

LONGHOUGHTON PARISH NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP

CONFIDENTIAL

Minutes of meeting held Thursday 18th November 2021 by ZOOM

1 Present: Adrian Hinchcliffe, Peter Bromley, Chris Thomas, Andrew Willmott, Carole Green, Ayshea Lewis, Ellie Phillips.

In Attendance: Jo-Anne Garrick, Rob Naples.

Apologies: Bryan Ellis

2 Progress Statement – Members noted the statement and outlined the tasks to be undertaken by the meeting.

3 Minutes of Previous Meetings held 02.03.21– The minutes of the meeting were listed on the agenda but were not referred to due to them relating primarily to the June 2021 Consultation.

4 Results of the Consultation held June 2021.

The high level results of the consultation held in June 2021 are set out below and have been distributed all residents.

Sustainability of the Parish and Community

101 (85%) responses thought that the proposals have it right or generally right.

Protecting the natural environment.

102 (86%) of responses thought that the suggested approach was right or partly right.

Protecting and enhancing our heritage

96 (82%) of responses thought that the suggested approach right or partly right.

Good Design – Has the Design Guide and Code captured the key features of the Parish.

79 (67%) of responses were in agreement or partly in agreement with this.

Green spaces that we wish to preserve and protect.

69 (58%) of responses thought that the proposals are right or generally right.

23 (19%) of responses objected to losing green spaces for new housing.

Community Needs and Facilities

96 (82%) of responses supported the proposals along with additional suggestions.

New Housing and Sites for Housing

93 (80%) responses supported or generally supported the proposals especially for affordable housing and small units but some had concern on the sites and other issues.

New housing at Boulmer – proposal for all new housing to be for permanent occupation.

111 (94%) of responses were in favour of the proposal with a small number suggesting a different approach.

Business, Tourism and Employment to support the Local Economy.

76 (65%) of responses supported the proposals with some putting forward further suggestions.

The Plan to improve Transport and Access across the Parish.

79 (67%) of responses require improved public transport, car parking and road safety and there is good support for Greenways and new footpaths along with support for renewable energy and electric vehicle charging points.

5 Housing Sites

These were considered one by one as follows:

Howick – There was little support from the Consultation for new housing sites for Howick. The landowner has no plans to build houses and the tenant farmer has stated that he is unlikely to release the land for housing. In view of this it was decided not to pursue Housing sites H2 and H3.

Boulmer – The site at the northern end of Boulmer which is known as the Allotment site has been subject to a planning application for two properties. This has been approved so it was agreed to delete this site from the Neighbourhood Plan. This leaves Housing site B4 at the south end of Boulmer. There was support for this site. **It was agreed that in view of this being in a sensitive area the site should be the subject of a request for a Master Planning study by AECOM.**

Longhoughton :-

Site L2 North East of Portal Place and north of Portal Court.

This site is owned by the Defence Infrastructure Organisation (DIO). In their response to the Consultation they have stated that they do not wish to release this land for market housing. There is a possibility that they may wish to use the land for family housing for military personnel. They have therefore asked if this site can be included in the Neighbourhood Plan as a site approved for the development of housing but exclusively for military families. This request was discussed by the Steering Committee and whilst there was disappointment that this site could not be made available for market housing, it was agreed that it would be included in the Neighbourhood Plan as a site for housing.

Site L6 Ex Johnnie Johnston Site

It was agreed that this site should go forward and that we request a **Master Planning Study** for it. It is owned by NCC apart from a section of land to the west which is still Johnnie Johnston. Rob Naples of NCC confirmed that NCC Housing is willing to have discussions with LPC about the possibility of the site being for affordable housing possibly community owned.

Site L8 The Old Recreation Field

This site is currently used purely for recreation, informal sports and dog walking. It was explained that the proposal is for the field was to be used for three purposes – recreation, car parking and housing. Also, it is proposed that a new greenway should run down the western side of the field connecting East Field with Beach Road and having a connection to Longhoughton Primary School. Due to these multiple uses it was agreed that the **Master**

Planning Study should be very appropriate here. It was agreed that the site should be considered for these purposes and the Master Planning package applied for.

Site L10 The Pondfield. It was explained that the Pondfield was part of the Chancel Place development. Around two years ago Northumberland Estates (NE) had put in a planning application to build on the field. After discussions with LPC the application had been withdrawn. Quite recently LPC had informally received new proposals for the site which were much more in line with the thinking that had been discussed with NE. The Chair and Vice Chair of the Steering Group had responded to these proposals asking NE to make further changes to bring the properties more in line with the evidence of need from the independent housing surveys that have taken place for the Neighbourhood Plan. Just prior to the meeting a further response has been received from NE and although there has been insufficient time to review the changes they have made, it looks like they have changed a number of things in the way requested.

Feedback from the consultation is that the Pondfield is an open space and valued by residents which could be returned to its original setting. Part of NEs proposal is to offer to re-establish a pond with walkways and the start of the greenway that is to run up the western side of the village. They have offered to do a landscape plan for the field. NE do seem to be trying to fit in with the housing needs of the community and to provide community facilities. The Chair and Vice Chair will respond to the latest updated proposal from NE but it is anticipated that this will result in a planning application being lodged, which if approved, will mean that this site will not be taken forward as part of the Neighbourhood Plan.

Andrew Willmott raised the issue of the space remaining in the graveyard. He said that at the present rate of burials there was sufficient space for another 20 years. It could be possible to expand the graveyard into part of the Pondfield. This will be mentioned to NE when responding to their proposals.

Site L11 South of Station Road. Many respondents to the Consultation remarked how the openness of the fields to the south of Station Road are so welcoming at the entrance to the village when coming or going to Alnwick. Others thought this was the obvious next place for the community to develop housing. These views and the features of the openness on both sides of Station Road certainly need to be taken into account should this area be developed for housing.

The site consists of the whole of SHLAA9316 and a small part of SHLAA 9317 and is assessed as suitable for 40 dwellings but given the location it is essential that it incorporates a large amount of open space to mirror the openness at the entrance to Chancel Place. On the south east side of the site is an existing bridleway that is proposed to be updated to a greenway which will lead to Alnwick.

The Steering Group considered that this site should be put forward for the preparation of a **Master Planning Study** but once this is completed it should be compared to Site L12 to determine which site, or these two sites, should be included in the Neighbourhood Plan for the period to 2036.

Site L12 south of Boulmer Road. Many respondents to the Consultation made comments that Boulmer Road would need upgrading for pedestrians and cyclists before this site is developed particularly the narrow pavement which has a significant camber.

The site lies within the AONB and slopes to the east which in places is quite steep. Northumberland Estates the land owner, has suggested that the site would be better being enlarged to be equivalent to SHLAA 9318. They make the comment that this would allow access from Southend rather than Boulmer Road.

The Steering Group considered that the enlargement of the site may result in a disproportionate addition to the village which could negatively impact on the special qualities. However, this could be reduced by the incorporating large areas of open space and the Longhoughton to Lesbury greenway could run between South End and Boulmer Road on the south side of the site.

The Steering Group thought that it would be essential to request a Master Plan Study on this site in view of its topography and location in the AONB. The Steering Group also considered that both this site and Site L11 are not required for housing development in the period to 2036 and one of the sites should be selected on the merits that arise from the Master Study.

6 Local Green Spaces and Protected Open Spaces

These were considered one by one as follows:

6.1 Local Green Spaces (LGS)

Howick – The Local Green Space known as LGS01 the Evelyn Howick Memorial Nature Reserve was approved without any alterations.

Boulmer – The one suggestion to look at here which is LGS05. It had been suggested that this proposed site be extended southwards alongside Beach Road to terminate opposite the proposed housing site B4. **This alteration was agreed.** LGS06 remains without alteration.

Longhoughton-

LGS02/LGS03 Woodlands at the north of Longhoughton. There were no objections to these proposals which are now confirmed.

LGS04 Longhoughton Church and Graveyard. Agreed

6.2 Protected Open Spaces (POS).

Howick. None proposed

Boulmer. None proposed.

Longhoughton

The emerging Northumberland Local Plan includes some POS sites in Longhoughton. So that these are not duplicated it is proposed to exclude the following sites from the Neighbourhood Plan. POS01, POS02, POS04, POS05, POS06.

The following sites were approved to be included in the Neighbourhood Plan.

POS03, POS07, POS08, POS09, POS10, POS11, POS12, POS13, POS14, POS15, POS16, POS17, POS18, POS19.

It was noted that in their response to the Consultation the DIO had requested that wording be included in the Neighbourhood Plan policies that would give preferential treatment to the DIO should they wish to develop any of the areas on the land they own which are classified as Protected Open Spaces. This request was discussed by the Steering Group and the conclusion reached was that this request could not be met for two reasons. First, some of the POS sites (POS01, POS02 and POS03) which are on the land owned by the DIO will appear in the Northumberland Local Plan and not the Neighbourhood Plan. Second, in respect of the POS sites that are to be included in the Neighbourhood Plan, should the DIO wish to develop those sites then a case could be put through a planning application in the normal way.

7 Background Paper – Settlement Boundary

Jo-Anne Garrick took the meeting through the paper and explained the logic. It was explained that a settlement boundary for Longhoughton is included in the Northumberland Local Plan but a boundary is not included for Howick and Boulmer which are classified as small villages. In the case of the Longhoughton settlement boundary it can be varied in the Neighbourhood Plan but this can only be done when the deliberation on the housing sites are complete.

Comments received from some Boulmer residents as part of the consultation indicated that residents were wishing to protect the village by the inclusion of a Settlement boundary. The proposed boundary was considered by the meeting and it was agreed that it should be issued for consultation.

In the case of Howick it was thought that a Settlement Boundary was not necessary and again this suggestion could be put out for consultation.

8 Proposed Changes to the Background Papers

The following changes were agreed:

Overlap between the emerging Northumberland Local Plan and the Neighbourhood Plan will be removed from all Background Papers.

Housing and Housing Sites

Changes to reflect the discussions at minute 5 above.

Local Green Space and Protected Open Space

Changes to reflect the discussions at minute 6 above

Second and Holiday Homes

No suggested changes

Natural Environment

No suggested changes

Consider any 'Community' Actions.

Heritage

Currently the Background Paper contains a list of non-designated assets. There was a discussion regarding whether the plan should identify non-designated heritage assets. The Northumberland Historic Environment Record includes a number of non-designated heritage assets and as a result, these are already given protection through the emerging local plan. If the neighbourhood plan proposes to identify additional non-designated assets, this would need to follow a robust process with further community engagement. An alternative approach was to include a community action within the plan to consider whether there was a need to identify additional non-designated assets and propose these for inclusion within the historic environment record. The group agreed this would be a more appropriate approach'.

Design Guide and Design Codes

No suggested changes

Sustainability

No suggested changes.

Community Needs and Facilities

To be checked over to ensure all are local issues/needs.

Business and Tourism

To be checked over to ensure all are local issues.

Transport and Access

To be checked over to ensure that all are local issues.

9 Renewable Energy

The emerging Northumberland Local Plan will contain substantial policies for the provision of renewable energy and energy efficiency across the County. With respect to the circumstances of Longhoughton Parish it was considered that we should include in the Neighbourhood Plan some policies relating to the local circumstances similar to the examples provided for Haydon Parish.

10 Greenways

It was agreed that a map showing the proposed greenway network should be included in the Pre Submission Draft of the Plan.

11 Next Steps

The following steps were agreed.

- A Update the Background Papers for all the changes agreed and the overlapping items with the Northumberland Local Plan.
- B Apply to Locality (AECOM) for the Master Planning package for the sites agreed.
- C Apply to Locality for a further grant for the employment of Jo-Anne Garrick Ltd.
- D Consult on the draft Boulmer Settlement Boundary.

- E Prepare the Pre-Submission draft of the Neighbourhood Plan. This to include appropriate local policies on renewable Energy and Energy Efficiency and Greenways.
- F Progress the Strategic Environment Assessment and Habitats Regulations Assessment once the draft plan is available.

12 Any Other Business

None

13 Date of the next meeting

A meeting will be called when there is sufficient business that needs discussion and decision.