

Longhoughton, Boulmer and Howick Neighbourhood Plan

Housing site assessment 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 this is informing the Longhoughton, Boulmer and Howick Neighbourhood Plan ('the plan'). It also sets out the methodology for the assessment of potential housing sites and how this methodology has been applied to potential sites within the parish.
- 1.2 The vision and objectives for the plan define what the plan aims to achieve. The vision for the parish in 2036 is:

| A vision for Longhoughton Parish in 2036 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>In 2036 the Parish of Longhoughton, which includes the unique and distinctive villages of Boulmer, Howick and Longhoughton, will be an attractive place to live and grow with a community that is sustainable, cohesive and thriving.</i></p> <p><i>The diverse needs and wellbeing of 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 effects of climate change.</i></p> <p><i>All people who live in the parish will have the opportunity to participate in shaping their surroundings and feel proud of where they live.</i></p> |

- 1.3 Neighbourhood plan objective one is most relevant to the delivery of new housing. In addition, the process of the identification of potential housing sites, in terms of the assessment process, is also relevant to plan objectives 3, 4, 5, 6 and 7:
- **Objective 1 – Housing:** *The location, quantity and type of housing built in the parish is appropriate to its sustainability and reflects the distinct character and needs of the villages of Boulmer, Howick and Longhoughton.*
 - **Objective 3 - Environment:** *Protecting and improving the natural environment of the parish by: conserving and enhancing the natural beauty of the Northumberland Coast Area of Outstanding Natural Beauty; protecting the integrity of the internationally designated coastal sites; and supporting the creation, protection and enhancement of biodiversity and green infrastructure networks.*
 - **Objective 4 - Heritage:** *Protecting and enhancing the distinctive character of the villages and the built heritage of the parish.*
 - **Objective 5 - Community:** *Protecting and supporting the development of key community facilities and infrastructure to ensure that the community is inclusive and sustainable.*

- **Objective 6 - Transport and Access:** *Promoting access to facilities and services for all residents and creating safe and high-quality roads, pavements and green routes including footpaths, cycle routes and bridleways.*
- **Objective 7 - Sustainable Development:** *Ensuring new development makes a positive contribution to social, environmental or economic needs and that any negative impacts, particularly those contributing to climate change, are adequately mitigated.*

1.4 The main areas covered by this background paper are:

- The national and local policy context for the provision of new homes;
- An overview of the parish, including identifying the key local issues; and
- The methodology for the assessment of housing sites;
- Detailed site assessment information.

1.5 In order to inform the preparation of the draft neighbourhood plan we are inviting comments on the issues and potential development sites 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.

1.1 Comments must be received by **Wednesday 30 June 2021**.

2. Planning context

Background

- 2.1 As neighbourhood plans are part of the development plan, they must meet defined legal requirements. The way in which neighbourhood plans are prepared and the policies they contain will be tested by an independent examiner. In order to pass an examination and proceed to referendum, neighbourhood plans must meet a number of 'basic conditions' conditions'. To ensure they are legally compliant they must:
- Have regard to national planning policy and guidance;
 - Be in general conformity with the strategic policies of the development plan;
 - Contribute to the achievement of sustainable development; and
 - Be compatible with legal obligations.

National planning policy and guidance

- 2.2 National planning policy and guidance is set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) respectively. 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.
- 2.3 At the heart of the NPPF is a presumption in favour of sustainable development. The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it means that neighbourhood plans should:
- Support the strategic development needs set out in local plans, including policies for housing and economic development (paragraph 13);
 - Address non-strategic matters (paragraph 18); and
 - Shape, direct and help to deliver sustainable development and not promote less development than set out in the strategic policies for the area or undermine those strategic policies (paragraph 29)
- 2.4 Paragraph 65 of the NPPF requires strategic policies to set out the housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once strategic policies have been adopted, the figures should not need retesting at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement. Paragraph 66 highlights that where it is not possible to provide a requirement figure for a neighbourhood area the local planning authority should provide an indicative figure if requested to do so by the neighbourhood planning body.
- 2.5 Paragraph 69 highlights that neighbourhood planning groups should consider opportunities for allocating small and medium sized sites suitable for housing in their area.
- 2.6 The NPPG provides additional advice regarding how to assess the housing and economic development needs of an area. It explains that the assessment of land availability identifies a future supply of land which is suitable, available and achievable over the plan period. The assessment is an important source of evidence to inform plan making and decision taking as well as the identification of a five-year supply of housing land. It does not however determine whether a site should be allocated for development.

- 2.7 It is explained within NPPG that neighbourhood planning bodies can use the assessment method to assess sites but that this should be proportionate to the nature of the plan. Also, that as a starting point neighbourhood planning bodies can make use of existing site assessments prepared by local planning authorities when considering sites for allocation within a neighbourhood plan.
- 2.8 With regard to understanding the need for housing, NPPG explains that housing need is an unconstrained assessment of the number of homes needed in an area and provides further guidance on the national standard assessment method.

Local plan

Adopted

- 2.9 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).
- 2.10 Table 1 provides a summary of those strategic Alnwick District Core Strategy policies that are relevant to the site assessment process. There are no relevant saved strategic local plan policies.

Table 1: Relevant Alnwick District Core Strategy Policies

| Policy | Description |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy S1: Location and scale of new development | <p>Policy S1 identifies a settlement hierarchy which requires the majority of new development to be focused in the main towns of Alnwick and Amble. Longhoughton is identified as a ‘sustainable village centre’, which are settlements with public transport and a strong service base usually comprising a school, shop, post office, pub, church, community hall, sports and recreation facilities. Policy S1 requires new development within sustainable village centres to be well-related to the scale and function of the settlement. The policy also identifies that Longhoughton has a strong service base but does not have a first school.</p> <p>Boulmer is identified in policy S1 as a ‘local needs centre’, which are settlements with limited services or which are peripherally located in relation to employment and transport. As a result, development in these centres is restricted to that satisfying local needs only.</p> <p>Howick is not specifically referred to within policy S1, it would therefore fall within the open countryside category where development is generally limited to the reuse of existing buildings.</p> <p>[Note: given the time that has elapsed since the identification of the settlement hierarchy, it may not be completely up to date for example the level and location of services and facilities may have changed.]</p> |

| Policy | Description |
|--------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Policy S2: The sequential approach to development</p> | <p>Seeks to make the best use of land by focusing development on previously developed sites in sustainable locations setting out a sequential approach to the selection of sites.</p> <p>[Note: the level of prescription contained within policy S2 is significantly more detailed than that within current national policy, therefore it is suggested that this element of the policy is out of date.]</p> |
| <p>Policy S3: Sustainability criteria</p> | <p>Identifies a number of criteria to be met when allocating sites for development or granting planning permission. This includes considerations regarding: accessibility; infrastructure; physical and environmental constraints; flood risk; impact on the natural, built and historic environment; and sustaining community services and facilities. The policy acknowledges that there may be exceptional circumstances where the benefits of the development outweigh sustainability shortcomings.</p> |
| <p>Policy S4: The phased release of housing land</p> | <p>Identifies the level and distribution of housing development over the plan period (2004-2021).</p> <p>[Note: As the level of housing development identified was based on the housing requirement set out within the revoked regional strategy, this figure is out of date. Policy S4 identifies a target for the delivery of new residential development on previously developed land. The NPPF does not require the identification of targets for the delivery of housing on previously developed land, this element of the policy is also out of date.]</p> |
| <p>Policy S6: Provision of affordable housing</p> | <p>Requires the provision of affordable housing, where there is a need on all housing sites of 10 units or more or 0.33ha or more or 0.1ha or more in other settlements which have a population of below 3,000 people. It requires the provision of the affordable housing on-site. The level and type of affordable housing to be provided must be informed by an assessment of housing need in the market and local areas. Reference is also made to a target for the provision of 35% affordable housing. Affordable housing is identified as: social housing for rent; discounted private sector rented housing; low cost ownership schemes through shared equity housing; intermediate housing for sale; and other innovative methods.</p> <p>[Note: There is conflict with the NPPF, in terms of: site size, on-site provision only, outdated evidence for the target of 35% and it does not reflect the full range of affordable housing types set out within the NPPF.]</p> |

Emerging

2.11 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. Table 2 provides a summary of the relevant strategic policies, which could be subject to change following the conclusion of the examination process.

Table 2: Relevant emerging Northumberland Local Plan Policies

| Policy | Description |
|-------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy STP1: Spatial Strategy | Identifies a settlement hierarchy. Longhoughton is proposed to be defined as a service village, which will provide for a proportionate level of housing and be the focus for investment in rural areas to support the provision and retention of local retail, services and facilities. The policy also requires that new development will be commensurate to the size of the settlement. Settlement boundaries are proposed for the village. Boulmer and Howick are not specifically referred to within the settlement hierarchy and settlement boundaries are not proposed. Policy STP1 would support development in small villages, without a defined settlement boundary, where specific criteria are met. |
| Policy HOU1: Making best use of existing buildings | Seeks to support the continued use of the existing housing stock and the change of use of redundant buildings to housing. |
| Policy HOU3: Housing requirements for neighbourhood plan areas | Requires designated neighbourhood plan areas to provide for the identified minimum housing requirement over the plan period 2016-2036. For the plan area this is identified as 88. |
| Policy HOU6: Affordable housing provision | Requires the provision of onsite affordable housing on all sites of 10 or more units or 0.5ha or more. Within the AONB this requirement is on sites of five or more units. The level of contribution is linked to the viability value area. The plan area sits within a medium value area; therefore the expected contribution is 15% affordable. The policy also provides guidance with regard to tenures and dwelling types of the on-site affordable homes. Within medium value areas, 33% of the affordable homes should be to rent and 67% for affordable home ownership. Any offsite provision of affordable housing is required to be clearly justified. |
| Policy HOU11: Homes for older and vulnerable people | Supports the provision of new and adaption of existing homes as well as supporting the provision of integrated sheltered residential retirement and extra care accommodation and other appropriate provision. |

2.12 Figure 1 provides an extract of the draft local plan policies map, which illustrates the proposed settlement boundary for Longhoughton and that the parish lies within the medium value viability area.

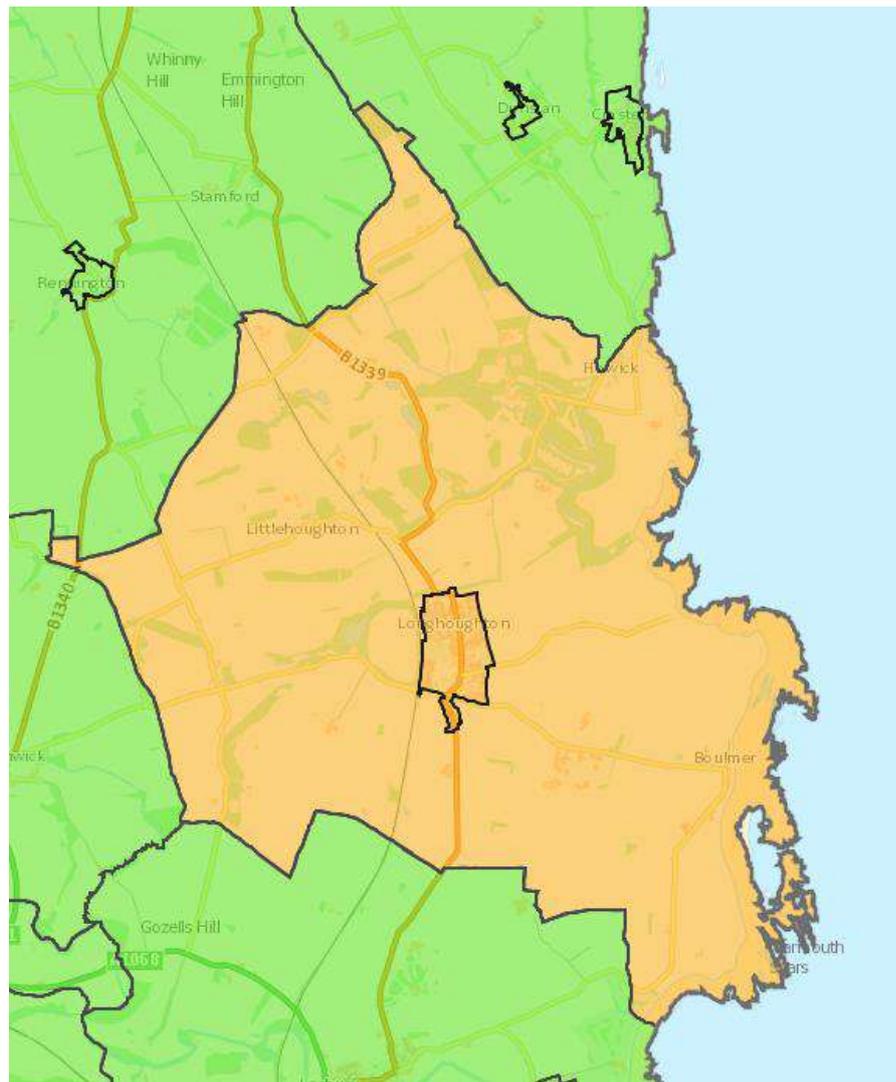


Figure 1: Extract from Northumberland Local Plan Policies Map

Housing needs

2.13 As part of the preparation of the neighbourhood plan, the steering group considered that it was essential to obtain an understanding of the future housing needs of the parish. In order to help inform this, a housing needs survey and housing needs assessment were commissioned.

Longhoughton Parish Housing Needs Survey (2019)

2.14 Community Action Northumberland undertook a housing needs survey in 2019¹. The survey was of existing residents and was therefore an expression of the needs and desires of these residents, reflecting the current age profile of the parish. The key issues from the survey were:

- There was a good response rate of 28%, with 35 households expressing some form of housing need;
- 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;

¹ www.longhoughtonndp.co.uk/

- 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 expressing 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 demand 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 £1000.

Longhoughton, Boulmer and Howick Housing Needs Assessment (2020)

2.15 The housing needs assessment (HNA) was prepared by AECOM as part of the governments technical support programme. The assessment follows a standard approach to understanding the housing needs of an area. As a result of Northumberland County Council identifying an indicative number of homes required in the parish to 2036, the HNA did not reassess the quantity of houses required. The focus of the HNA was the level, type and size of affordable housing that could be needed within the parish. It also considered mechanisms for ensuring any new housing could be prioritised for people with a local connection. The findings from the HNA are summarised below.

Tenure:

2.16 Table 3 illustrates that home ownership represents the single largest tenure in the parish; however, the rate of home ownership is significantly lower when compared to levels in Northumberland and England. The rate of private renting is significantly higher, more than double local and national averages. This is influenced by the number of RAF properties.

Table 3: Tenure

| Tenure | | Longhoughton | Northumberland | England |
|----------------------|---------|--------------|----------------|---------|
| Owned; total | | 43.7% | 65.8% | 63.3% |
| Shared ownership | | 0.1% | 0.4% | 0.8% |
| Social rented; total | | 13.3% | 18.7% | 17.7% |
| Private rented | Total | 39.6% | 13.3% | 16.8% |
| | RAF | 27.3% | | |
| | Non-RAF | 12.3% | | |

2.17 Table 4 illustrates that Boulmer has a much lower rate of full-time occupied households compared to the other wards in the parish, which can be attributed to the higher proportion of second and holiday homes.

Table 4: Household type by ward

| Household Type | Longhoughton Ward | | Boulmer Ward | | Howick Ward | | Parish totals | |
|--------------------|-------------------|---------|--------------|---------|-------------|--------|---------------|-------|
| Property Numbers | 636 | 100.00% | 80 | 100.00% | 80 | 100% | 796 | 100% |
| Occupied Full time | 609 | 95.75% | 49 | 61.25% | 69 | 86.25% | 727 | 91.3% |
| Second homes | 12 | 1.89% | 10 | 12.5% | 0 | 0% | 22 | 2.8% |
| Holiday Lets | 14 | 2.20% | 20 | 25% | 10 | 12.5% | 44 | 5.5% |
| Unoccupied | 1 | 0.16% | 1 | 1.25% | 1 | 1.25% | 3 | 0.4% |

Property types:

2.18 Table 5 illustrates that the parish has a high level of detached and semi-detached dwellings compared to Northumberland and England.

Table 5: Dwelling types

| Dwelling type | | Longhoughton | Northumberland | England |
|-------------------------------|------------------------------------------|--------------|----------------|---------|
| Whole house or bungalow | Detached | 29.5% | 25.2% | 22.4% |
| | Semi-detached | 38.8% | 35.3% | 31.2% |
| | Terraced | 26.7% | 28.1% | 24.5% |
| Flat, maisonette or apartment | Purpose-built block of flats or tenement | 3.4% | 8.6% | 16.4% |
| | Parts of a converted or shared house | 0.5% | 1.7% | 3.8% |
| | In commercial building | 0.3% | 0.8% | 1.0% |

2.19 Data suggests that the parish has an adequate number of bungalows, however there is an overabundance of larger bungalows, which may not be appropriate for the needs of older people who wish to downsize. The absence of one-bedroom bungalows suggests there may be a need for much smaller bungalows to meet the needs of those living alone.

Table 6: Number of bedrooms

| | Longhoughton (numbers) | Longhoughton (%) | Northumberland (numbers) | Northumberland (%) |
|-------------------------|------------------------|------------------|--------------------------|--------------------|
| 1 bedroom | 20 | 6.1% | 8,340 | 17.6% |
| 2 bedrooms | 170 | 51.5% | 21,340 | 45.1% |
| 3 bedrooms | 100 | 30.3% | 13,460 | 28.5% |
| 4 bedrooms + | 40 | 12.1% | 4,110 | 8.7% |
| Unknown | 0 | 0.0% | 30 | 0.1% |
| Total | 330 | 46.5% | 47,280 | 31.0% |
| Total properties | 710 | 100% | 152,580 | 100% |

2.20 The parish has a greater proportion of larger properties (five rooms +) when compared to Northumberland as a whole (see table 7).

Table 7: Number of rooms

| Number of Rooms | 2011 | 2011 |
|-----------------|--------------|----------------|
| | Longhoughton | Northumberland |
| 1 Room | 0.7% | 0.2% |
| 2 Rooms | 2.2% | 1.2% |
| 3 Rooms | 4.3% | 7.3% |
| 4 Rooms | 15.9% | 20.6% |
| 5 Rooms | 24.9% | 25.2% |
| 6 Rooms | 18.4% | 19.6% |
| 7 Rooms | 10.7% | 10.9% |
| 8 Rooms | 10.1% | 7.3% |
| 9 Rooms or more | 12.9% | 7.8% |

2.21 Longhoughton village has a lower proportion of smaller properties (one-four rooms) and a higher proportion of larger properties (five+ rooms) compared to the rest of the plan area.

Table 8: Number of rooms per dwelling in Longhoughton Village compared to wider parish

| Number of Rooms | 2011 | 2011 |
|-----------------|----------------------|-------------------|
| | Longhoughton Village | Remaining NP Area |
| 1 Room | 0.7% | 0.2% |
| 2 Rooms | 2.2% | 1.2% |
| 3 Rooms | 4.3% | 7.3% |
| 4 Rooms | 15.9% | 20.6% |
| 5 Rooms | 24.9% | 25.2% |
| 6 Rooms | 18.4% | 19.6% |
| 7 Rooms | 10.7% | 10.9% |
| 8 Rooms | 10.1% | 7.3% |
| 9 Rooms or more | 12.9% | 7.8% |

2.22 Between 2001 and 2011 there was a 115.3% rise in dwellings with eight+ rooms.

Table 9: Change in number of rooms between 2001 and 2011

| Number of Rooms | Longhoughton | Northumberland | England |
|-----------------|--------------|----------------|---------|
| 1 Room | 66.7% | -38.6% | -5.2% |
| 2 Rooms | 200.0% | -18.7% | 24.2% |
| 3 Rooms | 31.8% | 7.2% | 20.4% |
| 4 Rooms | -8.5% | -2.4% | 3.5% |
| 5 Rooms | 9.8% | -1.6% | -1.8% |
| 6 Rooms | 20.4% | 3.2% | 2.1% |
| 7 Rooms | 35.8% | 20.6% | 17.9% |
| 8 Rooms or more | 115.3% | 35.6% | 29.8% |

Demographics:

2.23 Figure 2 illustrates that the parish has a younger population when compared to national and local levels. The 25-44 age band represents the single largest group in the parish, with 10% more people in this age group compared to Northumberland. This is likely to be linked to the RAF personnel.

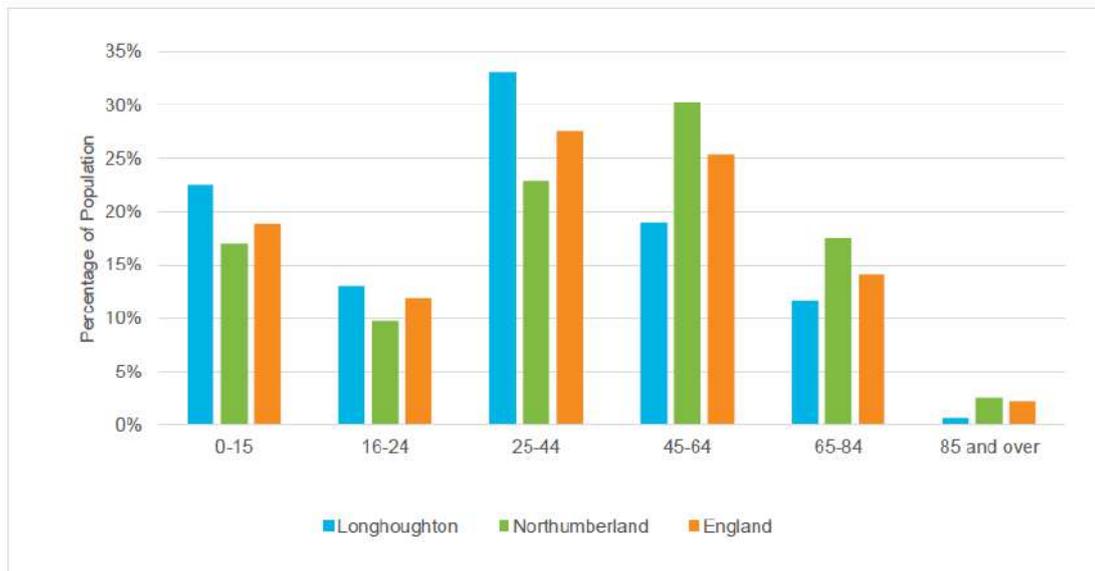


Figure 2: Age profile

2.24 In May 2020, RAF personnel comprise approximately 19% of all households in the parish. Since 2001, the parish has experienced growth in all age groups, apart from the 85 and over group, which experienced no change. The most significant growth has been in the 16-24 age group. This differs from Northumberland, which has seen a decline in the 0-15 and 25-44 age groups and a significant increase in the 85+ group.

Table 10: Change in age groups between 2001 and 2011

| Age group | Longhoughton | Northumberland | England |
|-------------|--------------|----------------|---------|
| 0-15 | 40.2% | -7.0% | 1.2% |
| 16-24 | 86.9% | 7.1% | 17.2% |
| 25-44 | 14.7% | -12.1% | 1.4% |
| 45-64 | 43.1% | 13.7% | 15.2% |
| 65-84 | 51.0% | 15.0% | 9.1% |
| 85 and over | 0.0% | 34.6% | 23.7% |

2.25 The parish has a high proportion of family households, with fewer people living alone, more households also have dependent children.

Table 11: Household composition

| Household composition | | Longhoughton | Northumberland | England |
|------------------------------|------------------------------------------|--------------|----------------|--------------|
| One person household | Total | 20.0% | 29.9% | 30.2% |
| | Aged 65 and over | 9.9% | 14.0% | 12.4% |
| | Other | 10.1% | 15.9% | 17.9% |
| One family only | Total | 77.2% | 66.3% | 61.8% |
| | All aged 65 and over | 8.9% | 10.3% | 8.1% |
| | With no children | 22.4% | 21.0% | 17.6% |
| | With dependent children | 38.1% | 24.9% | 26.5% |
| | All children Non-Dependent ³³ | 7.9% | 10.1% | 9.6% |
| Other household types | Total | 2.8% | 3.8% | 8.0% |

2.26 Between 2001 and 2011, the proportion of one family households in Longhoughton increased at a significantly greater rate than Northumberland. Those with non-dependent children grew at a much higher rate compared to the local and national level, suggesting that young people cannot afford entry-level housing in the area. The parish also experienced a greater increase in one person households contrasting with the decline seen at the local and national levels.

Table 12: Change in household type, 2001-2011

| Household type | | Percentage change, 2001-2011 | | |
|------------------------------|----------------------------|------------------------------|----------------|--------------|
| | | Longhoughton | Northumberland | England |
| One person household | Total | 16.4% | 9.4% | 8.4% |
| | Aged 65 and over | 3.1% | -4.3% | -7.3% |
| | Other | 33.3% | 25.3% | 22.7% |
| One family only | Total | 31.6% | 4.1% | 5.4% |
| | All aged 65 and over | 36.4% | 7.4% | -2.0% |
| | With no children | 23.8% | 11.4% | 7.1% |
| | With dependent children | 33.2% | -3.2% | 5.0% |
| | All children non-dependent | 43.2% | 6.2% | 10.6% |
| Other household types | Total | 5.6% | 12.0% | 28.9% |

2.27 By 2036, the HNA suggests that dwellings should be more focused on one to three-bedroom dwellings, with four or more bedroom properties expected to be in less demand as a result of demographic changes and the need to rebalance the housing stock. This does not mean that larger housing should not be delivered as part of the future mix.

Affordable housing:

2.28 Between 2010 and 2019 there has been an overall increase in house prices in the parish, with semi-detached properties experiencing the highest price growth.

Table 13: House prices

| Type | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | Growth |
|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------|
| Detached | £284,167 | £315,822 | £239,167 | £231,357 | £403,444 | £315,306 | £343,532 | £304,400 | £329,871 | £341,534 | 20.2% |
| Semi-detached | £171,667 | £109,667 | £166,350 | £130,833 | £210,000 | £176,250 | £136,000 | £183,325 | £157,315 | £219,522 | 27.9% |
| Terraced | £144,725 | £96,500 | £85,642 | £110,792 | £164,868 | £159,428 | £125,833 | £129,644 | £175,500 | £157,786 | 9.0% |
| Flats | - | - | - | - | - | - | - | - | - | £154,000 | N/A |
| All Types | £215,300 | £240,314 | £142,186 | £149,360 | £274,484 | £250,904 | £254,519 | £209,368 | £243,753 | £273,853 | 27.2% |

2.29 The assessment considered the level of household income required to afford different tenures (affordability thresholds). This found that the income required to buy an average market home for sale is higher than those on average household incomes can afford. The report notes that the high proportion of RAF properties may distort the prices of market housing (reduced stock = increased demand and higher prices). The assessment calculated an estimate of the total need for affordable housing for rent and for sale to 2036. This identified that there are approximately eight households in the parish unable to access affordable rented homes and 89 households who may be interested in affordable home ownership i.e. they may prefer to buy rather than rent. There is a greater need to provide affordable routes to ownership compared to homes for rent and that a 40% discount could be appropriate. Shared ownership and 50 and 25% levels could be appropriate to meet the needs of the parish.

Recent housing development

2.30 The emerging local plan identifies that as a minimum, 88 new houses should be constructed within the parish between 2016 and 2036. The development at Chancel Place, now complete, has delivered 66 new homes. Planning permission has been granted for one unit at Station Yard.

Conclusions

2.31 National planning policy and guidance emphasises that planning system should support the Government’s objective of significantly boosting the supply of homes. Neighbourhood plans have an important role in considering opportunities for the allocation of small and medium sized housing sites and are not able to promote less development that set out within the adopted strategic policies for the area.

2.32 As a result of the Chancel Place development, a large proportion of the identified 88 new dwellings for the parish has been delivered. However, both the housing needs survey and housing needs assessment illustrate that there is a need for smaller properties within the parish, to allow existing residents to downsize and also to support people who want to buy their first property. The provision of new, one to three bedroom properties would help to rebalance the housing stock. In addition, the housing needs assessment identified that the plan should consider supporting affordable routes to home ownership, so the provision of affordable homes to buy.

3. Site assessment methodology

Background

- 3.1 In order to fully understand the capacity of the plan area to deliver housing to meet needs whilst protecting the important natural and built environment of the area, a housing site assessment methodology has been developed. This has been informed by the National Planning Policy Framework (2019 - NPPF) and the associated National Planning Practice Guidance (NPPG), which includes guidance on the assessment of land availability and the preparation of neighbourhood plans.
- 3.2 The NPPG explains that neighbourhood planning bodies can use the national guidance, however importantly any assessment needs to be proportionate to the nature of the plan. It is also suggested that the starting point for site assessments should be existing site assessments prepared by the local planning authority when identifying sites to allocate within a plan.
- 3.3 The methodology comprised five stages:
- Stage 1 – identification of sites and/ or broad areas for housing development;
 - Stage 2 – site assessment
 - Stage 3 – engagement;
 - Stage 4 – review; and
 - Stage 5 – submission/ adoption.

Stage 1 – identification of sites for housing development

Task 1:

- 3.4 Identification of sites contained within the Northumberland Strategic Housing Land Availability Assessment (September 2019 - SHLAA). The following information should be captured from the SHLAA:
- Current SHLAA map of the parish – it may be appropriate to also have separate maps by settlement;
 - Table showing sites which have been identified as being:
 - deliverable within five years;
 - developable within 6-10;
 - developable within 11-15 years;
 - sites with constraints to development (uncertain sites); and
 - those which have been identified as being not currently developable, or discounted.

Task 2:

- 3.5 Identification of other sites within the parish that have planning permission for residential development, including details of the permission (date approved, number of dwellings).

Task 3:

- 3.6 Identification of sites with a current planning application that is pending consideration.

Task 4:

- 3.7 Identification of sites put forward as part of the neighbourhood plan process, by landowners or other interested parties.

Task 5:

3.8 Sites identified by the neighbourhood plan steering group.

Stage 2 – Site assessment

Task 1:

3.9 Initial filtering of all sites to remove sites that would not be suitable for development. These sites would be removed where they would clearly conflict with national planning policy such as where they would result in development:

- In the open countryside away from existing settlements;
- Of a site with a European or national environmental designation (Ramsar conservation wetland sites, special protection areas, special areas of conservation, sites of special scientific interest, national nature reserves, or ancient woodland);
- Of a scheduled ancient monument or historic park and garden; or
- Within flood zone 3b (functional floodplain).

3.10 This process will result in two lists of sites, those that are not suitable for development and those to be taken forward for a detailed assessment.

Task 2:

3.11 The site assessment proforma (appendix 1) should then be used to capture key information about each site. This captures general information about the site and its use, constraints and accessibility. Appendix 2 provides links to sources of information to assist with the completion of the assessment.

Task 3:

3.12 Review of assessment conclusion and discussion on which sites are appropriate for allocation within the plan. In accordance with national policy and guidance, the sites must be suitable, available and achievable:

- A site can be considered **suitable**, if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated;
- A site can be considered **available**, when there is confidence that there are no legal or ownership impediments to development;
- A site can be considered **achievable** when there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

Task 4:

3.13 Identification of the level of development that would be appropriate for the site, informed by the location, surrounding area and site context. Where an indicative site capacity figure has not been identified through the SHLAA or the landowner, it could be appropriate to apply the density figures identified within the SHLAA. In the rural parts of the county, this is normally 15-20 dwellings per hectare.

Stage 3 – Early Engagement:

3.14 Contact should be made with landowners prior to wider public engagement. Public feedback on the potential sites.

Stage 4 – Review:

3.15 Review of comments received and amendment where necessary.

Stage 5 – Pre-submission engagement:

3.16 Further engagement as part of the consultation on the pre-submission draft plan. Including review of comments/ feedback.

Stage 6 – Submission/ adoption:

3.17 Inclusion of proposed land allocations within submission draft plan, if endorsed through examination and referendum, will be adopted as part of the neighbourhood plan.

4. Identification of sites

Task 1: Identification of sites contained within the Northumberland SHLAA

4.1 Figure 3 provides an extract from the Northumberland SHLAA map, this illustrates the sites across the parish. More detailed maps are provided in figures 4, 5 and 6.

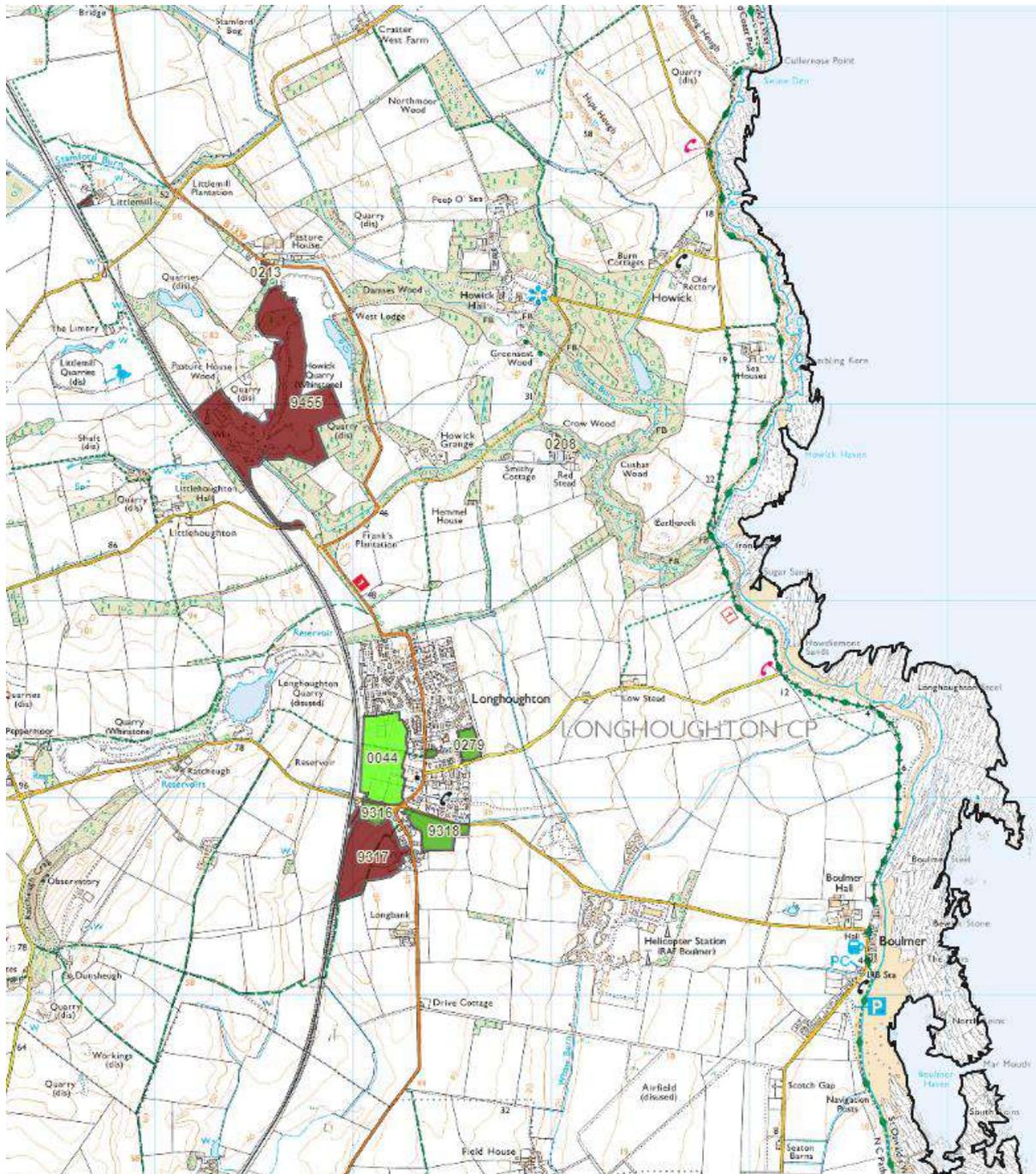


Figure 3: Extract from the Northumberland SHLAA (parish level)

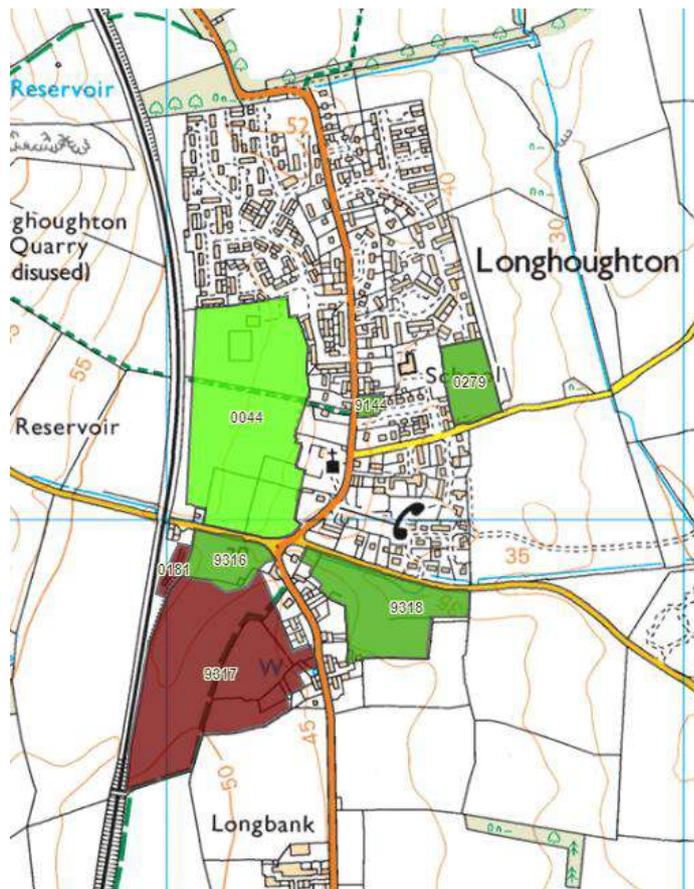


Figure 4: Northumberland SHLAA - Longhoughton extract

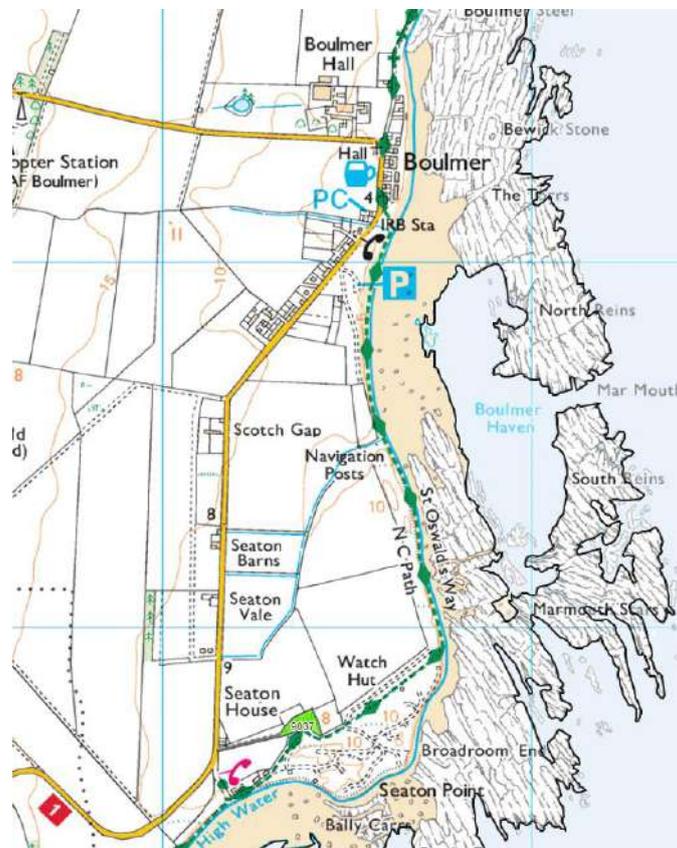


Figure 5: Northumberland SHLAA, Boulmer/ south of the parish

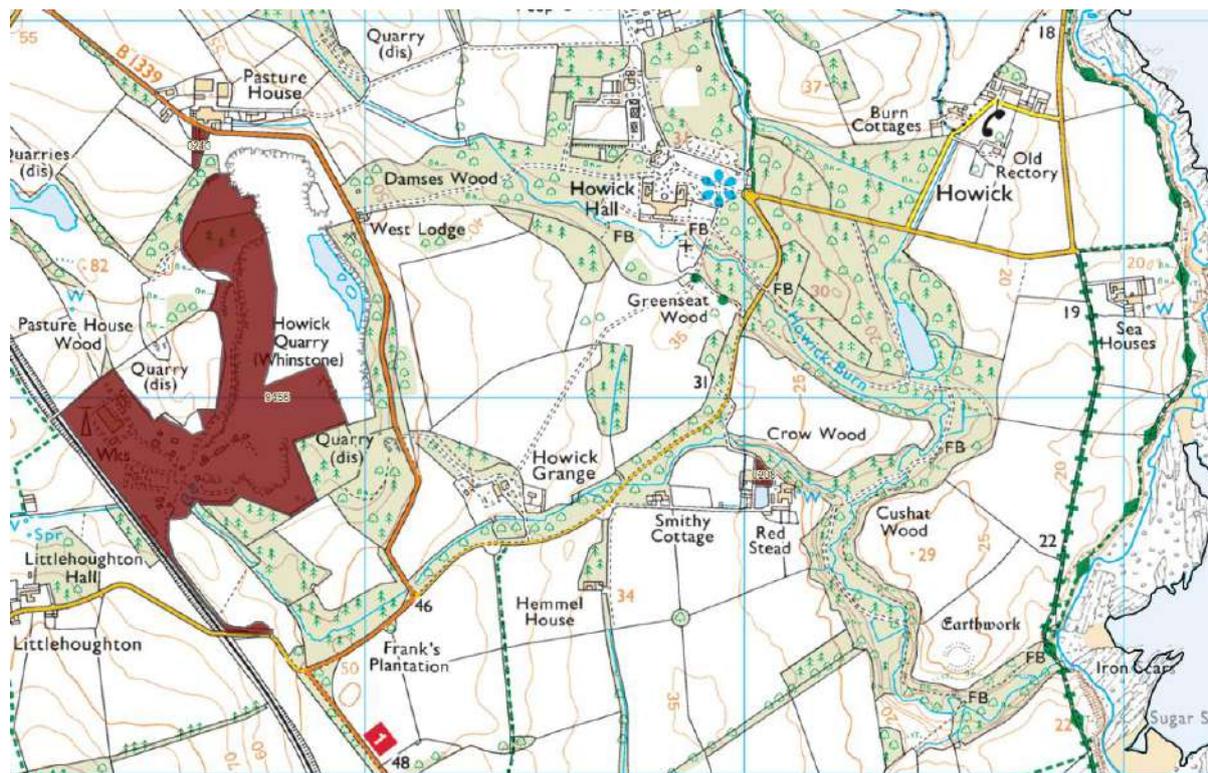


Figure 6: Northumberland SHLAA, Howick/ north of the parish

4.2 Table 14 illustrates all of the sites within the parish, it includes a summary of the site assessment comments.

Table 14: Extract from Northumberland SHLAA site assessment information

| SHLAA Ref | Name | Size | Land type | Summary of SHLAA comments plus relevant update | No dwellings | | | |
|-----------|--------------------|------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------|---------|------|
| | | | | | 0 - 5 | 6 - 10 | 11 - 15 | 15 + |
| 0044 | W of Burnside | 9.38 | GF | Update – now complete | N/A | | | |
| 0181 | Goods Yard | 0.31 | PDL | Site detached from existing settlement. Railway yard (including carriages and track) on site - clearance required. Possible contamination. Site adjacent to railway, buffer zones will be required. Highways issues. Update - this site is no longer available | Discounted | | | |
| 0208 | NW of Redsteads | 0.23 | GF | Greenfield site located outside of settlement within the countryside. Site not suitable for housing at this time | Discounted | | | |
| 0213 | S of Pasture House | 0.31 | Mostly GF | Greenfield site located outside of settlement within the countryside. Site not suitable for housing at this time. | Discounted | | | |

| SHLAA Ref | Name | Size | Land type | Summary of SHLAA comments plus relevant update | No dwellings | | | |
|-----------|-------------------------------------|------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------|---------|------|
| | | | | | 0 - 5 | 6 - 10 | 11 - 15 | 15 + |
| 0214 | W of Little Mill Farm | 0.20 | Mostly GF | Greenfield site located outside of the settlement within the countryside. Site is not suitable for housing at this time. | Discounted | | | |
| 0279 | Playing fields | 1.40 | GF | Greenfield site located adjacent to Longhoughton. Currently used as school playing field. Crownlea road junction with north end road currently inadequate to manage further development. Widening of Crownlea Road required- currently narrow along site frontage. Provision of footway, adoptable estate road, drainage and lighting required. A public sewer crosses the site, diversion or suitable easement required. Site lies within AONB and Heritage Coast. Private sector owner. Highest value market area, attractive location. | | 31 | | |
| 9037 | Seaton House Farm Boulmer Alnwick | 0.36 | PDL | Demolition of existing farmhouse and replacement with 5 dwellings (conversion and change of use) Update – planning permission lapsed and new application submitted (21/00449/FUL) | 5 | | | |
| 9144 | 26 North End | 0.20 | PDL | Site located within existing residential area, currently being occupied by a retail unit. Existing network capacity and access should be sufficient to serve a site of this scale. Located within AONB and Heritage Coast - designations would need to be considered in developing an appropriate scheme. Demolition and clearance of existing retail unit would be required prior to redevelopment. Update – sold for commercial use | | 6 | | |
| 9316 | South of Station Road, Longhoughton | 1.37 | GF | Greenfield site to the western edge of the village, utilised for agricultural purposes. Outside of the settlement boundary. Agricultural land to south with residential dwellings to east. The ECML and site of the former Longhoughton Station lie to the west - any impacts may have to be | | 25 | | |

| SHLAA Ref | Name | Size | Land type | Summary of SHLAA comments plus relevant update | No dwellings | | | |
|-----------|---------------------------------|------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------|---------|------|
| | | | | | 0 - 5 | 6 - 10 | 11 - 15 | 15 + |
| | | | | mitigated. Established vegetation line to southern boundary. Gently undulated topography noted but not considered prohibitive. Highway infrastructure likely to require improvement, particularly access - further work required to ensure that this would be possible from Station Road. Located adjacent to, but not within, AONB and Heritage Coast designations. If the identified constraints can be mitigated then this is likely to represent a suitable site for residential development in a location that could related well to the existing settlement. | | | | |
| 9317 | Land south west of Longhoughton | 9.03 | GF | Large greenfield site to the west of Longhoughton, currently in use for agricultural purposes. Outside of the settlement boundary. Existing residential development to eastern boundary with further farmland to north and south. The ECML is at the western boundary - any noise or visual impacts would have to be mitigated. Due to the scale of the site, substantive improvements are likely to be needed to ensure highway capacity and access is appropriate. Further investigation necessary as to whether access is possible from South End - if this is not possible then access may be reliant on adjacent land (site 9316). Located adjacent to, but not within, AONB and Heritage Coast designations. It is considered that a scheme of this size would have a significant impact on the character of the village and would not be appropriate. | Discounted | | | |
| 9318 | South-east of Longhoughton | 3.65 | GF | Greenfield site towards south east of village in agricultural use. Outside of the settlement boundary. Residential development to north and west with farmland to south and east. Located within AONB and Heritage Coast. Undulating topography of the site is noted but | | 21 | 14 | |

| SHLAA Ref | Name | Size | Land type | Summary of SHLAA comments plus relevant update | No dwellings | | | |
|-----------|------------------------------|-------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|---------|------|
| | | | | | 0 - 5 | 6 - 10 | 11 - 15 | 15 + |
| | | | | should not limit development. Established vegetation line to southern boundary. Highway infrastructure likely to require improvement to enable development - further work necessary to consider whether suitable access can be provided from Boulmer Road. The site may offer a suitable location for a residential scheme although, due to the location at the edge of the settlement and the constraints identified, it may be that this is based on a reduced developable area, providing a lower yield. The site is considered to be suitable in part, with a reduced scale scheme, closely related to the existing settlement having potential to deliver new homes. Identified yield is in line with methodological approach, with around 35 homes considered fitting | | | | |
| 9455 | Howick Quarry Littlehoughton | 28.37 | Mixed | Operational quarry site and pipeworks, isolated and in the open countryside. Location, scale and setting mean that the site would not be suitable for residential development. | Discounted | | | |

Task 2: Identification of other sites within the parish that have planning permission for residential development

4.3 There are two additional sites which have planning permission for residential development that is not included within the SHLAA:

- 20/00200/FUL: Conversion of existing agricultural building into 1no. new dwelling and the conversion of existing outbuilding to a garage (as amended) at Longbank Farm, Longbank Farm Drive, Longhoughton, NE66 3AP. This was approved in June 2020, but has not yet commenced;
- 18/03887/AGTRES: Conversion of 3no. stone agricultural buildings into 4no. residential dwellings at Longbank Farm, Longbank Farm Cottages, Longhoughton.

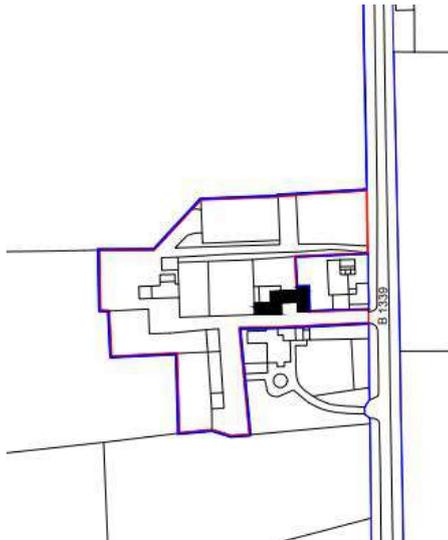


Figure 7: Site location plan, application 20/00200/FUL

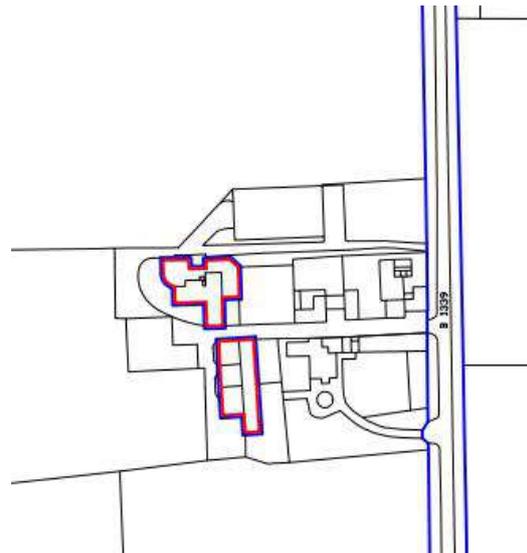


Figure 8: Site location plan, application 18/03887/AGTRES

Task 3: Identification of sites with a current planning application that is pending consideration

4.4 There are three current pending applications within the parish:

- 20/01918/FUL: Demolition of modern agricultural sheds and development of six new residential dwellings, including gardens, car parking, and all ancillary works, at Longbank Farm Longhoughton Alnwick Northumberland. Note: The online file contains a recommendation to refuse, but no decision has been issued.
- 20/03813/FUL: Construction of 2no. residential dwellings and other ancillary works at Land North Of Cortico Boulmer Northumberland.

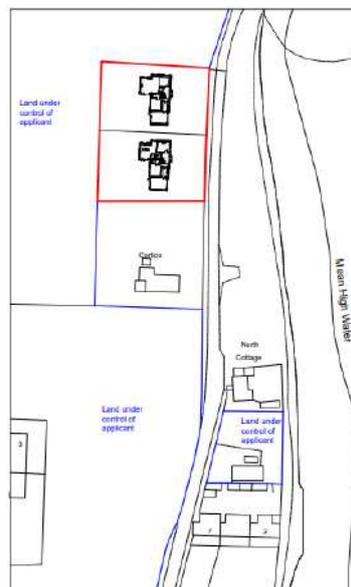


Figure 9: Location plan for application 20/03813/FUL

- 21/00449/FUL: Demolition of existing farmhouse and replacement with a 4-bedroom dwelling, demolition and change of use of detached outbuilding and replacement with a 3-bedroom dwelling and 2-bedroom dwelling, conversion of existing outbuilding into 2no. 3-bedroom dwellings at Seaton House, Boulmer, Northumberland.

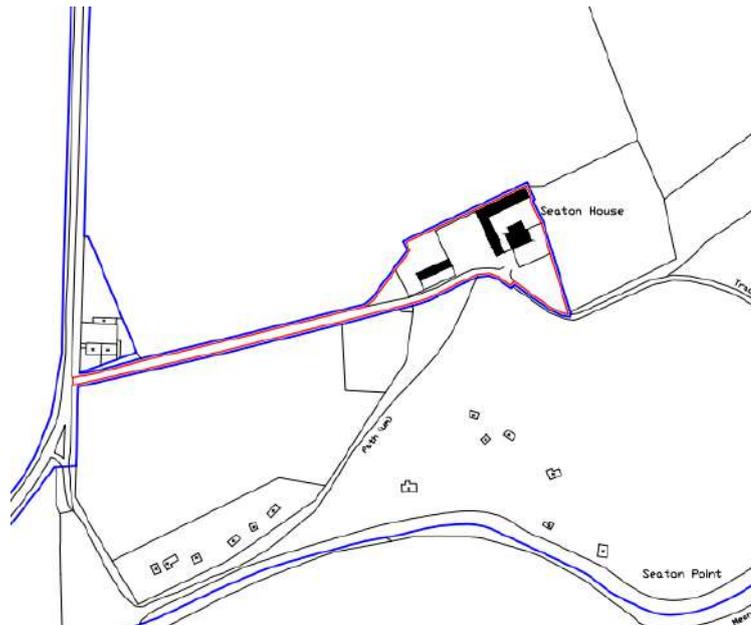


Figure 10: Location plan for application 21/00449/FUL

Task 4: Identification of sites put forward as part of the neighbourhood plan process, by landowners or other interested parties.

4.5 One site, in Boulmer has been put forward by a landowner, see figure 11.



Figure 11: Land to the south west of Bowmere, Boulmer

Task 5: Sites identified by the neighbourhood plan steering group

4.6 Members of the steering group considered potential additional locations for housing development within the parish, by settlement. In accordance with the methodology these excluded sites: in the open countryside, with European or national designations, including scheduled monuments, or those within the functional floodplain. These are illustrated on figures 12 - 16.



Figure 12: Longhoughton - north

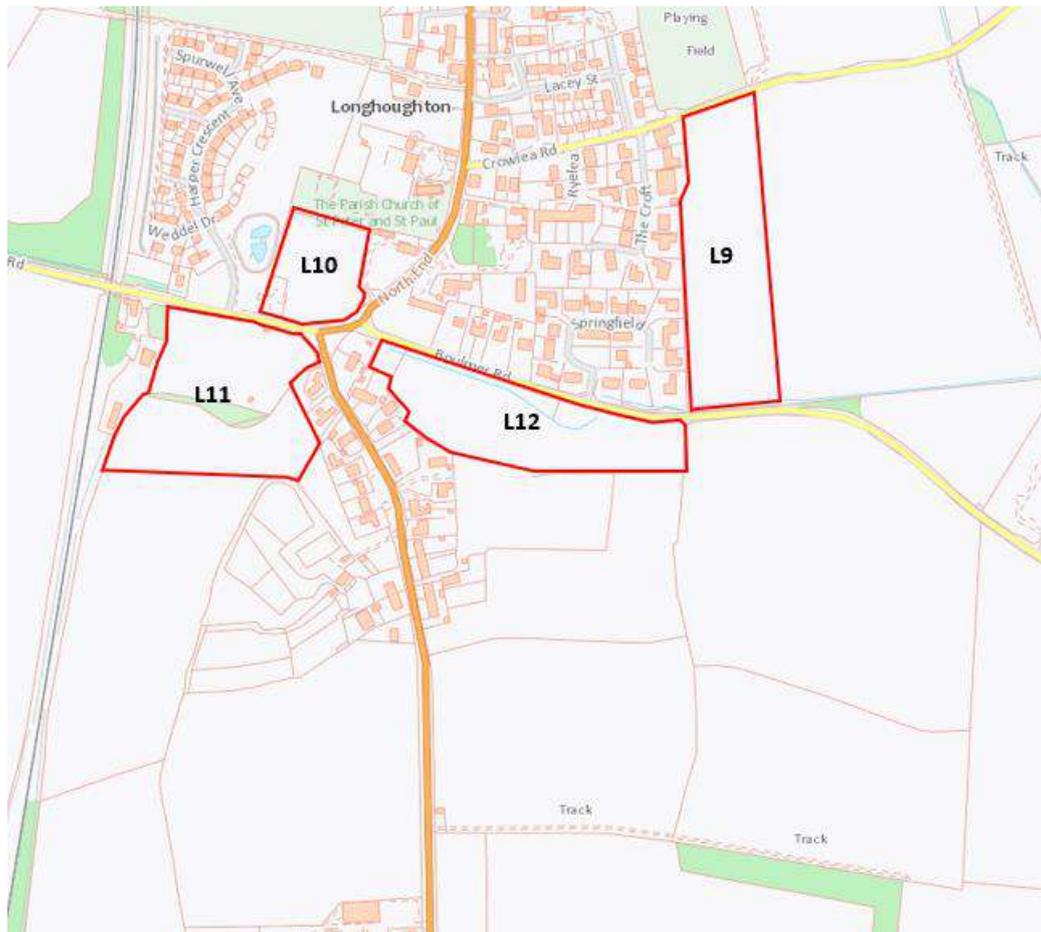


Figure 13: Longhoughton - south

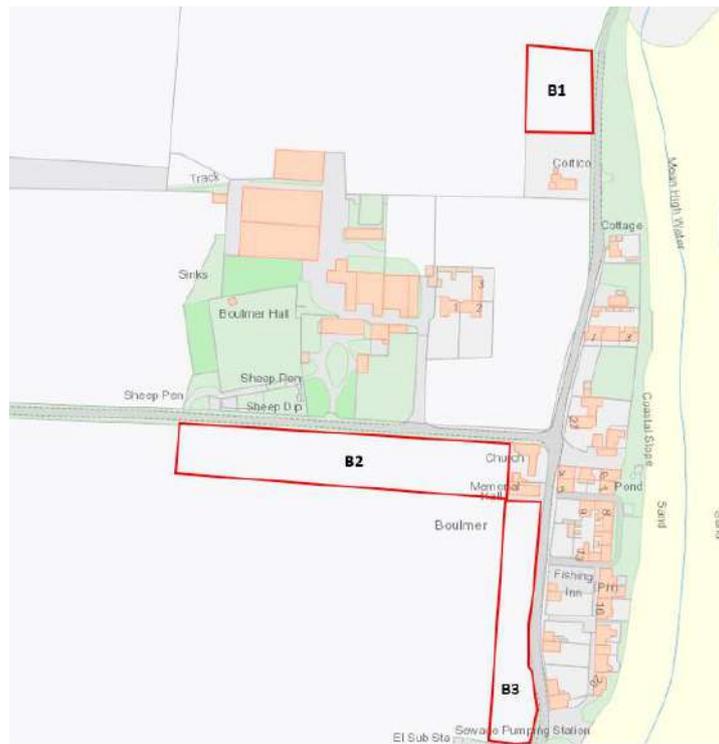


Figure 14: Boulmer – north



Figure 15: Boulmer - south



Figure 16: Howick

5. Site assessment

Introduction

5.1 This section of the background paper describes the results of the site assessment process.

Initial filtering

5.2 The process of identifying additional sites suggested by the steering group included some filtering, by removing sites that would clearly conflict with national planning policy. All of the following SHLAA sites are greenfield and located within the open countryside:

- 0208 - NW of Redsteads;
- 0213 - S of Pasture House; and
- 0214 - W of Little Mill Farm.

5.3 In addition, SHLAA site 9455 has been discounted as it is an operational quarry site, located within the open countryside.

5.4 Figures 12-16 illustrate the sites which have been subject to the site assessment process.

Longhoughton - completed site assessment forms:

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site reference | L1 |
| Site name | Tedder Place Rear |
| Site address/ location | West of Elworthy and Tedder Place  |
| Site area (ha) | 0.9 ha |
| Site capacity | Possibly 4 units |
| Existing use | Amenity open space, used for recreation |
| Landowner | Defence Infrastructure Organisation |
| How identified (SHLAA, call for sites, by group) | Steering Group |
| SHLAA reference (if applicable) | - |
| SHLAA conclusions (if applicable) | - |
| Relevant planning history | None |
| Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service. |
| Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape | None |

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Historic environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site | <p>None</p> |
| <p>Flood zone:</p> <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk | <p>Flood zone 1</p> |
| <p>Surface water flood risk</p> | <p>None identified.</p> |
| <p>Any other designations e.g. protected open space, best and most versatile agricultural land</p> | <p>Proposed as protected open space within Northumberland Local Plan (reference 1094 and 1103).</p> |
| <p>Physical constraints:</p> <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. | <p>The site is a narrow strip of land that runs along the east side of the East Coast Main Railway line. Up to the side of the railway line it is quite steep and also at the northern end. The existing houses in this area run north/south which has resulted in this narrow strip of land.</p> |
| <p>Access to services: How far away are the following:</p> <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop | <p>0.5miles 0.2miles 5 miles 0.2 miles</p> |
| <p>Overall assessment: Unsuitable</p> | |
| <p>The site is open space which is important to the character of the local area and is also used for recreation. It is proposed for allocation as protected open space within the emerging local plan. As a result of its amenity value, it is considered unsuitable for housing development.</p> | |

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site reference | L2 |
| Site name | Portal Place – North East |
| Site address/ location | Portal Place/Portal Court  |
| Site area (ha) | 0.6ha |
| Site capacity | 12 units |
| Existing use | Green area adjacent to housing |
| Landowner | Defence Infrastructure Organisation |
| How identified (SHLAA, call for sites, by group) | Steering group |
| SHLAA reference (if applicable) | - |
| SHLAA conclusions (if applicable) | - |
| Relevant planning history | None |
| Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service. |
| Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape | The Site is adjacent to the Northumberland Coast Area of Outstanding Natural Beauty and North Northumberland Heritage Coast. |
| Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site | None |

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Flood zone:</p> <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk | Flood zone 1 |
| Surface water flood risk | None identified. |
| Any other designations e.g. protected open space, best and most versatile agricultural land | Proposed to be allocated as protected open space in the emerging Northumberland Local Plan (ref 1093). |
| <p>Physical constraints:</p> <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. | Existing access from Portal Place and Portal Court. The site slopes gently to the north. There are no public rights of way or power lines across the site. No contamination. |
| <p>Access to services: How far away are the following:</p> <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop | <p>Primary School – 600 mts</p> <p>Co-op- 300mts</p> <p>Alnwick</p> <p>100 mts</p> |
| Overall assessment: Potential housing site | |
| <p>This is a possible site for housing development. The road system and infrastructure leading to the site is in place. It lies within an existing housing site within the village of Longhoughton.</p> | |

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site reference | L3 |
| Site name | Cunningham Road - North |
| Site address/ location |  |
| Site area (ha) | 1.02ha |
| Site capacity | 20 units |
| Existing use | Agricultural |
| Landowner | Northumberland Estates |
| How identified (SHLAA, call for sites, by group) | Steering Group |
| SHLAA reference (if applicable) | - |
| SHLAA conclusions (if applicable) | - |
| Relevant planning history | None. |
| Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service. |
| Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape | Within the Northumberland Coast Area of Outstanding Beauty, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast. |
| Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area | None. |

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Historic park and garden • Archaeological site | |
| Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk | Flood zone 1. |
| Surface water flood risk | None identified. |
| Any other designations e.g. protected open space, best and most versatile agricultural land | None. |
| Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. | Slopes towards the north where a burn runs west to east. Quite steep close to the Burn. No public rights of way or power lines. However, the landowner advises that there are a number of drains and pipes that cross the site. |
| Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop | 600 metres to Longhoughton Primary School. Co-op Shop 300 metres. Alnwick 200 metres |
| Overall assessment: Unsuitable | |
| Unsuitable for housing development as a result of the drains and pipes which cross the site. | |

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site reference | L4 |
| Site name | East of Carey Place and Cunningham Road |
| Site address/ location | East of Carey Place and Cunningham Road, Longhoughton  |
| Site area (ha) | 3.5ha |
| Site capacity | 50-70 units |
| Existing use | Agricultural |
| Landowner | Northumberland Estates |
| How identified (SHLAA, call for sites, by group) | Steering Group |
| SHLAA reference (if applicable) | - |
| SHLAA conclusions (if applicable) | - |
| Relevant planning history | None. |
| Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service. |
| Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape | Within the Northumberland Coast Area of Outstanding Beauty, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast. |
| Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument | None. |

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site | |
| Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk | Flood zone 1. |
| Surface water flood risk | None identified. |
| Any other designations e.g. protected open space, best and most versatile agricultural land | None. |
| Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. | The site slopes gently towards to the east. To the north there is a burn that runs alongside the site and there is a steep bank down to the burn side. Access could be from Carey Place or Cunningham Road. |
| Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop | 500 mts 400 mts 5 miles 400 mts |
| Overall assessment: Unsuited | |
| <p>This is a large site which lies beyond the existing defensible settlement boundary, lying within the AONB. Development of this site in isolation would result in an inappropriate settlement edge and would result in a disproportionate addition to the village which could negatively impact on the special qualities of the AONB and the character of the village. Unsuited for housing development.</p> | |

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site reference | L5 |
| Site name | East of East Moor |
| Site address/ location | East of East Moor  |
| Site area (ha) | 3.5ha |
| Site capacity | 50-70 units |
| Existing use | Agricultural |
| Landowner | Northumberland Estates |
| How identified (SHLAA, call for sites, by group) | Steering Group |
| SHLAA reference (if applicable) | - |
| SHLAA conclusions (if applicable) | - |
| Relevant planning history | None. |
| Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service. |
| Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape | Within the Northumberland Coast Area of Outstanding Beauty, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast. |
| Historic environment site constraints – is the site within or adjacent to the following designations: | None. |

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site | |
| Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk | None |
| Surface water flood risk | None |
| Any other designations e.g. protected open space, best and most versatile agricultural land | None. |
| Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. | Slopes gently to the east from the existing notional village boundary. Access may be an issue from East Moor and may have to come from Beach Road that runs from Longhoughton eastwards to the beach at the south end of this site. Beach Lane is a narrow country lane and is not suitable for heavy estate traffic. |
| Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop | 300 mts 500mts 5 Miles 500 mts |
| Overall assessment: Unsuitable | |
| <p>This is a large site which lies beyond the existing defensible settlement boundary, lying within the AONB. Development of this site in isolation would result in an inappropriate settlement edge and would result in a disproportionate addition to the village which could negatively impact on the special qualities of the AONB and the character of the village. Unsuitable for housing development.</p> | |

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| Site reference | L6 |
| Site name | Johnnie Johnson Site |
| Site address/ location | Burnside, Longhoughton  |
| Site area (ha) | 0.05ha |
| Site capacity | 6 Units |
| Existing use | Vacant brownfield site – formerly Johnnie Johnson Sheltered Housing. |
| Landowner | Northumberland County Council |
| How identified (SHLAA, call for sites, by group) | Steering Group |
| SHLAA reference (if applicable) | - |
| SHLAA conclusions (if applicable) | - |
| Relevant planning history | None |
| Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service. |
| Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape | Adjacent to the Northumberland Coast AONB and North Northumberland Heritage Coast. |
| Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden | None |

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| <ul style="list-style-type: none"> • Archaeological site | |
| Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk | Flood zone 1 |
| Surface water flood risk | None identified. |
| Any other designations e.g. protected open space, best and most versatile agricultural land | None |
| Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. | Good topography. Easy access from Burnside. Some services may cross the site |
| Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop | 250m 20m Alnwick 30m |
| Overall assessment: Potential housing site | |
| This site is in a good location within the centre of the village. It is available and appears developable. It was previously included within the Northumberland SHLAA. Potential site for the development of affordable homes, possibly community owned. | |

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| Site reference | L7 |
| Site name | The Old Spar Site |
| Site address/ location |  |
| Site area (ha) | 0.20 |
| Site capacity | 6 |
| Existing use | Vacant – former Spar |
| Landowner | Northumberland Estates |
| How identified (SHLAA, call for sites, by group) | SHLAA |
| SHLAA reference (if applicable) | 9144 |
| SHLAA conclusions (if applicable) | Suitable, available, achievable. |
| Relevant planning history | Planning permission granted in June 2020 for change of use of shop to café (20/00229/FUL) |
| Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service. |
| Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape | Within the Northumberland Coast Area of Outstanding Beauty, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast. |
| Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site | None |
| Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk | Flood zone 1 |

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| <ul style="list-style-type: none"> • Flood zone 2 – medium risk • Flood zone 3 – high risk | |
| Surface water flood risk | None identified. |
| Any other designations e.g. protected open space, best and most versatile agricultural land | None. |
| Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. | Site includes mature trees, with likely TPO. |
| Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop | 200m 250m Alnwick 5m |
| Overall assessment: Unavailable | |
| Whilst the site is considered suitable for residential development, it is unavailable as it has been sold for the development of a commercial catering business. | |

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| Site reference | L8 |
| Site name | Old Recreation Field |
| Site address/ location | South of Eastmoor and east of Lacey Street/Court.  |
| Site area (ha) | 1.17ha |
| Site capacity | 15 units (part) |
| Existing use | Informal recreation |
| Landowner | Northumberland Estates |
| How identified (SHLAA, call for sites, by group) | SHLAA |
| SHLAA reference (if applicable) | 0279 |
| SHLAA conclusions (if applicable) | Suitable, available and achievable. |
| Relevant planning history | None |
| Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service. |
| Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape | Within the Northumberland Coast Area of Outstanding Beauty, any development would need to ensure it conserved and enhanced its special qualities. Also within the North Northumberland Heritage Coast. |
| Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure | None |

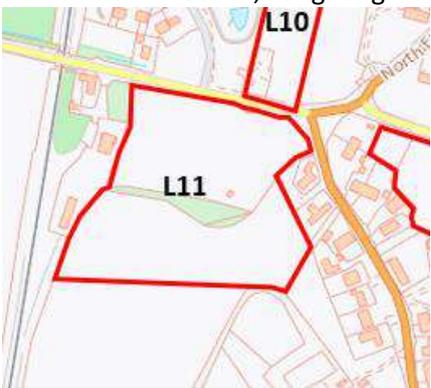
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| <ul style="list-style-type: none"> • Conservation area • Historic park and garden • Archaeological site | |
| Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk | Flood zone 1 |
| Surface water flood risk | None identified. |
| Any other designations e.g. protected open space, best and most versatile agricultural land | Proposed as protected open space within the emerging local plan. |
| Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. | There are some trees at the southern end of the site that could/should be subject to tree preservation orders. |
| Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop | This site is adjacent to the Primary School. 300 metres Alnwick 300 metres |
| Overall assessment: Potential mixed use site (housing, open space and parking) | |
| Whilst this site is proposed for allocation as protected open space within the emerging Northumberland Local Plan, there is potential for a mixed-use development, including housing, recreation and parking. | |

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| Site reference | L9 |
| Site name | East of The Croft |
| Site address/ location | East of The Croft  |
| Site area (ha) | 1.5ha |
| Site capacity | 22-30 units |
| Existing use | Agricultural |
| Landowner | Northumberland Estates |
| How identified (SHLAA, call for sites, by group) | Steering Group |
| SHLAA reference (if applicable) | - |
| SHLAA conclusions (if applicable) | - |
| Relevant planning history | - |
| <p>Natural environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service. |
| <p>Landscape site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape | Within the Northumberland Coast Area of Outstanding Beauty, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast. |
| <p>Historic environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden | None |

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| <ul style="list-style-type: none"> • Archaeological site | |
| Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk | Flood zone 1 |
| Surface water flood risk | None identified |
| Any other designations e.g. protected open space, best and most versatile agricultural land | None |
| Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. | <p>Large site to the east of The Croft and north of Boulmer Road. To the north is Beach Road It gently slopes towards the east. A burn runs down the southern boundary.</p> <p>For access Beach Road would be too narrow and inadequate. A new access would have to be developed from Boulmer Road</p> |
| Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop | <p>200 mts</p> <p>500 mts</p> <p>5 miles</p> <p>400 mts</p> |
| Overall assessment: Unsuited | |
| <p>This is a large site which lies beyond the existing defensible settlement boundary, lying within the AONB. Development of this site in isolation would result in an inappropriate settlement edge and would result in a disproportionate addition to the village which could negatively impact on the special qualities of the AONB and the character of the village. Also access issues. Unsuited for housing development.</p> | |

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| Site reference | 10 |
| Site name | Pond Field |
| Site address/ location | Off Station Road  |
| Site area (ha) | 0.4ha |
| Site capacity | 2/3 houses |
| Existing use | None |
| Landowner | Northumberland Estates |
| How identified (SHLAA, call for sites, by group) | Part of the land developed for Chancel Place |
| SHLAA reference (if applicable) | 0044 (part) |
| SHLAA conclusions (if applicable) | Suitable, available, achievable. |
| Relevant planning history | Recent planning application for 4 properties withdrawn by applicant. |
| Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service. The Pondfield is known locally as a special site and once included a pond. The local population would like part of the Pondfield to be retained as an open space. It is also suitable for the start of a green route that would run up the western side of the village to the area where the Co-op is currently located. It could also serve as wildlife corridor. |
| Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape | Adjacent to the AONB and North Northumberland Heritage Coast. |
| Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure | Undesignated heritage asset - historic park and garden. |

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| <ul style="list-style-type: none"> • Conservation area • Historic park and garden • Archaeological site | |
| Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk | Flood zone 1 |
| Surface water flood risk | The lower part of the site is prone to flooding – hence the name Pondfield. The housing could be located on higher ground. |
| Any other designations e.g. protected open space, best and most versatile agricultural land | None. |
| Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. | Access is possible from Station Road. The topography is difficult. Housing could be sited on the higher ground. There is a mature tree on site that has TPO. A pipeline crosses the site from north to south carrying a burn. |
| Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop | 300 m 400m Alnwick 30m |
| Overall assessment: Potential mixed-use site (housing, open space and greenway) | |
| <p>The site is suitable for a small number of houses – either two or three. The site would need to be designed to preserve part of the field for recreation and the possible return to a pond. It would also be the start of a green way that runs north along the west side of the village to emerge at the area currently occupied by the Co-op. The development of the site would need to include the provision of open space and a greenway.</p> | |

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| Site reference | L11 |
| Site name | Station Road - South, Longhoughton |
| Site address/ location | Station Road – South, Longhoughton  |
| Site area (ha) | 2.65ha |
| Site capacity | 30-40 units |
| Existing use | Agricultural |
| Landowner | Northumberland Estates |
| How identified (SHLAA, call for sites, by group) | Steering Group |
| SHLAA reference (if applicable) | 9316 plus part of 9317 |
| SHLAA conclusions (if applicable) | Site 9316 – suitable, achievable, deliverable Site 9317 – discounted (size and open countryside) |
| Relevant planning history | None |
| Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service. |
| Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape | Adjacent to the Northumberland Coast AONB and North Northumberland Heritage Coast. |
| Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure | None |

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| <ul style="list-style-type: none"> • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site | |
| Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk | Flood zone 1 |
| Surface water flood risk | None identified. |
| Any other designations e.g. protected open space, best and most versatile agricultural land | None |
| Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. | This is a site to the south side of Station Road, Longhoughton. It includes the whole of SHLAA 9316 and part of SHLAA 9317. It gently rises up from Station Road in a southerly direction. The site is opposite the development at Chancel Place. |
| Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop | 500m 500m 5 miles 100m |
| Overall assessment: Potential mixed-use site (housing, open space and gateway) | |
| <p>This site is low level agricultural use and occupies a site to the south of Station Road which is just within the main access to Longhoughton from Alnwick. It consists of the whole of SHLAA 9316 and a small part of SHLAA 9317. SHLAA 9317 lies to the south of 9316 and this assessment brings the two together to form a site for assessment that could hold up to 40 units. Given the location of the site, it is essential that it incorporates a large amount of open space, particularly mirroring the openness of the entrance to Chancel Place. There is also the potential to create a gateway to Alnwick. Potential mixed-use site (housing, open space and gateway).</p> | |

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| Site reference | L12 |
| Site name | Boulmer Road – South |
| Site address/ location | South of Boulmer Road  |
| Site area (ha) | 2.3ha |
| Site capacity | 20-30 units |
| Existing use | Agricultural – sheep grazing |
| Landowner | Northumberland Estates |
| How identified (SHLAA, call for sites, by group) | SHLAA |
| SHLAA reference (if applicable) | 9318 (part) |
| SHLAA conclusions (if applicable) | The site is suitable and available in part and could be developed over the next 6 to 15 years. |
| Relevant planning history | None |
| Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service. |
| Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape | Within the Northumberland Coast Area of Outstanding Beauty, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast. |
| Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area | None |

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| <ul style="list-style-type: none"> • Historic park and garden • Archaeological site | |
| Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk | Flood zone 1 |
| Surface water flood risk | None identified |
| Any other designations e.g. protected open space, best and most versatile agricultural land | None |
| Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. | The topography of the site is party challenging due to it being a steep slope. Elsewhere it is more gently sloping to the east. Access would be from Boulmer Road. There are numerous trees bordering the site which may be subject to TPO. |
| Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop | 250 m 500 m Alnwick 150 m |
| Overall assessment: Potential mixed-use site (housing, open space and greenway) | |
| This is a prominent site facing east, with steep areas. When approaching from the east the site would be well visible. There is poor access along Boulmer Road for pedestrians/cyclists and if this site was developed an essential element of the development would be the establishment of a greenway linking the B1339 with Boulmer Road. The site, whilst smaller that the site included within the SHLAA, is still large and extends beyond the existing defensible settlement boundary and is within the AONB. It is considered that the redevelopment of the SHLAA site would result in a disproportionate addition to the village which could negatively impact on the special qualities of the AONB and the character of the village. However, a smaller site, that incorporated a large amount of open space and a greenway has the potential to be suitable for development. Potential mixed-use site (housing, open space and greenway) | |

5.5 Figures 16 and 17 illustrate the results of the initial site assessment process. Sites coloured red are considered unsuitable and/ or unavailable for housing and those coloured orange may have potential for housing development in combination with other uses.

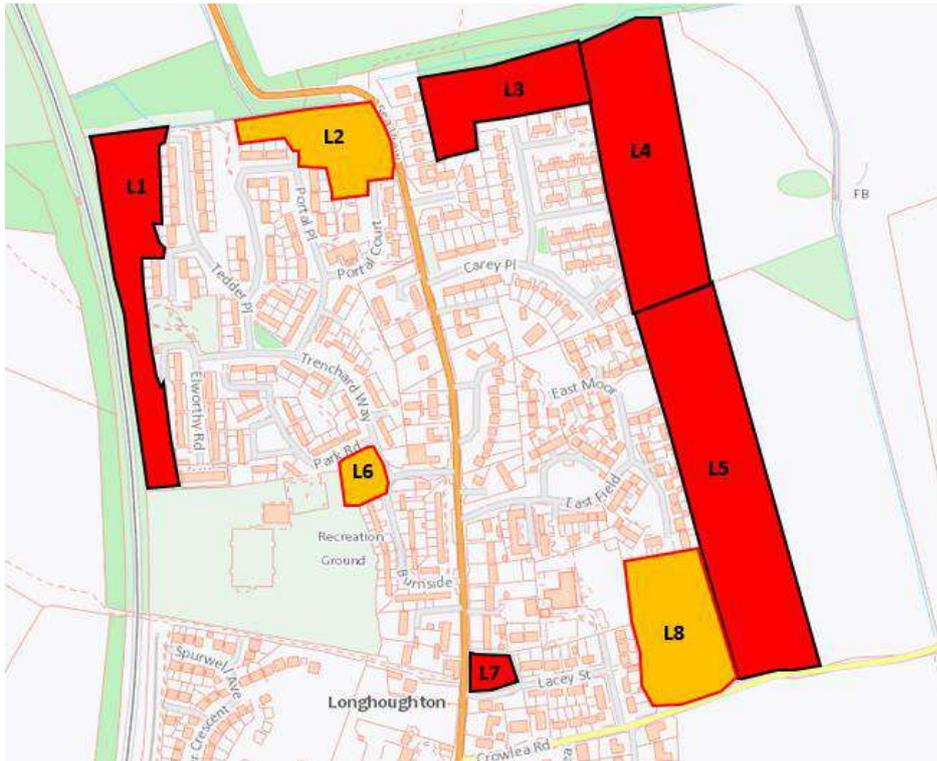


Figure 17: Results of initial site assessment - Longhoughton (north)

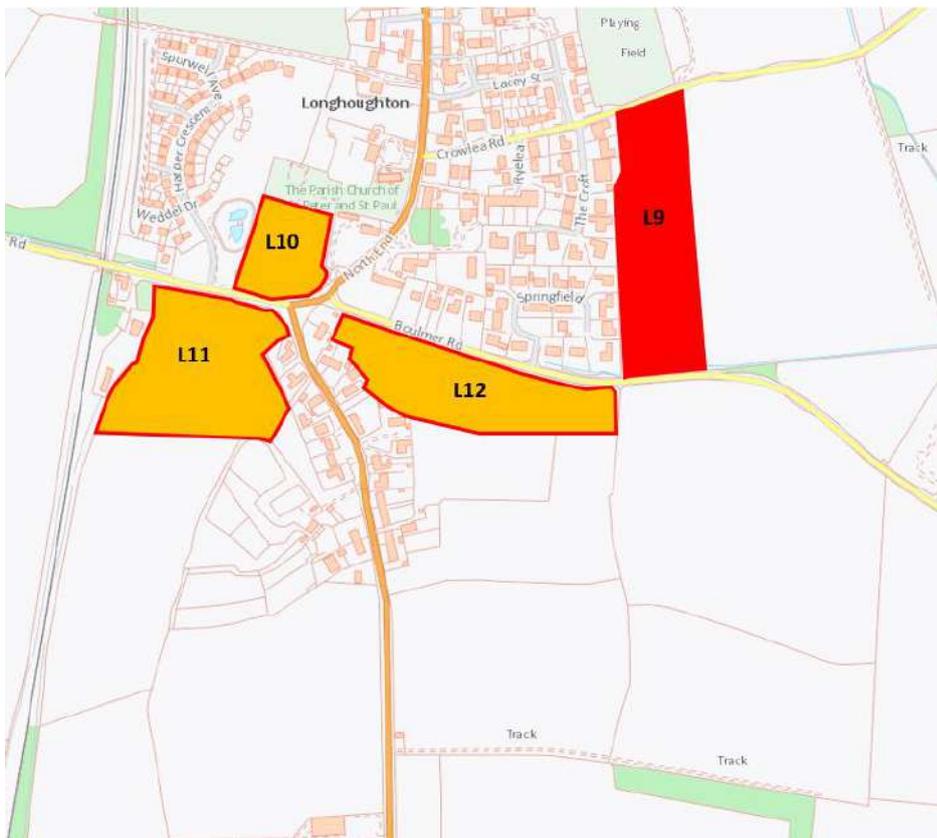
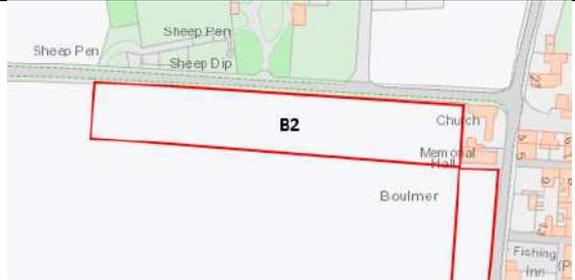


Figure 18: Results of initial site assessment - Longhoughton (south)

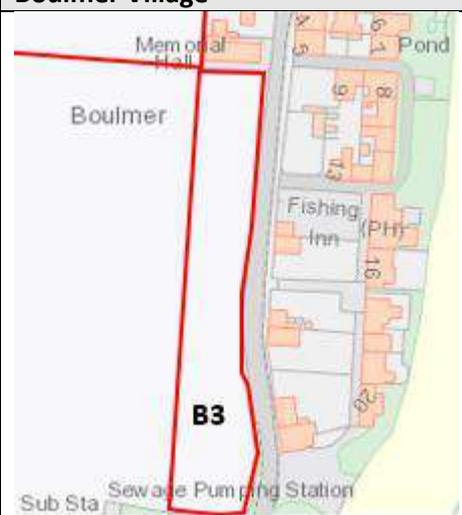
Boulmer - completed site assessment forms:

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| Site reference | B1 |
| Site name | Old Allotment Site |
| Site address/ location | Old Allotment Site, Boulmer  |
| Site area (ha) | 0.21ha |
| Site capacity | 2 Units |
| Existing use | Vacant – former allotments |
| Landowner | Northumberland Estates |
| How identified (SHLAA, call for sites, by group) | Steering Group |
| SHLAA reference (if applicable) | - |
| SHLAA conclusions (if applicable) | - |
| Relevant planning history | At the time of the Assessment there is a planning application in for two houses. |
| Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | Adjacent to coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service. |
| Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape | Within the Northumberland Coast Area of Outstanding Beauty, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast. |

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| <p>Historic environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site | <p>None.</p> |
| <p>Flood zone:</p> <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk | <p>Flood zone 1 – but adjacent to flood zone 3.</p> |
| <p>Surface water flood risk</p> | <p>None identified.</p> |
| <p>Any other designations e.g. protected open space, best and most versatile agricultural land</p> | <p>None</p> |
| <p>Physical constraints:</p> <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. | <p>The site is just a few metres from the coast. The site is next to an existing property. The allotment site is not used and is suitable for development.</p> |
| <p>Access to services: How far away are the following:</p> <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop | <p>2 miles 2 miles 6 miles 200 mts</p> |
| <p>Overall assessment: Potential housing site</p> | |
| <p>This is a suitable site for development. An application for two houses is currently being considered by Northumberland County Council. Being near the coast it is close to a number of important conservation designations which are primarily concerned with the conservation of coastal birds.</p> | |

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| Site reference | B2 |
| Site name | Longhoughton Road, Boulmer |
| Site address/ location |  |
| Site area (ha) | 0.18ha |
| Site capacity | 2 units |
| Existing use | Agricultural |
| Landowner | Northumberland Estates |
| How identified (SHLAA, call for sites, by group) | Steering Group |
| SHLAA reference (if applicable) | - |
| SHLAA conclusions (if applicable) | - |
| Relevant planning history | None |
| <p>Natural environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | <p>Lies adjacent to coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service.</p> <p>Important feeding area for wild birds in winter.</p> |
| <p>Landscape site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape | <p>Within the Northumberland Coast Area of Outstanding Beauty, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast.</p> |
| <p>Historic environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site | <p>Boulmer Hall Farm is grade II listed. The land has been farmed for centuries. Important to the character and setting of the village.</p> |
| <p>Flood zone:</p> <ul style="list-style-type: none"> • Flood zone 1 – low risk | Flood zone 3 |

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| <ul style="list-style-type: none"> • Flood zone 2 – medium risk • Flood zone 3 – high risk | |
| Surface water flood risk | Yes |
| Any other designations e.g. protected open space, best and most versatile agricultural land | None |
| Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. | This is a low-lying field just above sea level. It floods in winter from excess rain |
| Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop | 2 miles 2 miles 6 miles 100 mts |
| Overall assessment: Unsuited | |
| This site is considered to be unsuitable for development. It is immediately next to St Andrew’s Church and is within the influence of the Boulmer Heritage village. The site is within flood zone 3 and is an important feeding site for wild birds. Unsuited for housing development. | |

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| Site reference | B3 |
| Site name | Boulmer Village |
| Site address/ location |  |
| Site area (ha) | 0.37ha |
| Site capacity | 4 units |
| Existing use | Agricultural |
| Landowner | Northumberland Estates |
| How identified (SHLAA, call for sites, by group) | Steering Group |
| SHLAA reference (if applicable) | - |
| SHLAA conclusions (if applicable) | - |
| Relevant planning history | None |
| <p>Natural environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | <p>Lies adjacent to coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service.</p> <p>Important feeding area for wild birds in winter</p> |
| <p>Landscape site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape | <p>Within the Northumberland Coast Area of Outstanding Beauty, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast.</p> |
| <p>Historic environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure | None. |

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| <ul style="list-style-type: none"> • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site | |
| Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk | Flood zone 3 |
| Surface water flood risk | Yes |
| Any other designations e.g. protected open space, best and most versatile agricultural land | None |
| Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. | This is a low-lying field just above sea level. It floods in winter from excess rain |
| Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop | 2 miles 2 miles 6 miles 20 mts |
| Overall assessment: Unsuitable | |
| <p>This site is considered to be unsuitable for housing development. It is immediately next to Boulmer Village Hall and is within the influence of the Boulmer Heritage village. The land floods in winter and is an important feeding site for wild birds. Part of the site next to the Village Hall, which is slightly higher, is currently being considered for development as a car park.</p> | |

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| Site reference | B4 |
| Site name | Boulmer - South |
| Site address/ location | Adjacent to Bowmere, Boulmer  |
| Site area (ha) | 0.92ha |
| Site capacity | 10 units |
| Existing use | Agricultural |
| Landowner | Northumberland Estates |
| How identified (SHLAA, call for sites, by group) | Put forward by Landowner |
| SHLAA reference (if applicable) | - |
| SHLAA conclusions (if applicable) | - |
| Relevant planning history | - |
| <p>Natural environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | Lies adjacent to coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service. |
| <p>Landscape site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape | Within the Northumberland Coast Area of Outstanding Beauty, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast. |
| <p>Historic environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure | None |

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| <ul style="list-style-type: none"> • Conservation area • Historic park and garden • Archaeological site | |
| Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk | Flood zone 1 |
| Surface water flood risk | None identified |
| Any other designations e.g. protected open space, best and most versatile agricultural land | None. |
| Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. | Level field with open views to the west, south and east. Access from either Beach View or Bowmere. |
| Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop | 2.2 miles 2.3 miles Alnwick 300m (two buses each day) |
| Overall assessment: Potential housing site | |
| Within Boulmer this site is considered suitable and achievable. However, it is within the area of outstanding natural beauty and directly adjacent to European and national protected sites, scale, design and ecological mitigation/ enhancement will be essential to the preparation of an acceptable scheme. Given the need to help rebalance the local community, the type and tenure of the properties will also be important. | |

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| Site reference | B5 |
| Site name | Boulmer - South |
| Site address/ location | Adjacent to Bowmere, Boulmer and Boulmer Site 04  |
| Site area (ha) | 0.9ha |
| Site capacity | 9Units |
| Existing use | Agricultural |
| Landowner | Northumberland Estates |
| How identified (SHLAA, call for sites, by group) | Put forward by Steering Committee |
| SHLAA reference (if applicable) | - |
| SHLAA conclusions (if applicable) | - |
| Relevant planning history | - |
| Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | Lies adjacent to coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service. |
| Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape | Within the Northumberland Coast Area of Outstanding Beauty, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast. |
| Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure | None |

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| <ul style="list-style-type: none"> • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site | |
| Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk | Flood zone 1 |
| Surface water flood risk | None identified |
| Any other designations e.g. protected open space, best and most versatile agricultural land | None |
| Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. | Level field with open views to the west, south and east. Access from either Beach View or Bowmere. |
| Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop | 2.2 miles 2.3 miles Alnwick 300m (two buses each day) |
| Overall assessment: Unsuitable | |
| Location of the site is separate from the rest of the village. If developed in connection with site B4 it would result in a significant increase in size of the village which could impact on the special qualities of the AONB. Unsuitable for residential development. | |

5.6 Figures 18 and 19 illustrate the results of the initial site assessment process. Sites coloured red are considered unsuitable and/ or unavailable for housing and those coloured orange may have potential for housing development.



Figure 19: Results of initial site assessment - Boulmer (north)



Figure 20: Results of initial site assessment - Boulmer (south)

Howick – completed site assessment forms

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| Site reference | H1 |
| Site name | Coast Road, Howick |
| Site address/ location |  |
| Site area (ha) | 0.16ha |
| Site capacity | 2 units |
| Existing use | Agricultural |
| Landowner | Howick Estates |
| How identified (SHLAA, call for sites, by group) | Steering Group |
| SHLAA reference (if applicable) | - |
| SHLAA conclusions (if applicable) | - |
| Relevant planning history | None |
| Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service. |
| Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape | Within the Northumberland Coast Area of Outstanding Beauty, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast. |
| Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure | A number of listed buildings lie to the west of the site. |

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| <ul style="list-style-type: none"> • Conservation area • Historic park and garden • Archaeological site | |
| Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk | Flood zone 1 |
| Surface water flood risk | None identified |
| Any other designations e.g. protected open space, best and most versatile agricultural land | None |
| Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. | The site is level and adjoins the coast road at Howick. To the west there are two low level bungalows and further west the land drops to where the other houses in Howick village are located. |
| Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop | 3 miles 3 miles 8 miles 20mts |
| Overall assessment: Unsuitable | |
| <p>This site is not recommended for development. It would extend Howick village eastwards to alongside the coast road where it would be much more obtrusive and we visible to the east, south and north. From the coast road Howick village appears to be a cluster of well designed buildings that appear as they drop into the hollow where the village is located. This proposed site is far more visible and would obtrusively draw attention to the village.</p> | |

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| Site reference | H2 |
| Site name | Howick Village |
| Site address/ location |  |
| Site area (ha) | 0.19ha |
| Site capacity | 6 Units |
| Existing use | Agricultural |
| Landowner | Howick Estates |
| How identified (SHLAA, call for sites, by group) | Steering Committee |
| SHLAA reference (if applicable) | - |
| SHLAA conclusions (if applicable) | - |
| Relevant planning history | None |
| Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service. |
| Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape | Within the Northumberland Coast Area of Outstanding Beauty, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast. |
| Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area | A number of listed buildings lie to the north of the site. |

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| <ul style="list-style-type: none"> • Historic park and garden • Archaeological site | |
| Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk | Flood zone 1 |
| Surface water flood risk | None identified |
| Any other designations e.g. protected open space, best and most versatile agricultural land | None |
| Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site | None |
| Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop | 3 miles 3 miles 8 miles 20mts |
| Overall assessment: Potential housing site | |
| <p>This site is in the centre of the small village. The development of this site for housing may be appropriate and could fit in well with the adjacent housing. A well-designed development could blend in well into the layout of this historic village and would help create a more focused central core.</p> | |

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| Site reference | H3 |
| Site name | Howick Village |
| Site address/ location (include map) |  |
| Site area (ha) | 0.082ha |
| Site capacity | 3 Units |
| Existing use | Unused |
| Landowner | Howick Estates |
| How identified (SHLAA, call for sites, by group) | Steering Group |
| SHLAA reference (if applicable) | - |
| SHLAA conclusions (if applicable) | - |
| Relevant planning history | - |
| <p>Natural environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | Lies within 7km of the coastal SSSIs, SPA, and Ramsar sites. All development will be required to contribute towards the Northumberland Coastal Mitigation Service. |
| <p>Landscape site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape | Within the Northumberland Coast Area of Outstanding Beauty, any development would need to ensure it conserved and enhanced its special qualities. Also, within the North Northumberland Heritage Coast. |
| <p>Historic environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area | A number of listed buildings lie to the north of the site. |

| | |
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| <ul style="list-style-type: none"> • Historic park and garden • Archaeological site | |
| Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk | Flood zone 1 |
| Surface water flood risk | None identified |
| Any other designations e.g. protected open space, best and most versatile agricultural land | None |
| Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. | None |
| Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop | 3 miles 3 miles 8 miles 20mts |
| Overall assessment: Potential housing site | |
| <p>This site is in the centre of the small village. The development of this site for housing may be appropriate and could fit in well with the adjacent housing. A well-designed development could blend in well into the layout of this historic village and would help create a more focused central core.</p> | |

5.7 Figure 19 illustrate the results of the initial site assessment process.



Figure 21: Results of initial site assessment - Howick

6. Summary and next steps

- 6.1 This background paper has provided a summary of the planning policy context for housing as well as the need for new housing within the parish. It proposes a methodology for the assessment of potential housing sites. It then illustrates the results of the methodology when applied to potential housing sites within the parish. It is not the intention that all of the sites identified as having potential would be developed within the plan period (to 2036).
- 6.2 Feedback is sought from the local community and other stakeholders on the:
- Need for further housing within the parish (section 2);
 - Methodology used for the assessment of potential sites (section 3);
 - Sites that have been identified for assessment (section 4); and
 - Outcome of the initial site assessment process.
- 6.3 In accordance with the methodology, the comments submitted as part of the consultation will be used to finalise the site assessment process. Should housing sites be proposed for inclusion within the neighbourhood plan, these will be identified in a draft plan, which will be subject to further engagement.

Appendix 1 Site Assessment Proforma

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| Site reference | |
| Site name | |
| Site address/ location (include map) | |
| Site area (ha) | |
| Site capacity | |
| Existing use | |
| Landowner | |
| How identified (SHLAA, call for sites, by group) | |
| SHLAA reference (if applicable) | |
| SHLAA conclusions (if applicable) | |
| Relevant planning history | |
| <p>Natural environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | |
| <p>Landscape site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape | |
| <p>Historic environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • World heritage site | |

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| <ul style="list-style-type: none"> • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site | |
| <p>Flood zone:</p> <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk | |
| <p>Surface water flood risk</p> | |
| <p>Any other designations e.g. protected open space, best and most versatile agricultural land</p> | |
| <p>Physical constraints:</p> <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. | |
| <p>Access to services: How far away are the following:</p> <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop | |
| <p>Overall assessment:</p> | |
| | |

Appendix 2 Sources of information

Northumberland SHLAA

- SHLAA online mapping – note, the online mapping provides the summary of the conclusions for each site:
<http://northumberland.maps.arcgis.com/apps/webappviewer/index.html?id=b7ecb0e93d404b1bacbb9a6223433575>
- SHLAA report:
<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Housing%20Studies/1.%20SHLAA/SHLAA-5yr-Supply-2019-Report.pdf>
- SHLAA appendix E – five-year housing land supply deliverable sites summary schedule:
<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Housing%20Studies/1.%20SHLAA/SHLAA-2019-Appendix-E-5-Year-Supply-Summary-Schedule.pdf> ;
- SHLAA appendix G - site delivery summary schedule:
<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Housing%20Studies/1.%20SHLAA/SHLAA-2019-Appendix-H-Site-Delivery-Summary-Schedule.pdf>.

Defra Magic Map Contains information on natural and historic environment designations
<https://magic.defra.gov.uk/magicmap.aspx>

National heritage list for England Register of all nationally protected historic buildings and sites in England (listed buildings, scheduled monuments, protected wrecks, registered parks and gardens and battlefields) <https://historicengland.org.uk/listing/the-list/>

Northumberland Historic Environment Record A database that contains more than 26,000 records with information about nationally designated, locally designated and undesignated heritage assets
<https://www.heritagegateway.org.uk/gateway/chr/herdetail.aspx?crit=&ctid=91&id=4725>

Flooding Flood zone information is available at <https://flood-map-for-planning.service.gov.uk/>
Surface water flooding information is available at <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

Alnwick District Local Plan Proposals Map Provides information on designations/ allocations
<https://www.northumberland.gov.uk/Planning/Planning-policy/Policies.aspx>

Emerging Northumberland Local Plan

<http://northumberland.maps.arcgis.com/apps/webappviewer/index.html?id=2ddf0360755b401e99a333432d132cec>

Land registry title information can be obtained for £3 per search <https://www.gov.uk/search-property-information-land-registry>