

LONGHOUGHTON, BOULMER AND HOWICK NEIGHBOURHOOD PLAN

PRE-SUBMISSION CONSULTATION RESULTS AND CHANGES TO BE MADE TO THE PLAN

1 Parish Council and Steering Group Review of the results and changes to be made.

Longhoughton Parish Council and the Neighbourhood Plan Steering Group have reviewed the results of the draft Pre-Submission Plan Consultation, held in the Autumn of 2023, and are to make a number of changes to the proposed Neighbourhood Plan. A summary of the results of the consultation and the changes to be made to the proposed plan are set out in the following paragraphs.

2 Participants

The Supplementary Newsletter and a response form was distributed to all 796 houses in the Parish which included holiday lets and second homes. Additionally 46 statutory and other organisations were invited to respond to the Consultation.

3 Responses received

Residents. 97 responses were received from residents. Of these 88 gave their names and 9 were anonymous. 42 responded on the paper Response form and 55 completed the on-line response form. The summary of responses for the 16 questions is given at Appendix 1. A document which includes all of the feedback received is being prepared and will be published when complete. Within the Parish there are 796 properties. Within this number there are 64 second homes and holiday lets along with 5 unoccupied properties giving a base of 727 permanently occupied properties. The response percentage is therefore 13.34%. This is slightly lower than the previous consultation in June 2021.

Statutory and Other Consultees. Responses were received from the following consultative bodies and organisations:

Natural England
Historic England
The Coal Authority
National Gas UK
National Grid
Marine Management Organisation
Sport England
Northumberland Coast National Landscape

Northumberland County Council
Lesbury Parish Council
Rennington Parish Council
Alnmouth Parish Council

Alnwick Medical Group
RAF Boulmer
Longhoughton Community and Sports Centre Trust
Longhoughton Primary School
Northumberland Estates
Defence Infrastructure Organisation

4 Drop-in Events

The following Exhibition and drop-in events were held

05.10.23	Longhoughton Community Centre	12 noon to 4.00pm	Attendance -	7
06.10.23	Boulmer Village Hall	1.00pm to 4.00pm	Attendance-	10
07.10.23	Howick Village Hall	1.00pm to 4.00pm	Attendance-	2
14.10.23	Longhoughton Community Centre	10am to 2.00pm	Attendance-	8
05.11.23	Longhoughton Community Centre	10.00am to 2.00pm	Attendance	<u>16</u>
Total Attendees				43

Additionally the Exhibition was open during the period 14.10.23 to 13.11.23 for anyone to view but restricted to periods when the Centre was open. There is no record of how many residents attended during this period.

5 Responses from residents and proposed changes.

5.1 Overall Support for the draft policies

The percentage support for the 16 questions was as follows:

Between 90% and 100%	7 Questions
Between 80% and 90%	7 Questions
Between 70% and 80%	1 Question
Between 60% and 70%	1 Question.

Overall, the response shows that the level of support for the draft policies is very high. None of the proposals received less than 50% support. However, all of the feedback from the local community is important and if we can make some changes to reflect the concerns identified, this could result in even greater support for the policies. For this reason changes are to be made to policies LBH4, LBH5, LBH6, LBH7 and LBH8. These are set out below. Other points and issues raised in the responses are included at Section 4.7 below.

5.2 Question 5 – policy LBH4

Do you agree with Policy LBH4 which proposes to allocate land to the north east of Portal Place, Longhoughton for the development of military personnel housing?

Those responding ‘Yes’ – 67 which was 71%

Those responding ‘No’ – 28 which was 29%.

Responses

An analysis of the feedback provided illustrates that the opposition to this policy appear to be due to the many existing empty houses on the RAF Estate and those which are rented out to non-military personnel. Also, there is a perception that many of the properties need renovation and concern regarding the loss of green space. The site was initially identified as a potential site for affordable/market housing. However, the Defence Infrastructure Organisation (DIO) owns the land and has stated that they wish to reserve the land should they need it for the building of houses for military personnel, but there is no need currently. This land is currently classified as Protected Open Space in the Northumberland Local Plan.

Changes to be made.

To remove policy LBH4 from the draft plan. This means that this area of land will remain as Protected Open Space. If in the future, the DIO considers that there is a need for new housing for military personnel, a planning application would need to be submitted.

5.3 Question 6 – policy LBH5

Do you agree with draft policy LBH5 which proposes to allocate land at the former Johnnie Johnson sheltered housing site for housing development and a parkland area?

Those responding ‘YES’ – 81 which was 88%

Those responding ‘NO’ - 11 which was 12%

Responses

The main purpose of this policy is to allocate the land used by the former Johnnie Johnson site for up to six affordable dwellings. The analysis of the feedback illustrates that including land on the masterplan layout outside the Co-op and some within the grounds of Westfield Park, seems to have confused the main proposal. Main concerns relate to a perceived loss of parking.

Changes to be made.

Change the masterplan by only including the proposals for the land used by the former Johnnie Johnson site.

5.4 Question 7 – policy LBH6

Do you agree with draft policy LBH6 which proposes to allocate land at the Old Recreation Field, Longhoughton for housing development, a recreation area and a village car park?

Those responding ‘Yes’ - 58 which was 62%

Those responding ‘No’ – 35 which was 38%.

Responses

Where those who identified they did not support the policy provided comments, one main concern was that respondents wished to see the old recreation field retained for informal recreation, play and for exercising dogs. They argue that the field is currently well used for these purposes and it should be retained and will be a significant loss to the community. Others argue that the field should not be used for house building or for a car park. Some did not support the policy, because the construction traffic would need to pass through East Field and East Moor. There was also feedback that more of the site should be used as a car park and housing development should not be limited to bungalows.

It is considered there are ways in which a compromise can be found which could go some way towards achieving all points of view and hopefully attracting a greater level of support.

Changes to be made

To reconfigure the masterplan so that there is a greater proportion of the land used for informal recreation. The car parking area to be better defined and the housing of fourteen properties to be a mix of low level and medium level properties up to three bedrooms.

5.5 Question 8 – policy LBH7

Do you agree with draft policy LBH7 which proposes to allocate land at Boulmer south for housing development for permanent occupation?

Those responding ‘YES’ – 80 which was 88%

Those responding ‘NO’ - 11 which was 12%

Response

Feedback identified that there was an error on the masterplan layout which illustrated 19 properties and the policy refers to 17 dwellings. Concerns were also identified regarding the level of development and a need for clarity regarding the size/type of dwellings.

Changes to be made

To change the masterplan so that 15 properties are proposed on this site.

5.6 Question 9 – policy LBH8

Do you agree with draft policy LBH8 which proposes that any new housing within Boulmer Ward would be restricted to ‘permanent occupation’?

Those responding ‘YES’ – 89 which was 96%

Those responding ‘NO’ – 4 which was 4%

Response

A statutory consultee was concerned about the age of the housing statistics that were presented backing up this policy and the need for independent verification

Changes to be made

To produce up to date housing statistics to back up the proposed policy.

5.7 Other Issues raised in the responses

Question 1 - Vision and objectives. Most of the 16 ‘no’ responses, did not include any detail of why they did not support the Vision and Objectives, and where they have provided feedback it is related to specific proposals within the plan itself, like greenways or the Old Recreation field proposal.

Question 3 – Settlement boundary for Boulmer. The 17 ‘no’ responses again mainly relate to other issues such as disagreeing with there being a need for housing generally or the proposed housing allocation in Boulmer (as well as incorrect reference to other proposals within the policy plan).

Question 10 Small scale sites for affordable housing. The majority of the 16 responses who did not support the policy must not have read the supporting text which explains that the Northumberland local plan allows for rural exception sites and what the draft policy will do is provide further detail that would be applicable within the parish.

Question 15 Walking and cycling network. The majority of the 11 responses who did not support the policy, either did not provide any reason for objecting to extending or improving the greenway network.

Question 16 Community actions. –The analysis of the responses seems to indicate that most respondents did not look at the detail of the proposed 36 community actions or assumed that the actions were the policy proposals under each question.

6 Next Steps

The following are the proposed next steps:

- A request has been made to Locality for the following work to be done by AECOM.(THIS IS NOW APPROVED)
- AECOM to update design code (given it was prepared in 2019/20).
- AECOM to update master planning work to take account of feedback outlined in the report.
- AECOM to update the Housing Needs Assessment to reflect new census information and to provide more detail re second and holiday homes in Boulmer ward.
- Update to the following background papers to reflect the feedback: Housing site assessment; Boulmer settlement boundary; Second and holiday homes; Natural environment; Heritage; Local green space and protected open space).

After the evidence work is completed, the draft plan will be amended. This will need to be approved by the parish council before it is submitted to NCC for examination. NCC will then organise a further consultation on the submission plan and appoint an independent examiner, with the agreement of the parish council. Once the plan has been examined, NCC will make amendments (as recommended by the examiner) and the amended plan will be then subject to referendum.

Appendix 1

PRE-SUBMISSION CONSULTATION – RESPONSES RECEIVED FROM RESIDENTS

September – November 2023

QUESTION	NUMBER OF RESPONSES			PERCENTAGE of those responding	
	YES	NO	No Response	Yes %	No %
Question 1 Do you agree with the vision and objectives for the plan, set out at section 3 of the draft plan and included in the Newsletter Supplement?	77	16	4	83	17
Question 2 Do you agree with draft policy LBH1: Embedding energy efficiency and renewable energy? This will support planning applications that commit to embedding energy efficiency and renewable energy?	86	6	5	93	7
Question 3 Do you agree with draft policy LBH2: The location of new development and the proposed settlement boundary for Boulmer as shown on the policies map?	75	17	5	82	18
Question 4 Do you agree with draft policy LBH3 that requires high quality design in all planning applications?	88	5	4	95	5
Question 5 Do you agree with Policy LBH4 which proposes to allocate land to the north east of Portal Place, Longhoughton for the development of military personnel housing?	67	28	2	71	29
Question 6 Do you agree with draft policy LBH5 which proposes to allocate land at the former Johnnie Johnson sheltered housing site, Longhoughton for housing development and a parkland area?	81	11	5	88	12
Question 7 Do you agree with draft policy LHB6 which proposes to allocate land at the Old Recreation Field, Longhoughton for housing development, a recreation area and a village car park?	58	35	4	62	38
Question 8 Do you agree with draft policy LBH7 which proposes to allocate land at Boulmer south for housing development for permanent occupation?	80	11	6	88	12
Question 9 Do you agree with draft policy LBH8 which proposes that any new housing within Boulmer Ward would be restricted to 'permanent occupation'?	89	04	4	96	4
Question 10 Do you agree with draft policy LBH9 which proposes when small scale sites for affordable housing may be acceptable?	75	16	6	82	18
Question 11 Do you agree with draft policy LBH10 which would require new development to conserve and enhance the landscape in the parish?	90	3	4	97	3
Question 12 Do you agree with draft policy LBH11 which identifies eight important community facilities for protection?	89	3	5	97	3
Question 13 Do you agree with draft policy LBH12 which proposes to	88	5	4	95	5

allocate eight areas in the Parish to be classified as Local Green Space and protected from development?					
Question 14 Do you agree with draft policy LBH13 which proposes to allocate fourteen areas of land in the Parish to be classified as Protected Open Space?	86	8	3	91	9
Question 15 Do you agree with LBH14 which gives support to developments that would improve or extend the walking and cycling network?	83	11	3	88	12
Question 16 Do you agree with the draft Community Actions?	78	10	9	89	11