waterspout
Gilbert Ward sculpture	Located on the site of an ancient village cross. Made from Doddington Sandstone, the sculpture represents the Celtic traditions of the village, which was on the route of the pilgrimage from the Holy Island of Lindisfarne to Durham.
Ploughdaylles	Longhoughton manorial custom
Longhoughton Station	Architecture by same designer as Grey's monument, closure during WWII, 1894 carried 189 waggons of livestock, 23000 tonnes of granite, 4000 tonnes of sandstone, stationmasters e.g. Andrew Bell, John Mansfield and railway workers)
Littlemill Station	
Longhoughton Quarry	concrete and steel road to railway, 1894 100 employees, established by Captain Robinson of the Percy Artillery Volunteers
Boulmer	
The Herring Sheds	A reminder of the herring fishing industry.
The traditional fishermen's cottages	
The Fishing Boat Inn	Boulmer was notorious for its smuggling activities, much of which was centred on the Fishing Boat Inn.
Sandstone walls from St Andrew's Church Corner to Boulmer Hall Farm	Important to the setting of the village.
Seaton Point Farm	Archaeologists think a settlement probably existed at Seaton House in the medieval period.
Seaton Point Cottage	
Seaton Barns	
The fishermen's navigation poles	Important to the fishing history of the village.
The monument for Boulmer Airfield, Bowmere	A monument in memory of Boulmer Airfield which opened in 1940 and was disbanded in 1945.
Boulmer Memorial Hall World War Barrack Room	The village hall was bought at Berwick and re-erected at Boulmer as a war memorial in memory of those from the local area killed during WWI. This building includes further war memorials as rolls of honour for WWI and WWII.
Howick	
Mesolithic hunter-gatherer house	Remains of a Mesolithic hut, dated by carbon 14 dating to about 7800BC.
Village Hall	once the early Co-op

4. Feedback

Early engagement – local community

- 4.1 As a means of starting the process of collecting information and opinions to influence the content of the neighbourhood plan, a number of early engagement events were held during January and February 2020. The purpose of the events was to raise awareness of the opportunities presented by neighbourhood planning and to engage as broad a range of people from the local community as possible from the start of the plan making process. Engagement sought to help the steering group to define those issues of greatest importance.
- 4.2 The early engagement sought feedback on the draft vision and objectives for the plan. The vision and objectives were supported by 34 of the 35 respondents.
- 4.3 Comments relevant to heritage in terms of planning policy development include:
- Need to ensure good quality new development, at an appropriate scale, with good design;
 - Important to maintain the essential character of the villages;
 - Preserve the community heritage and character for future generations;
 - Concern about creating a conservation area/ overly restrictive policies;
 - Importance of green spaces to the character of Longhoughton;
 - Houses should be in keeping with the village and an appropriate size.
- 4.4 Comments relevant to heritage that are applicable to the development of community actions include:
- Publicise the history and biodiversity value of Longhoughton Quarry when it is returned to public use;
 - Need for improvements in quality of pavements;
 - Need for interpretation boards to display the history of Boulmer.

5. Planning policy options and preferred policy approach

Background

5.1 The strategic policy and evidence review, as well as feedback from early engagement has identified a number of potential planning issues for the neighbourhood plan to seek to address:

- Ensure new development contributes positively to the built and historic environment of the parish;
- Delivery of high quality and inclusive design;
- Conservation and enhancement of designated heritage assets; and
- Identification of non-designated heritage assets.

5.2 This section sets out the potential planning policy options to address the issues identified above and explains the preferred policy approach, which is set out within the pre-submission draft neighbourhood plan.

Issue 1: Positive contribution of new development to the built and historic environment

5.3 Possible options:

- 1a: Overarching policy on sustainable development which recognises the built and historic environment as an integral part of it;
- 1b: Option 1a plus a separate, more detailed policies on design and the historic environment;
- 1c: No overarching policy on sustainable development, rely on what is set out in national policy, but include separate policies on design and the historic environment.

5.4 The preferred approach is for the plan to contain an overarching policy on sustainable development, as well as separate more detailed policies on design and the historic and built environment. Whilst it is acknowledged that national policy includes the presumption in favour of sustainable development, the steering group considered it is important for the plan to set out the key elements of sustainable development that are relevant to the parish.

5.5 The approach of the pre-submission plan should be to highlight the importance of good design, as well as the protection and enhancement of the built and historic environment.

Issue 2: High quality and inclusive design

5.6 Possible options:

- 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 for all); public realm; amenity; sustainable design and construction; waste management;
- 2b: Option 2a plus separate, more detailed criteria/ design codes included as part of site specific or area-based policies.

5.7 The importance of good design to the character of the parish is a key element of the vision. The preferred approach is therefore for the plan to provide an overarching approach to high quality and sustainable design and to include more detailed design guidance. The plan is

proposed to include design objectives and for the policy to include a number of criteria against which planning applications will be assessed, with reference to more detailed design code, which would form an appendix to the plan.

Issue 3: Designated heritage assets

- 5.8 Possible options:
- 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;
 - 3b: Option 3a plus separate more detailed policies on different types of heritage asset e.g. listed buildings, archaeology, registered parks and gardens;
 - 3c: Options 3a and 3b plus identification of additional criteria included as part of site specific or area-based policies;
 - 3d: Options 3a, 3b and 3c plus further definition of the substantial public benefits that could be required to outweigh the harm or loss to the significance of a designated heritage asset.
- 5.9 As national policy requires an assessment of the impact of development on heritage assets, it was considered that the most appropriate approach would be to combine all heritage assets into one policy (option 3a).

Issue 4: Non-designated heritage assets

- 5.10 Possible options:
- 4a: Embed consideration of the impact of development on non-designated heritage assets into wider policy on all heritage assets;
 - 4b: Identification of locally important heritage assets with details of the significance of each asset.
- 5.11 As national policy requires an assessment of the impact of development on all heritage assets, it was considered that the most appropriate approach would be to combine all heritage assets into one policy. The policy supporting text would refer to the non-designated heritage assets within the plan area, which are detailed within this background paper (option 4a).

6. Potential community actions

6.1 The work on this background paper has informed the possible identification of the following community actions to be led by the parish council:

- Work with the conservation team at Northumberland County Council on potential new conservation area designations for:
 - Historic core of Longhoughton village;
 - The area including the traditional fishermen's cottages in Boulmer, including the Fishing Boat Inn;
 - Historic core of Howick village;
- Reconvene the heritage working group when Covid restrictions allow.