

**Lightpipe Farm,  
Longframlington  
Heritage Statement**

Client: MR JAMES ARMSTRONG

AB Heritage Project No:60140

Date:10/01/2018

## Lightpipe Farm, Longframlington Heritage Statement

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**Project Number** 60140  
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## CONTENTS

|     |   |    |
|-----|---|----|
| 1.  | Introduction.....   | 4  |
| 1.1 | Project Background .....  | 4  |
| 1.2 | Statutory Designations.....   | 4  |
| 1.3 | Site Location & Description.....  | 4  |
| 1.4 | Proposed Development .....  | 4  |
| 2.  | Aims & Methodology .....  | 5  |
| 2.1 | Aims.....   | 5  |
| 2.2 | Consultation.....   | 5  |
| 2.3 | Data Collation .....  | 5  |
| 2.4 | Assessment of the Cultural Heritage Resource .....                                      | 7  |
| 2.5 | Impact Assessment Criteria.....   | 7  |
| 2.6 | Limitations .....   | 8  |
| 3.  | Heritage Review of Site.....  | 10 |
| 3.1 | Historic Development Overview.....  | 10 |
| 3.2 | Character and Setting of Land at Lightpipe Farm, Longframlington .....                  | 11 |
| 3.3 | Significance of Surrounding Heritage Assets.....  | 13 |
| 4.  | Impact Assessment & Recommendations.....  | 14 |
| 4.1 | Predicted Impact of Proposed Development .....  | 14 |
| 4.2 | Outline Recommendations .....   | 14 |
| 5.  | References.....   | 15 |
|     | Introduction.....   | 17 |
|     | Statutory Protection for Heritage Assets.....   | 17 |
|     | National Planning Policy .....  | 17 |
|     | Local Planning Policy - Alnwick District Local Development Framework - Policy S15 ..... | 18 |

## APPENDICES

|            |                       |    |
|------------|-----------------------|----|
| Appendix 1 | Planning Policy ..... | 17 |
|------------|-----------------------|----|

## PHOTOS

|         |   |
|---------|---|
| Photo 1 | Looking north towards Lightpipe Farm from the centre of the site.           |
| Photo 2 | Looking south towards Embleton Hall from the north-west corner of the site. |
| Photo 3 | Looking west from the stream at the eastern side of the site.               |

## PLATES

Plate 1 OS Six-Inch. Northumberland XLV. 1866.

## FIGURES

Figure 1 Site Location Plan

Figure 2 Proposed Plan



## **1. INTRODUCTION**

### **1.1 Project Background**

1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Mr James Armstrong to produce a Heritage Statement covering a proposed development at Lightpipe Farm, Longframlington, Northumberland, NE65 8DZ.

1.1.2 This report will form part of a planning application for a residential development on the site.

### **1.2 Statutory Designations**

1.2.1 There no designated heritage assets within the site boundary.

### **1.3 Site Location & Description**

1.3.1 The proposed development site comprises land at Lightpipe Farm in Longframlington.

1.3.2 The site is located at NGR: NU 1292 0152, and covers an area of approximately 1.6 hectares (Fig. 1).

1.3.3 The site is currently open fields, in an overgrown state of pasture. The site lies on a broadly level landscape; however, a number of deeply carved streams give the appearance of a rolling landscape. The site lies at approximately 148m above OD.

1.3.4 Embleton Hall, a Grade II-listed house and grounds, lies adjacent to the south of the site.

### **1.4 Proposed Development**

1.4.1 The proposed development is for approximately 42 detached and semi-detached residential dwellings with associated access, parking and services/utilities.

1.4.2 A new entrance will be created from the lane at the north-west edge of the site. Adopted highways and green space on the site are also included in the proposal.

1.4.3 Mature trees lining the boundary to the A697 Front Street at the south west of the site will be retained.

## 2. AIMS & METHODOLOGY

### 2.1 Aims

- 2.1.1 NPPF 128 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

*'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*

- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

### 2.2 Consultation

- 2.2.1 Consultation between Ian McCaffery (Building Conservation Officer; Northumberland Council) and Mark Harrison of AB Heritage was undertaken on Thursday 24<sup>th</sup> August 2017. It was agreed that a 2km study area from the proposed development site would be sufficient for this Heritage Statement. No other key points were raised.

### 2.3 Data Collation

- 2.3.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (January 2017) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).
- 2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
  - Planning (Listed Buildings and Conservation Areas) Act, 1990
  - The National Planning Policy Framework, 2012
- 2.3.3 The Northumberland County Council Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1.
- 2.3.4 This information was supported by examination of data from a wide range of other sources, principally:

- Heritage Gateway for information from the Historic England National Monuments Record or Northumberland County Council HER;
- Keys to the Past (<http://www.keystothepast.info/article/10339/Site-Details?PRN=N13493>) for information from the Northumberland County Council Historic Environment Record;
- Pastscape and other research resources, including the Discovery: The National Archives;
- The Historic England website professional pages, particularly the National Heritage List for England;
- A site visit was undertaken by Mark Harrison on the 23<sup>rd</sup> August 2017. The purpose of this visit was to gain a greater understanding of the existing site along with an appreciation of the setting.
- Additional relevant documentary resources at the Northumberland Archives were accessed on the 23<sup>rd</sup> August 2017, and online historic sources.

#### 2.3.5 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

## 2.4 Assessment of the Cultural Heritage Resource

2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

**Table 1: Assessing the Importance of a Cultural Heritage Site**

| SCALE OF SITE IMPORTANCE |   |
|--------------------------|---|
| <b>NATIONAL</b>          | The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s). |
| <b>REGIONAL</b>          | Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.   |
| <b>LOCAL</b>             | Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.   |
| <b>NEGLIGIBLE</b>        | Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.   |
| <b>UNKNOWN</b>           | Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).   |

2.4.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

## 2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

**Table 2: Criteria for Determining Magnitude of Impact**

| IMPACT LEVEL      | DEFINITION  |
|-------------------|---|
| <b>HIGH</b>       | Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape. |
| <b>MEDIUM</b>     | Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements   |
| <b>LOW</b>        | Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.                                      |
| <b>NEGLIGIBLE</b> | Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.   |
| <b>UNCERTAIN</b>  | Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.   |

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

**Table 3: Significance of Effects**

| IMPORTANCE        | MAGNITUDE |          |          |          |
|-------------------|-----------|----------|----------|----------|
|                   | HIGH      | MED      | LOW      | NEG      |
| <b>NATIONAL</b>   | Severe    | Major    | Mod      | Minor    |
| <b>REGIONAL</b>   | Major     | Mod      | Minor    | Not Sig. |
| <b>LOCAL</b>      | Mod       | Minor    | Minor    | Not Sig. |
| <b>NEGLIGIBLE</b> | Minor     | Not Sig. | Not Sig. | Nt.      |

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

## 2.6 Limitations

2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Mr. Armstrong, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (September 2017) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

### 3. HERITAGE REVIEW OF SITE

#### 3.1 Historic Development Overview

- 3.1.1 The historic core of Longframlington is based around the Grade I-listed St. Mary's Church, built in 1190 and located c. 500m from the proposed development site.
- 3.1.2 Within the proposed development site, there is evidence of Medieval agricultural field systems including ridge and furrow earthworks and possible furlong bank or wet ditch.
- 3.1.3 In the Post Medieval period, iron was worked in Longframlington (Keys to the Past, 2017). By the 18th Century, quarrying became far more prominent. Millstones and limestones were quarried in the wider landscape around Longframlington.
- 3.1.4 Enclosure and improvement in agriculture resulted in more wealth in the area. This was reflected in the construction of grand houses including: Rookwood House, a Grade II-listed early Georgian style house (NHLE 1041856), built in 1717; and c. 650m south-west of the development site.
- 3.1.5 Embleton Hall (NHLE 1154981), a Grade-II listed manor house, was built in 1730. Embleton Hall lies c. 150m to the south east of the proposal site.
- 3.1.6 An 1860 Tithe Map (not illustrated here) shows the present site occupying plots 56a and 56b. The plots were owned by Mary, Elizabeth and Barbara Harle. They are labelled as part of Low Hall Farm, occupied by Edward Cook, who used the land for agricultural purposes. Low Hall Farm is located c. 800m north east of the proposal site.



Plate 1. OS Six-Inch Northumberland XLV. 1866.



- 3.1.7 In 1869 Framlington Pit, c. 1.1km north-west of the site, opened and employed up to 40 men. There were as many as 15 other collieries within five miles of Longframlington. Whittle Colliery, employed 648 men in 1975, it closed in 1987.
- 3.1.8 Following the demise of the mining industry, Longframlington maintains a rural village identity. Residents now commute to larger commercial centres like Morpeth, Alnwick and beyond for work.

### **3.2 Character and Setting of Land at Lightpipe Farm, Longframlington**

- 3.2.1 The character of the site is one of open pasture located on the outskirts of the rural village of Longframlington. The land form is characterised locally by rolling fields separated by small streams that are crossed by rough timber bridges. The general aspect of the land is broadly level.
- 3.2.2 The site is well screened by a long band of mature trees approximately 45m wide to the south-west of the site, following the course of the A697 (Fig. 1). These trees were planted between 1866 and 1899 according to historic mapping.
- 3.2.3 Lightpipe Farm is visible at the north of the site. Lightpipe Farmhouse is not visible from any part of the development site due to a screen of vegetation.



**Photo 1. Looking north towards Lightpipe Farm from the centre of the site.**

- 3.2.4 To the east, the site is bounded by a stream. Beyond the stream the aspect opens out on to pasture land.
- 3.2.5 Embleton Hall and its grounds and, particularly the northern boundary wall is visible from across most of the development site looking south. The northern elevations of Embleton Hall are visible from the eastern side edge of the site.



- 3.2.6 Within the curtilage of Embleton Hall is a redeveloped outbuilding, which is visible from the proposed development site (Photo 2). This outbuilding is the only building within Embleton Hall that is not screened from the proposed development site.
- 3.2.7 The wider setting of the site is characterised by a mix of historic and modern developments on the west side and with access from Front Street (A697). This includes five modern detached properties c. 100m north-west of the site. These are close to the former Presbyterian Chapel, located c. 30m from the western boundary of the site. During the site visit, a development of residential dwellings was nearing completion c. 200m south of the site. The modern developments comprise a northerly continuation of the street scene from the village centre to the south.



**Photo 2. Looking south towards Embleton Hall from the north-west corner of the site.**



**Photo 3. Looking west from the stream towards the eastern side of the site.**

### 3.3 Significance of Surrounding Heritage Assets

- 3.3.1 There are 35 known heritage assets within a 2km radius of the development site (the Study Area). Most of these relate to the development of Longframlington. The centre of Longframlington is 520m south of the site and therefore the majority of the heritage assets in the core of the village have not been considered here.
- 3.3.2 There are no designated heritage assets within the site boundary.
- 3.3.3 Embleton Hall (NHLE 1154981) is an 18<sup>th</sup> Century Grade II-listed manor house, located c.150m south of the development site. It is a well-preserved example of early Georgian architecture. The stables and coach house, laundry outbuilding, kennels and boundary wall are Grade II-listed, being significant ancillary structures to Embleton Hall. It is considered to be a heritage asset of Regional importance (in line with Table 1).
- 3.3.4 The land around Embleton Hall, including the proposed development site, have been historically used for agricultural purposes. The setting around Embleton Hall has always been an open aspect onto fields. This open rural setting contributes to a low degree towards the significance of Embleton Hall. The main focus of the setting of Embleton Hall is within the curtilage and around the internal courtyard. This area of activity is accessed by the main drive onto the A697 Front Street.
- 3.3.5 The former Presbyterian Chapel, built in 1854, now a United Reformed Church (NHER 4320) is located c. 30m from the western boundary of the site, screened by the band of trees alongside the A697. The church is not listed but is considered to be an undesignated asset of Local importance (in line with Table 1).
- 3.3.6 The setting of the chapel is considered to comprise the land immediately enclosed by the church yard and includes the separated burial ground c. 120m to the north along the A697. The chapel is also considered to have a communal significance as it serves members of the Longframlington community.

## 4. IMPACT ASSESSMENT & RECOMMENDATIONS

### 4.1 Predicted Impact of Proposed Development

- 4.1.1 The proposed development is for 42 detached and semi-detached residential dwellings with associated parking. The proposal will include new access and services/utilities along with new planting and lighting.
- 4.1.2 Embleton Hall lies c. 150m to the south east of the proposed development. The significance of Embleton Hall includes the setting of open fields that currently include the proposal site. It is considered that the proposal will have a direct impact upon the setting of Embleton Hall as it will occupy a large proportion of the open pasture to the north, disrupting views from Embleton Hall across the open nature of the landscape to the north. It is considered that the proposal will have Medium adverse magnitude of impact to setting of Embleton Hall in line with Table 2. This results in a Moderate significance of effects in line with Table 3.
- 4.1.3 It is considered, from a heritage perspective, that there is no discernible impact on the Presbyterian Chapel. The retention of mature trees along the western boundary of the site will screen the development from the Chapel. In line with Table 2, the development is considered to have a Negligible magnitude of impact on the Presbyterian Chapel due to a 'barely distinguishable change from baseline conditions'. In line with Table 3, this results in a Not Significant effect.

### 4.2 Outline Recommendations

- 4.2.1 It is recommended that screening possibly in the form of planting and/or fencing, particularly on the southern and south-eastern boundaries of the proposed development site, is considered in the design of the final proposal. Such planting and/or fencing will provide a degree of screening the development from Embleton Hall. Such screening may reduce the effects of street lighting and noise from the development.
- 4.2.2 It is recommended that the development proposals include modern LED, and low-level lights within the proposal boundary. This will reduce the degree of light pollution in a traditionally unlit part of Longframlington.
- 4.2.3 This will need to be approved by the Local Planning Authority.

## 5. REFERENCES

- Ancient Monuments and Archaeological Areas Act 1979  
<http://www.legislation.gov.uk/ukpga/1979/46/contents>
- BGS (British Geological Society) 2017. Geology of Britain viewer  
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>
- Chartered Institute for Archaeologists Standard and Guidance for Historic Environment Desk Based Assessment [http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA\\_2.pdf](http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA_2.pdf)
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[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)
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- Planning (Listed Buildings and Conservation Areas) Act, 1990  
[http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga\\_19900009\\_en.pdf](http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf)
- UK Grid Reference Finder. <https://gridreferencefinder.com/>

## Appendices

## Appendix 1 Planning Policy

### Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

### Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

### National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation."

A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.

Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

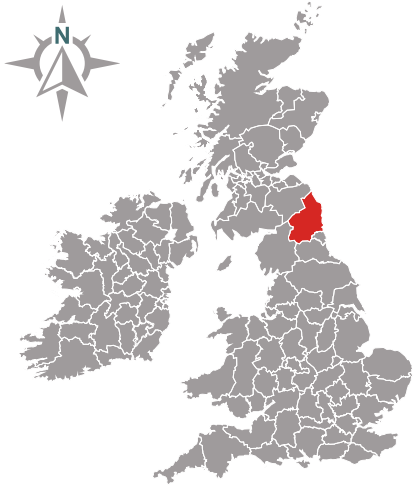
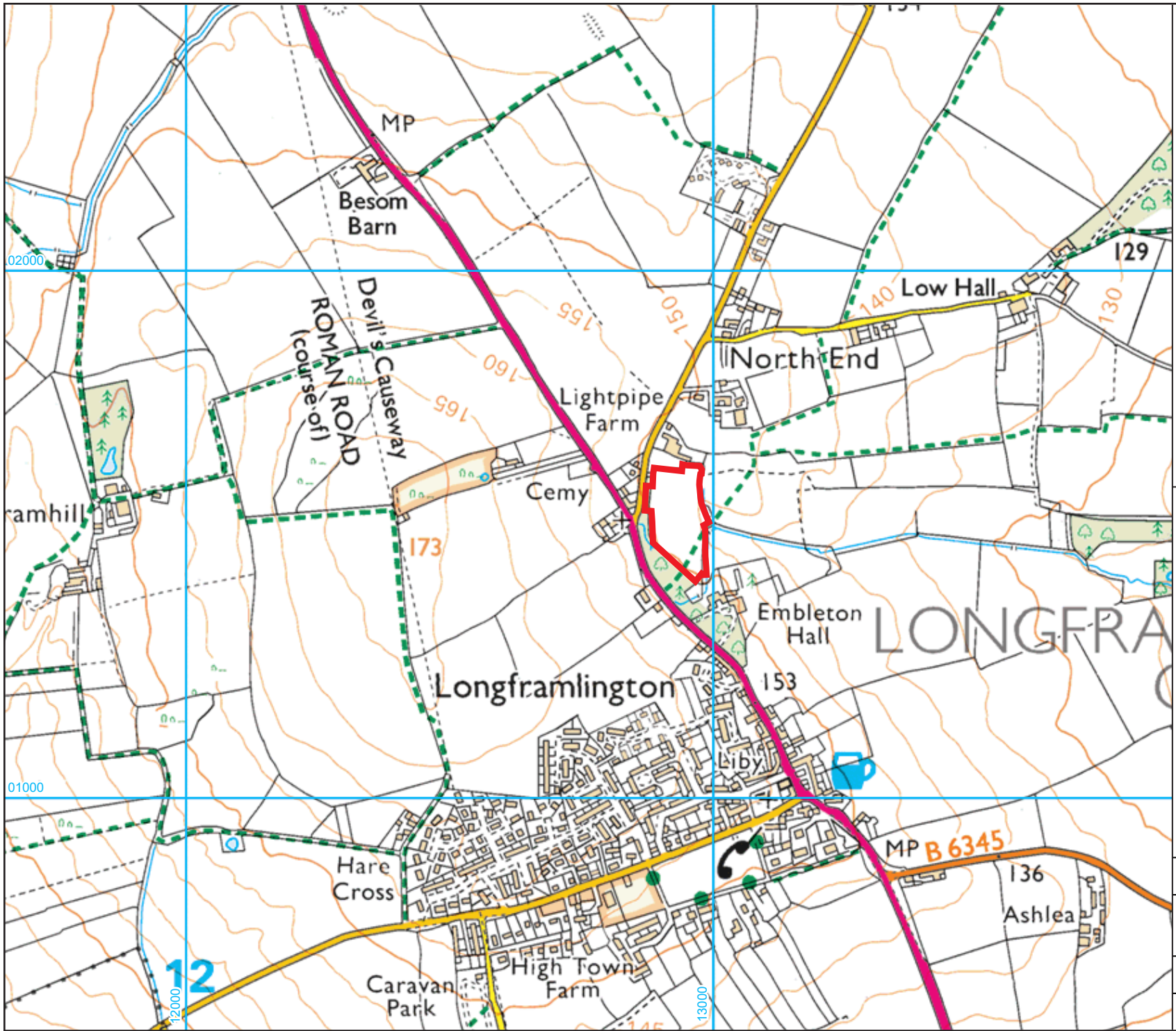
### **Local Planning Policy - Alnwick District Local Development Framework - Policy S15**

Alnwick District Local Development Framework forms part of the Statutory Development Plan covering the district, including Longframlington. It was adopted in October 2007.

The policy held within the Development Framework that relates to the historic environment is Policy S15 which states:

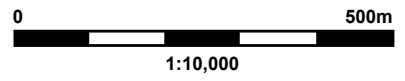
*The district council will conserve and enhance a strong sense of place by conserving the district's built and historic environment, in particular its listed buildings, scheduled ancient monuments, conservation areas and the distinctive characters of Alnwick, Amble, Rothbury and the villages. All development involving built and historic assets or their settings will be required to preserve, and where appropriate, enhance the asset for the future.*





**KEY**

 Site Boundary

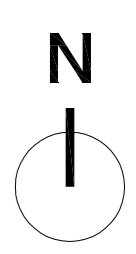


|  |                 |
|--|-----------------|
| Figure 1: Site Location                  |                 |
| Project: Lightpipe Farm, Longframlington |                 |
| Date: 18/09/17                           | Job No: 60140   |
| Drawn by: PL                             | Approved by: MH |



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REVISED DATE NOTE  
A 19/01/18 RESERVE BOUNDARY AMENDED



**SCHEDULE OF ACCOMMODATION NEW TYPES – Light**

| House Type                 | Code | Description           | No        |
|----------------------------|------|-----------------------|-----------|
| <b>AFFORDABLE (RENTED)</b> |      |                       |           |
| T2                         | T2   | 2 Bed Semi / Terrace  | 2         |
| T3                         | T3   | 3 Bed Semi / Terrace  | 3         |
| <b>AFFORDABLE (DMV)</b>    |      |                       |           |
| CHERRY                     | CHE  | 3 Bed Semi / Terrace  | 2         |
| <b>2 BEDROOM</b>           |      |                       |           |
| <b>3 BEDROOM</b>           |      |                       |           |
| CHERRY                     | CHE  | 3 Bed Semi            | 4         |
| PEONY                      | PEO  | 3 Bed Semi / Detached | 8         |
| <b>4 BEDROOM</b>           |      |                       |           |
| ROWAN                      | ROW  | 4 Bed Detached        | 3         |
| MAPLE                      | MAP  | 4 Bed Detached        | 6         |
| LILAC                      | LIL  | 4 Bed Detached        | 1         |
| ACACIA                     | ACA  | 4 Bed Detached        | 7         |
| PLANE                      | PLA  | 4 Bed Detached        | 6         |
| <b>5 BEDROOM</b>           |      |                       |           |
| <b>TOTAL</b>               |      |                       | <b>42</b> |

- Tree to be removed
- Affordable unit



TORTEE FACTORY | NEWCASTLE-UPON-TYNE | NE1 2DF | 0191 495 7700 | INFO@PODNEWCASTLE.COM

**LAND AT LIGHTPIPE FARM**

**PROPOSED SITE PLAN**

|              |              |             |          |
|--------------|--------------|-------------|----------|
| CLIENT:      | MR ARMSTRONG | STATUS:     | PLANNING |
| SCALE:       | 1:500        | DATE:       | 12:17    |
| SHEET NO.:   | A1           | DWN BY:     | RVB      |
| PROJECT NO.: | 974-ARM      | CHECKED BY: | CVB      |
| DRAWING NO.: | SD-10.02     | REVISION:   | A        |





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