

Longhoughton, Boulmer and Howick Neighbourhood Plan

Second and Holiday Homes Background Paper

May 2021

Contents

1.	Background	3
2.	Strategic planning context	4
3.	Longhoughton Parish	7
4.	Planning policy options and preferred approach	15
	Appendix 1 Review of property occupancy by ward	17
	Appendix 2 House Prices in Boulmer	22

1. Background

- 1.1 This document is one in a series of background papers prepared by the Longhoughton, Boulmer and Howick Neighbourhood Plan Steering Group. It sets out the relevant national and local policy and guidance that is informing the Longhoughton, Boulmer and Howick Neighbourhood Plan ('the plan'). The background paper also describes: the relevant evidence base, feedback from early engagement and explains the preferred policy approach.
- 1.2 The vision and objectives for the plan define what the plan aims to achieve. The vision for the parish in 2036 is:

A vision for Longhoughton Parish in 2036
<p><i>In 2036 the Parish of Longhoughton, which includes the unique and distinctive villages of Boulmer, Howick and Longhoughton, will be an attractive place to live and grow with a community that is sustainable, cohesive and thriving.</i></p> <p><i>The diverse needs and wellbeing of existing and future residents will be provided for and the community will be sustainable in relation to the facilities and infrastructure available to residents.</i></p> <p><i>Residents will have good access to facilities and be well connected.</i></p> <p><i>The natural, historic and environmental character of the area will be maintained and enhanced for future generations by ensuring that new developments are of an appropriate quality, scale and design and embed important habitats for wildlife.</i></p> <p><i>New development will minimise environmental harm by ensuring the prudent use of natural resources in both construction and occupation. It will be designed to be resilient to the effects of climate change.</i></p> <p><i>All people who live in the parish will have the opportunity to participate in shaping their surroundings and feel proud of where they live.</i></p>

- 1.3 Neighbourhood plan objective one is most relevant to the issue of second and holiday homes: *'The location, quantity and type of housing built in the parish is appropriate to its sustainability and reflects the distinct character and needs of the villages of Boulmer, Howick and Longhoughton'.*
- 1.4 The main areas covered by this background paper are:
- The national and local policy context for second and holiday homes;
 - An overview of the parish, including identifying the key local issues; and
 - Explanation of the evolution of the preferred policy approach.
- 1.5 In order to inform the preparation of the draft neighbourhood plan we are inviting comments on the issues identified within this background paper. Comments can be submitted in the following ways:
- Completing an online form at www.longhoughtonndp.co.uk/consultations;
 - Email to: adrian.hinchclife@btopenworld.com; or
 - Write to: Longhoughton PC, The Croft, Boulmer, Alnwick. NE66 3BW.
- 1.6 Comments must be received by **Wednesday 30 June 2021**.

2. Strategic planning context

Background

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

National planning policy and guidance

- 2.2 National planning policy and guidance is set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). Paragraph 77 of the NPPF requires planning policies and decisions to be responsive to local circumstances in rural areas. It also identifies the importance of maintaining the vitality of rural communities.
- 2.3 NPPG highlights that people living in rural areas can face challenges in terms of housing supply and affordability. It explains that a wide range of settlements can play a role in delivering sustainable development in rural areas, therefore any blanket policies restricting housing development need to be supported by robust evidence.

Local Plan

Adopted policies

- 2.4 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).
- 2.5 Whilst the ADCS acknowledges¹ the growing demand and impact of second and holiday homes across the former Alnwick District, it does not include a specific policy to seek to manage future development. Instead, it seeks to increase the provision of affordable housing.
- 2.6 Policy S1: location and scale of new development (strategic policy) 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’. These are settlements with public transport and a strong service base, usually comprising a school, shop, post office, pub, church, community hall as well as sports and recreation facilities. Policy S1 requires development in Longhoughton to be well-related to the scale and function of the settlement.
- 2.7 Boulmer is identified as a ‘local needs centre’, which is a settlement with limited services, or which are peripherally located in relation to employment and transport. Development in

¹ Key challenge page 7, paragraphs 2.3.5, 5.1.1 and 5.4.1.

Boulmer is therefore currently restricted to that which satisfies local needs only. 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.

- 2.8 Policy S10: tourism development (strategic policy) seeks to focus new cultural and tourism development within or adjacent to rural service centres, sustainable village centres and local needs centres. This policy seeks to ensure that new tourism development will avoid an adverse impact on the well-being of communities.
- 2.9 The ADLP does not refer to the pressures created by second and holiday homes. Policy H13 allows restrictive occupancy conditions to be removed where there is no longer a need for the restriction. However, this is a non-strategic policy and is considered to conflict with national policy and guidance.

Emerging Northumberland Local Plan

- 2.10 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 (NLP) was submitted to the Secretary of State for Housing, Communities and Local Government in May 2019 and is now undergoing examination. Regulations do not require neighbourhood plans to accord with the strategic policies of an emerging plan, however it is good practice to give consideration to its provisions.
- 2.11 The emerging NLP highlights the impact of the increasing numbers of second and holiday homes in the county², explaining that the prevalence is most stark along the north Northumberland coast. The NLP acknowledges that second and holiday homes do provide some economic benefits. However, it is stated that the lack of permanent occupation of properties is having an adverse impact on the social fabric of affected communities, resulting in diminished support and demand for local facilities and schools. As a result, some settlements have begun to lose their sense of community with some services only operating at certain times of year. In addition, during peak holiday seasons, some services struggle to meet the needs of visitors as well as the permanent population. The NLP explains that the demand for holiday accommodation, coupled with rising house prices and a limited supply and turnover of homes, has made many smaller properties unaffordable to the local population.
- 2.12 As a result, draft policy HOU10: second and holiday homes (non-strategic policy) proposes to restrict the occupancy of new market dwellings in parishes where 20% or more of household spaces are identified as having no permanent residents. It will require a principal residency restriction to be applied and secured through a section 106 legal agreement.
- 2.13 Policy STP1: spatial strategy (strategic policy), identifies a settlement hierarchy for the county. Longhoughton is proposed as a service village. Service villages will provide a proportionate level of housing and be the focus for investment in rural areas. The purpose being to support the provision and retention of local retail, services and facilities. The policy also requires that new development will be commensurate to the size of the settlement. Settlement boundaries are also proposed for the village.

² Paragraphs 7.6 and 7.50-7.53

- 2.14 Boulmer and Howick are not specifically referred to within the settlement hierarchy and settlement boundaries are not proposed. Draft policy STP1 proposes to support development in Boulmer and Howick where it would aid the social and economic vitality of the area, including other settlements nearby. It would require new development to:
- Retain the core shape and form of the settlement;
 - Not adversely impact upon the character and appearance of the settlement, the rural setting or the surrounding countryside; and
 - Not increase the number of dwellings in the settlement over the plan period by more than 10%.
- 2.15 As the parish lies within the Northumberland Coast Area of Outstanding Natural Beauty (AONB), emerging policy ENV5 is also relevant. This would require the special qualities of the AONB to be conserved and enhanced, having regard to the current management plan and locally specific design guidance. The policy highlights a number of key considerations that should be used to consider proposals affecting the AONB, including:
- The sensitivity of local landscapes and their capacity to accommodate new development;
 - Intervisibility between the AONB, the seascape and the landscape beyond;
 - The need to sustain and where appropriate, enhance: the significance of heritage assets, sense of remoteness, the natural functioning of the coastline and a clear distinction between settlements and the open countryside; and
 - As far as possible the AONB will be recognised as a living working area by allowing small scale development where it does not impact on the special qualities. Consideration will be given to the extent that the development adds to the availability of permanently occupied and affordable housing to meet local needs.

Conclusions

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

3. Longhoughton Parish

3.1 This section provides information about Longhoughton Parish as a whole from the census, including a population and housing profile. It also considers the relationship with the county as a whole and affordability issues. More up to date ward level information has also been collected for the wards of Longhoughton, Boulmer and Howick. Feedback from early engagement is also included.

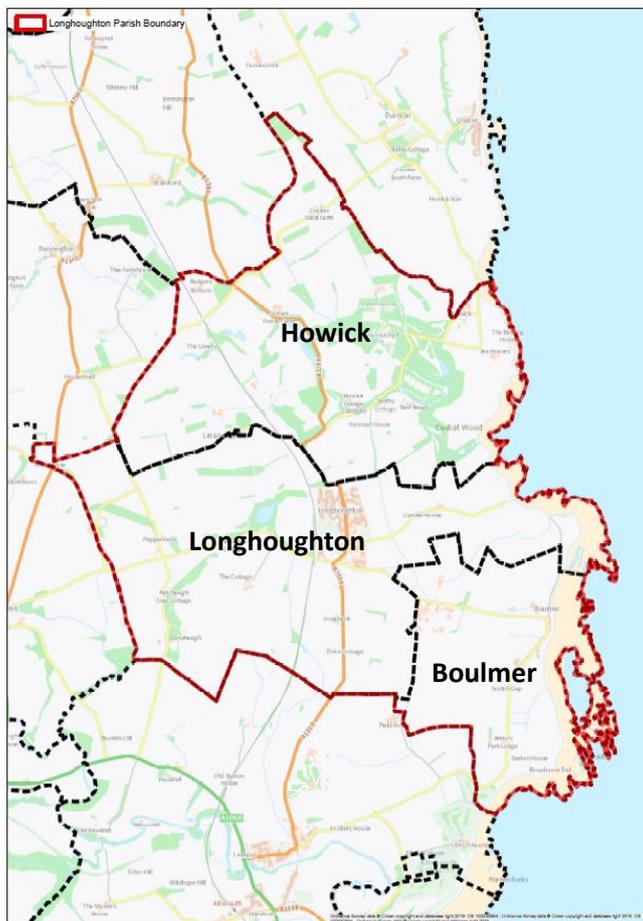


Figure 1: Ward boundaries

Population

3.2 The 2011 Census recorded a parish population of 1,960. Table 1 illustrates that in comparison to Northumberland, there is a significantly higher percentage of people aged between 65-74. There is also a higher percentage of people aged 15 and under.

Table 1: Age profile

Age Group	Longhoughton		Northumberland	
	Number	%	Number	%
0-15	443	22.6%	53,866	17.0%
16-24	256	13.1%	30,847	9.8%
25-64	1,021	52.1%	168,011	53.2%
65-74	147	20.7%	34,366	10.9%
75+	93	4.7%	28,938	9.2%
Total	1,960		316,028	

- 3.3 Whilst ward level age profile information is not available, the Steering Group has specifically considered the age profile of the occupants of the 47 properties within Boulmer Ward that are permanently occupied (see table 2). Whilst this information has not been verified, it illustrates that around 42% of the residents of Boulmer are aged 65 or over, compared to 20.1% in Northumberland as a whole and with only 13% 24 or under, compared to 26.8% in Northumberland.

Table 2: Boulmer Ward - age profile of permanent occupants (estimated August 2020)

Age	0-4	5-15	16-24	25-64	65-74	75+	Total
Number	1	7	5	42	16	23	94
Percentage	1%	7%	5%	45%	17%	25%	100%

- 3.4 Table 3 provides details of household composition within the plan area in 2011 compared to Northumberland. This illustrates that the parish contains a much lower number of one person households than the county as a whole, with more family households.

Table 3: Household composition

Household composition	Longhoughton (%)	Northumberland (%)
One person household	20.0%	29.9%
Aged 65+	9.9%	14.0%
Other	10.1%	15.9%
One family only	77.2%	66.3%
All aged 65+	8.9%	10.3%
Married/ same-sex civil partnership couple	54.4%	36.7%
Cohabiting couple	5.3%	9.6%
Lone parent	8.6%	9.7%
Other household types	2.8%	3.8%

- 3.5 Table 4 illustrates economic activity rates in the parish in 2011. The parish has high levels of economic activity when compared to Northumberland, a significantly greater percentage of people are employed full time and there are less retired people.

Table 4: Economic activity (aged 16-74)

Employment status	Longhoughton (%)	Northumberland (%)
Economically active	78.6%	67.9%
Employed – part time	14.2%	14.7%
Employed – full time	51.0%	37.0%
Self employed	8.4%	9.5%
Unemployed	3.1%	4.4%
Full time student	1.9%	2.2%
Economically inactive	21.4%	32.1%
Retired	11.7%	18.8%
Student (incl. full time)	2.7%	3.5%
Looking after home/ family	4.2%	3.6%
Long term sick/ disabled	1.5%	4.4%
Other	1.4%	1.8%

Housing stock/ tenure

- 3.6 Within the parish, the 2011 census identified that there were 738 household spaces. Home ownership represents the single largest tenure in the parish; however, the rate of home ownership is significantly lower when compared to the levels in Northumberland and England. Table 5, taken from the housing needs assessment³, illustrates that the rate of private renting in the parish is significantly higher, more than double the local and national averages. This is clearly influenced by the number of RAF properties.

Table 5: 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%		

- 3.7 Of the 738 household spaces, 63 dwellings (8.5%) were identified in the 2011 census as having no usual residents. Table 6 provides a comparison with other parishes in the north of the county in the 2001 and 2011 census⁴. This information was gathered as part of the preparation of the NLP⁴.

Table 6: Second homes and household spaces without residents

Parish	% household spaces with no residents (2001)	% household spaces with no residents (2011)
Beadnell	52.7%	55.3%
Bamburgh	41.5%	47.1%
Holy Island	39.7%	41.1%
Newton-by-the-Sea	38.9%	46.4%
Adderstone with Lucker	31.7%	29.1%
Easington	29.8%	44.5%
Alwinton	28.6%	26.7%
Middleton	27.9%	37.9%
Kirknewton	26.3%	31.6%
Craster	26.2%	39.2%
Akeld	25.9%	31.6%
Ewart	25.0%	19.4%
Kilham	24.7%	25.9%
Chillingham	23.5%	23.5%
Ellingham	22.2%	21.2%
Ingram	22.0%	30.4%
Hauxley	21.5%	16.6%
Harbottle	21.5%	18.7%

³ <https://longhoughtonndp.co.uk/>

⁴ <https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Housing%20Studies/Technical%20Papers%20for%20Housing/NCC-Second-and-Holiday-Homes-Technical-Paper.pdf>

Parish	% household spaces with no residents (2001)	% household spaces with no residents (2011)
Cartington	21.4%	18.2%
North Sunderland	21.3%	29.0%
Ilderton	20.8%	22.7%
Glanton	20.3%	16.6%
Alnmouth	20.1%	35.1%
Doddington	19.5%	35.9%
Embleton	19.1%	26.7%
Kyloe	19.0%	25.1%
Chatton	18.5%	18.9%

3.8 Non-domestic rates information published by the county council in November 2019⁵ identifies that 23 properties within the parish were registered as self-catering holiday units. No up-to-date information is available at the county level on second homes. However, the evidence base supporting the emerging NLP seeks to bring together details from the 2011 census and compare it with council tax and business rate information from 2016. The information contained within table 7 is taken from the NLP second and holiday homes background paper⁶. The paper seeks to give a more up to date picture of the scale of second and holiday homes across Northumberland, however reference to Longhoughton Parish is not included.

Table 7: NCC evidence on second homes in Northumberland

Parish	Number of second and holiday homes as % of household spaces
Beadnell	67.5%
Newton-by-the-Sea	61.2%
Bamburgh	54.0%
Easington	50.4%
Embleton	49.2%
Holy Island	47.0%
Adderstone with Lucker	44.6%
Ingram	44.3%
Middleton	41.4%
Craster	39.6%
Alnmouth	38.3%
North Sunderland	31.4%
Ellingham	25.9%
Alwinton	25.7%
Akeld	25.7%
Chatton	25.5%
Whitton and Tossen	24.5%

⁵ <https://opendata.northumberland.gov.uk/datasets/>

⁶ <https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Housing%20Studies/Technical%20Papers%20for%20Housing/NCC-Second-and-Holiday-Homes-Technical-Paper.pdf>

Parish	Number of second and holiday homes as % of household spaces
Kyloe	24.2%
Kielder	23.2%
Netherton	21.3%
Hauxley	20.0%
Falstone	18.2%

3.9 A review of the occupation of properties across the parish was undertaken by the steering group. The results of the review illustrate that across the parish as a whole there are currently 796 properties, of which 727 (91.3%) are permanently occupied, 22 (2.8%) are second homes, 44 (5.5%) are holiday lets and 3 (0.4%) are unoccupied. Appendix 1 provides the detailed assessment of properties.

3.10 Table 8 illustrates that there are significant differences in the numbers of properties that are not permanently occupied at the ward level. Boulmer has a very large number of second homes and holiday lets, at 37.5%.

Table 8: Second and holiday homes by ward

Ward	Total properties	Permanent occupation		Second homes		Holiday lets		Vacant	
		No.	%	No.	%	No.	%	No.	%
Longhoughton	636	609	95.8%	12	1.9%	14	2.2%	1	0.1%
Boulmer	80	49	62.1%	10	12.5%	20	25%	1	1.2%
Howick	80	69	86.2%	0	0	10	12.5%	1	1.3%

Affordability

3.11 The HNA identified that between 2010 and 2019 there was an overall increase in house prices in the parish, with semi-detached properties experiencing the highest price growth (see table 9).

Table 9: House price growth 2010-2019

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%

3.12 The HNA considered the level of household income required to afford different tenures. 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, with a reduced stock resulting in an increased demand and higher prices.

- 3.13 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. Also, that there is a greater need to provide affordable routes to ownership compared to homes for rent and that a 40% discount could be appropriate. In addition, shared ownership and 50 and 25% levels could be appropriate to meet the needs of the parish.
- 3.14 The evidence base accompanying the emerging NLP provides an illustration of affordability issues in areas where there are pressures for second and holiday homes. Table 10 is taken from the NLP evidence base and illustrates the relationship between house prices and incomes. Postcodes within the Longhoughton Neighbourhood Area fall within postcode NE66.

Table 10: House price incomes to affordability ratios (2016)

Postcode area	Value
NE69	15.5
NE18	12.9
NE67	11.8
NE44	11.4
NE45	10.8
NE71	10.4
NE13	10.3
NE68	10.1
NE20	9.9
NE70	9.8
NE26	9.2
TD12	8.9
NE25	8.8
NE47	8.8
NE66	8.6
NE46	8.6
TD5	8.5
NE48	8.4
NE65	8.1
NE42	8.0
NE43	7.9
NE19	7.8

- 3.15 Figure 2 is taken from the Northumberland Strategic Housing Market Assessment (2018) and illustrates median house price distribution by parish. This illustrates that the median house prices within Longhoughton parish are between £150,000 to £200,000. However, there are significant variations in this across the parish. As a result of the specific concerns regarding the levels of second and holiday homes within Boulmer Ward, the steering group undertook a review of property sales in Boulmer since 2007, the results of which are contained within appendix 2. This illustrates increasing house prices, particularly for small properties.

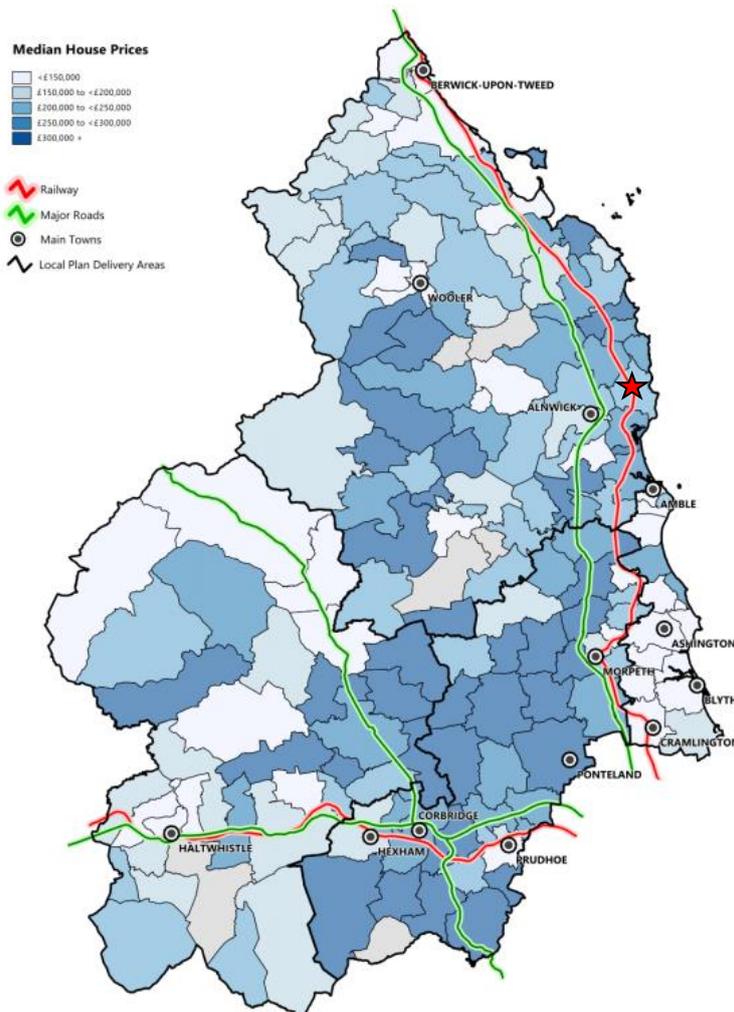


Figure 2: Northumberland Median House Prices by Parish

Feedback from early engagement

- 3.16 As a means of starting the process of collecting information and opinions that would influence the content of the neighbourhood plan, a number of early engagement events were held during January and February 2020. The purpose of the events was to raise awareness of the opportunities presented by neighbourhood planning and to engage as broad a range of people from the local community as possible from the start of the plan making process. Engagement sought to help the steering group to define those issues of greatest importance to the local community.
- 3.17 The early engagement sought feedback on the draft vision and objectives for the plan. The vision was supported by 95% of those 37 people who completed a questionnaire, the same number supported the draft objectives. There was also some support for introducing restrictions on homes to be used as second homes and holiday accommodation, Boulmer was specifically referred to.

Conclusions

- 3.18 Whilst the parish as a whole does not have high levels of second and holiday home use, there is a large concentration within Boulmer. At 37.5% of properties, this could have implications regarding the vitality and viability of the Boulmer community in the future, the analysis of the current age profile highlights this as a significant issue. In addition, the level of second and holiday homes could also have an impact on the provision of local services and the ability for local people to buy a house.

4. Planning policy options and preferred policy approach

Background

- 4.1 National policy is clear that a role of the planning system is to promote sustainable development in rural areas in order to enhance or maintain the vitality of rural communities. The ADCS highlights the issues of second and holiday home ownership and seeks to support the provision of affordable housing rather than restrict the occupation of new housing development.
- 4.2 The emerging NLP and its evidence base highlights that the proliferation of second and holiday homes along the north Northumberland coast in particular are impacting on the sense of community in certain villages. As a result, the NLP proposes a policy which will limit the occupation of new market dwellings in parishes where 20% or more of household spaces are identified as having no usual residents, to that of a principal residence. The 2011 census identifies that 8.5% of households (63) in Longhoughton Parish had no usual residents. The local survey undertaken by the steering group, confirms this (8.7%, 69 dwellings). However, the information for Boulmer Ward alone identifies a much greater percentage of properties with no usual residents, 37.5% of households (30).

Potential policy options

- 4.3 The parish council has three potential policy options to address the issue of second and holiday homes. The first is to rely on the policy approach in the emerging NLP, the second is to include a specific principal residence policy to cover the whole of the parish and the third is to include a principal residence policy that will apply to Boulmer Ward only.
- 4.4 If the policy approach within the emerging NLP remains following examination, this would only apply to new development where a parish as a whole has 20% or more of its household spaces identified as having no permanent residents. This approach would therefore not assist with resolving the issue of second and holiday homes in Boulmer.
- 4.5 As a result of the low level of second and holiday home ownership across the plan area it is considered that there is very limited justification for the application of a principal residence policy which would apply to the whole of the parish. This approach is therefore unlikely to be successful at examination.
- 4.6 The level of second and holiday homes is having a detrimental effect on Boulmer by increasing house prices, thereby reducing the availability of housing for local people. It is also impacting on the vitality of the local community, particularly during the winter months when properties are empty. The evidence within this paper provides justification for a principal residence policy to be applied within Boulmer.

Preferred policy approach

- 4.7 The preferred approach would require all new open market housing located within Boulmer Ward to be restricted to ensure its first and future occupation is limited to use only as a principal residence, with unrestricted open market housing not supported. The suggested policy defines a principal residence as that which is occupied as the residents sole or main residence, where the resident spends the majority of their time when not working away from home.

Policy x New housing development within Boulmer

All new open market housing within Boulmer Ward, as defined on the policies map, will be required to have a restriction to ensure its first and future occupation is limited to use only as a principal residence. New, unrestricted open market housing will not be supported.

A principal residence is that which is occupied as the residents sole or main residence, where the resident spends the majority of their time when not working away from home.

The restriction will be secured through a section 106 legal agreement. This legal agreement will require the occupier of a home with a principal residence restriction to keep proof that they are meeting the restriction. An occupier will be obliged to provide this proof if/ when Northumberland County Council requests this information.

Appendix 1 Review of property occupancy by ward

Longhoughton Ward

STREET	PROPERTY NUMBERS	TENURE	OCCUPIED FULL TIME	SECOND HOMES		HOLIDAY LETS		Vacant
				NO.	DETAIL	NO	DETAIL	
Southend	31		28	1		2	Old Forge &	
Station Road	4		3			1	Wayside Cottage	
Springfield	18		17	1	No. 7			
The Croft	15		15					
Ryelea	9		9					
Lacey Street	20		19			1		
Lacey Court	3		3					
Crowlea Road	10		10					
Boulmer Road	5		4	1	No. ?			
Eastfield	35		34			1	No 7	
Eastmoor	40		38	1	?	1	No 7	
Burnside	30		30					
Seaview	19		19					
North End	59		53	3	59 + 2	3		
*Chancel Place	66		65	2				
Park Road	26		26					
Elworthy	33		33					
Trenchard Way	31		31					
SUB-TOTAL NON RAF	454		437	8		9		
%			96.2%	1.8%		2%		
RURAL								
Low Steads Farm	6		2			4	1-4	
Drive Cottage	1		1					
Longbank Farm	3		3					
Ratcheugh House & Cottage	2		2					
Ratcheugh Observatory	1		1					
Dunsheugh	1		1					
Stableases	3		3					
Peppermoor	3		3					
Harlow Hill Farm & Cottages	3		2					1
Denwick Lane End	10		6	3		1		

STREET	PROPERTY NUMBERS	TENURE	OCCUPIED FULL TIME	SECOND HOMES	HOLIDAY LETS	Vacant
SUB-TOTAL RURAL	33		24	3	5	1
%			72.7%	9.1%	15.1%	
Hilary Close	3		3			
Bader Crescent	9		9			
Carey Place	18		18			
Carey Close	6		6			
Cunningham Close	9		9			
Cunningham Road	8		8			
Cunningham Court	10		10			
Portal Court	6		6			
Portal Place	38		38			
Tedder Place	42		42			
SUB-TOTAL RAF	149		149			
OVERALL TOTAL	636		609	12	14	1
%	100%		95.8%	1.9%	2.2%	

Boulmer Ward

Property Address	Occupied Full Time	Second Home	Holiday Let	Vacant	Tot	Permanent Population
Seaton Point Farm				1	1	
Seaton Point Cottage		1			1	
Seaton Park Caravans	1				1	1
Seaton Vale	1				1	2
Seahorse Cottage			1		1	
Seaton Barns	1				1	2
1 Scots Gap	1				1	1
2 Scots Gap		1			1	
3 Scots Gap	1				1	4
1 Bowmere			1		1	
2 Bowmere			1		1	
3 Bowmere			1		1	
4 Bowmere	1				1	2
5 Bowmere		1			1	
6 Bowmere			1		1	
7 Bowmere			1		1	

Property Address	Occupied Full Time	Second Home	Holiday Let	Vacant	Tot	Permanent Population
8 Bowmere			1		1	
9 Bowmere		1			1	
10 Bowmere	1				1	2
11 Bowmere	1				1	2
16 Beach View	1				1	0
15 Beach View	1				1	1
14 Beach View	1				1	2
13 Beach View		1			1	0
12 Beach View	1				1	2
11 Beach View	1				1	1
10 Beach View	1				1	2
9 Beach View	1				1	1
8 Beach View	1				1	2
7 Beach View	1				1	2
6 Beach View	1				1	4
5 Beach View	1				1	3
4 Beach View		1			1	
3 Beach View	1				1	1
2 Beach View	1				1	4
1 Beach View	1				1	2
Herring Sheds Cottage		1			1	
Braemar NE66 3BW			1		1	
The Croft NE66 3BW	1				1	2
The Haven NE66 3BW	1				1	2
1 Boulmer	1				1	3
2 Boulmer	1				1	1
3 Boulmer		1			1	
4 Boulmer	1				1	2
5 Boulmer	1				1	1
6 Boulmer	1				1	2
7 Boulmer	1				1	2
8 Boulmer			1		1	
9 Boulmer	1				1	1
10 Boulmer			1		1	
11 Boulmer		1			1	
12 Boulmer		1			1	
13 Boulmer	1				1	1
16 Boulmer			1		1	
17 Boulmer	1				1	1
18 Boulmer			1		1	
19 Boulmer	1				1	1
20 Boulmer	1				1	4
21 Boulmer	1				1	2
22 Boulmer	1				1	4
23 Boulmer			1		1	
24 Boulmer	1				1	2

Property Address	Occupied Full Time	Second Home	Holiday Let	Vacant	Tot	Permanent Population
25 Boulmer	1				1	2
26 Boulmer			1		1	
27 Boulmer	1				1	1
Driftwood Retreat			1		1	
1 Coastguard Cottages	1				1	1
2 Coastguard Cottages	1				1	4
North Cottage			1		1	
Spin Drift Cottage			1		1	
Fishing Boat Inn	1				1	2
St Andrews Church	1				1	2
Cortico	1				1	2
1 Boulmer Hall Cottages	1				1	2
2 Boulmer Hall Cottages	1				1	2
3 Boulmer Hall Cottages	1				1	2
Boulmer Hall	1				1	3
Curlew Cottage			1		1	
Top View			1		1	
Coble Cottage			1		1	
TOTAL	49	10	20	1	80	96
PERCENTAGE	62%	12%	25%	1%	100%	

Howick Ward

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

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

Appendix 2 House Prices in Boulmer

(from publicly available data on Rightmove and Zoopla websites)

Address	Occupation	Property type	Sale price	Sale date	Comments
Seaton Barns	Permanent	Detached house	£401,000	June 2007	
22 Boulmer Village	Permanent	Semi-detached bungalow	£155,000	May 2009	
16 Beach View, Boulmer	Permanent	2 bed terraced dormer bungalow	£195,000	September 2010	
Stable Cottage	Permanent	Detached	£190,000	Jan 2011	
1, Bowmere	Holiday let	2 bed, detached	£180,000	Apr 2011	
10, Bowmere	Permanent	2 bed, detached	£175,000	Nov 2011	
2, Bowmere	Holiday let	2 bed, semi-detached	£137,500	Feb 2012	Previously sold in 2001 for £85,000
5, Bowmere	Second home	Detached	£205,000	Apr 2012	Previously sold in August 2007 for £195,000
8, Boulmer Village	Air B&B	Terraced	£182,000	May 2013	
10, Beach View	Permanent	3 bed, semi-detached	£187,000	Sep 2013	
2, Boulmer Village	Permanent	Terraced	£120,000	Dec 2013	
9, Bowmere	Second home	2 bed, detached	£164,500	Dec 2013	
North Cottage	Holiday let	Detached	£165,000		
The Croft	Permanent	Detached	£338,000	Jan 2014	Previously sold in October 2010 for £280,000
2, Scots Gap	Second home	Terraced	£225,000	Jan 2014	Previously sold in December 2001 for £112,500
1, Boulmer Village	Permanent	2 bed terraced	£175,175	Mar 2014	
3, Boulmer Village	Second home	Terraced	£100,000	Mar 2014	
11, Boulmer Village	Second home	3 bed terraced	£245,000	Jul 2014	
Cortico	Permanent	Detached bungalow	£150,000	May 2014	
20, Boulmer Village	Permanent	Terraced	£160,000	Aug 2014	
2, Beach View	Permanent	3 bed terraced	£232,500	Oct 2014	Previously sold in May 2006 for £228,000
3, Bowmere	Holiday let	2 bed, detached	£217,500	Jun 2015	Previously sold in October 2007 for £195,000
12, Boulmer	Second	2 bed, terraced	£211,211	Oct 2015	

Address	Occupation	Property type	Sale price	Sale date	Comments
Village	home				
4, Bowmere	Permanent	4 bed, detached	£230,000	Dec 2015	Previously sold in August 2012 for £175,000
The Haven	Permanent	Detached	£415,000	Mar 2016	Previously sold in Jul 2010 for £375,000
5, Beach View	Permanent	3 bed, semi-detached	£195,000	Aug 2016	
Seaton Point Cottage	Second home	Detached	£320,000	Nov 2016	
23, Boulmer Village	Holiday let	2 bed, semi-detached	£251,000	Dec 2017	
10, Boulmer Village	Second home	Terraced	£307,500	May 2018	Previously sold in August 2014 for £160,000
4, Beach View	Second home	2 bed, terraced	£285,000	Mar 2019	