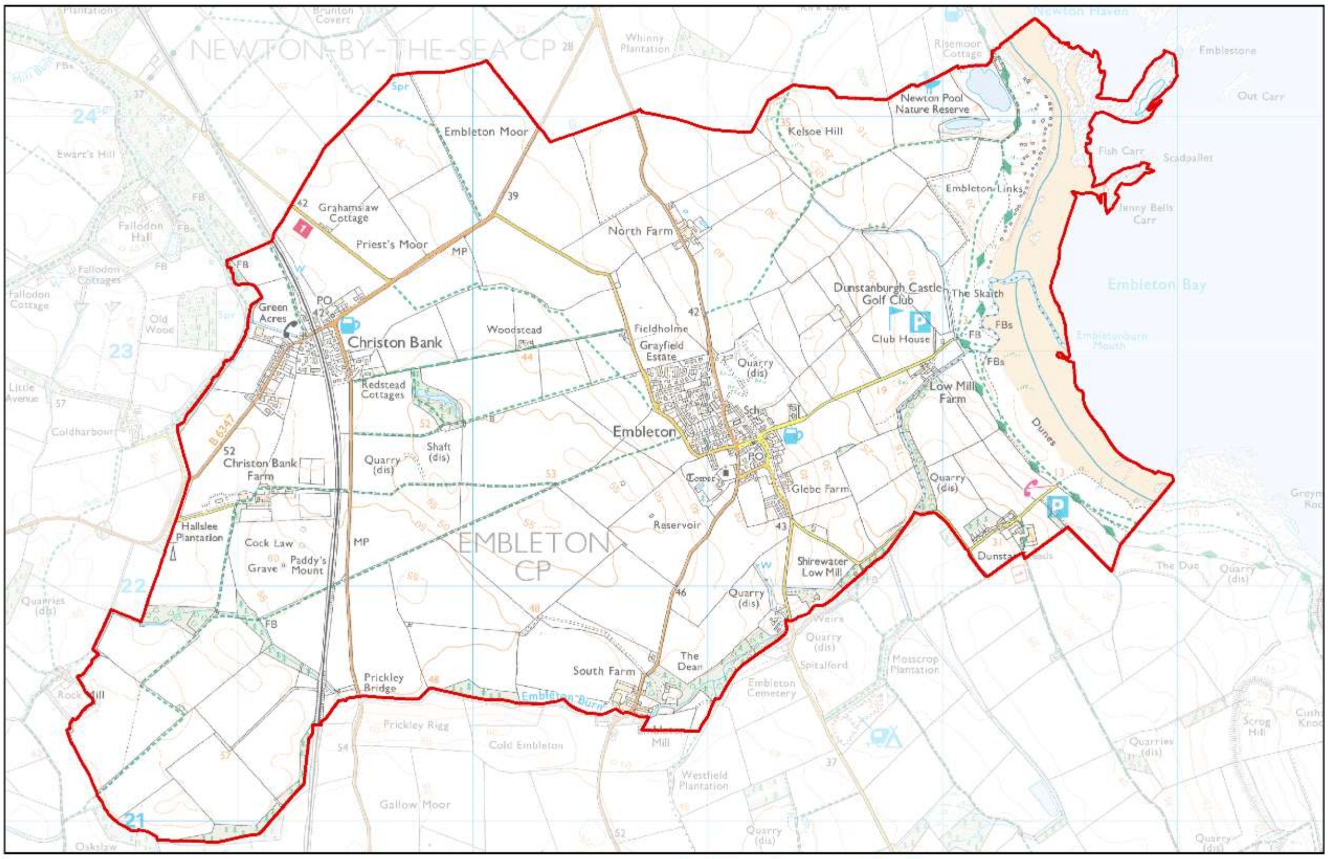
EMBLETON PARISH NEIGHBOURHOOD PLAN 2019-2036

EXECUTIVE SUMMARY OF THE PRE-SUBMISSION PLAN

REGULATION 14 CONSULTATION

JANUARY 2019

Embleton Parish Boundary



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FOREWORD

The Parish of Embleton, and its surrounding area, is special. Adjacent to an Area of Outstanding Natural Beauty it features bio-diversity, abundant and varied wildlife and dark skies. It is also steeped in history. As with many attractive coastal parishes, however, it has, over the years, seen an ever-increasing proportion of second homes which have greatly depleted its winter vibrancy. In addition, house prices in the Parish are high for the county and this has led to considerable development much of which is regarded as inappropriate to its setting. Nevertheless, tourism represents the principal source of income and plays a large part in the parish's sustainability, albeit many of its few opportunities for employment are seasonal. The Parish faces current and potential planning applications that are considered contentious by many and whilst the plan is neutral on individual applications it sets out clear settlement boundaries and principles of design intended to enhance the area to which it applies. It is important to stress, however, that the plan is supportive of the right type of development in the right place. The above describes some of the more important reasons why Embleton Parish Council embarked on the development of a Neighbourhood Plan (the plan). The Councillors believe that the plan will not stifle development. Rather it will guide and manage it in a way that will benefit the economy and enhance the lives of current and future residents. This submission draft plan is the result of various consultations with residents, landowners, businesses and others.

For more details please refer to the following documents:

Embleton Parish Neighbourhood Plan – Full Pre-Submission Draft.

Embleton Parish Neighbourhood Plan – Housing Evidence Paper.

Embleton Parish Neighbourhood Plan – Settlement Boundary Evidence Paper.

To comment on the Neighbourhood Plan please use one of the following methods:

- By E-mail to: **embletonneighbourhood@yahoo.com**
- By leaving your comments in one of the boxes in the drop- in locations
- By post to the Embleton Parish Clerk, 36 Christon Bank Village, Christon Bank, Alnwick, Northumberland. NE66 3EY

All comments must be received by 9pm on the 20th February 2019.

Contents:

1: INTRODUCTION

What is a Neighbourhood Plan?

A Neighbourhood Plan, and the policies within it, is used to determine planning applications within the Neighbourhood Plan Area. It consists of a vision statement and a series of objectives which have policies to support them.

Why have a Plan for Embleton Parish?

There was significant local concern about recent development that had taken place across the Parish, and a feeling that development was not necessarily reflecting what is special about the area. There are increasing concerns about the level of second home ownership, and the sustainability of the community over the longer term. The Neighbourhood Plan will have locally specific planning policies which will provide clear guidance as to what kind of development will be supported in the Plan area, and what development will not. It will give spatial clarity for development, by defining settlement boundaries, allocating “Local Green Space” and it will have policies to guide appropriate design.

What happens next?

Once this Pre-Submission consultation has finished, the Steering Group and Parish Council will review all comments made and make amendments to the Plan as necessary. The Plan will then be submitted to Northumberland County Council, who will consult on the Plan for a further 6 weeks. Following this, an examiner will be appointed, and the Plan will undergo a rigorous examination process. Following recommendations from the examiner, the Plan may be further modified before proceeding to referendum.

2: THE VISION AND OBJECTIVES

The rural parish of Embleton will continue to be a thriving and a sustainable place to live, learn, work and visit. We will contribute to the long-term sustainability of our communities by supporting appropriate housing which is accessible to all. We will protect, and where possible enhance, the setting and environment of our parish, the Northumberland Coast AONB, the Northumberland Heritage Coast and other special and natural places in our Parish.

To deliver this vision a series of objectives have been identified and these are detailed below:

Objective 1: **Sustainable Development**

To support development that enhances and protects the environment, supports the economy, and helps our communities become more sustainable, whilst ensuring that we protect the assets that make the Embleton Parish special, and ensure there is a positive legacy for future generations.

Objective 2: Sense of Place

To protect heritage assets and enhance local green spaces, landscapes and views that contribute to the distinct look and feel of Embleton Parish.

Objective 3: The Local Economy

To support, encourage and protect local businesses and key facilities that contribute positively to the rural charm and characteristics of Embleton Parish so that it can thrive as a sustainable community.

Objective 4: Housing

To support enough affordable and Principal Residence housing to meet the objectively assessed needs for the Parish. Any future housing will be of high-quality design and environmentally sensitive and sympathetic to the historic landscape and natural surroundings.

Objective 5: Community Facilities

To protect, improve and, as appropriate, develop, year-round community and recreational facilities for the benefit of residents and visitors alike.

3: POLICIES TO SUPPORT THE OBJECTIVES

OBJECTIVE 1: SUSTAINABLE DEVELOPMENT

To support development that enhances and protects the environment, supports the economy, and helps our communities become more sustainable, whilst ensuring that we protect the assets that make the Embleton Parish special, and ensure there is a positive legacy for future generations.

POLICY 1: SUSTAINABLE DEVELOPMENT

Within the Neighbourhood Area, unless material considerations indicate otherwise, development will be supported which provides:

a. new Principal Residence dwellings within the settlement boundaries of Embleton village and Christon Bank;
b. affordable housing either within the settlements and/or on the edge of settlements as ‘rural exception sites’;
c. local employment opportunities;
d. new and expanded business premises;
e. new and expanded social, community, leisure, recreational and educational facilities to serve the communities in Embleton village and Christon Bank;
f. new visitor facilities where these also benefits the local community.

Development in the Northumberland Coast AONB and Heritage Coast will not be supported except in exceptional circumstances and where it can be demonstrated to be in the public interest.

POLICY 2: LANDSCAPES AND SEASCAPES

Development proposals within or affecting landscape character areas must demonstrate how they respect the features of the landscapes identified in the Northumberland Landscape Character Assessment (2010) and National Character Areas and the Historic Landscape Characterisation including:

a) The dynamic seascape including landscapes with views of the coast or seas and the adjacent marine environment;
b) Farmsteads of traditional vernacular architecture at Dunstan Steads, Embleton Mill, North Farm and Christon Bank Farm;
c) Low-lying exposed coastline and broad sandy beaches;
d) Dune systems and the need for potential ‘rollback’ of Dunes;
e) Views into and out of Embleton village conservation area.

Great weight will be given to the conservation of these local landscapes, the Heritage Coast and the scenic beauty of the coast including views across the AONB to the coast from Embleton village and inland from the coast towards Embleton village.

POLICY 3: HABITATS AND SPECIES

The impact on proposals in the Neighbourhood Area on European Sites will be assessed in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended) (The Habitats Regulations). Development that would result in an adverse effect on internationally important wildlife sites will not be permitted unless it can meet the 'No Alternatives' and 'Imperative Reasons of Overriding Public Interest tests set out in the Habitats Regulations and unless all necessary compensatory measures have been secured to ensure overall coherence of the network of sites. Planning permission that would result in an increase in recreational pressure on the European sites will only be granted if it can be demonstrated that there will be no adverse effect on the integrity of any European Site, either alone or in combination with any other relevant plans or projects. Proposals which promote the preservation and restoration of priority habitats in the Neighbourhood Area will be supported. Proposals that support the biodiversity and community value of Embleton Village Quarry SINC site will be supported.

POLICY 4: DESIGN IN NEW DEVELOPMENT

All new development in the Neighbourhood Area, including extensions and conversions, should incorporate high quality design and demonstrate how:

a) local context and character are respected in terms of scale, density, height, massing, layout, materials, hard and soft landscaping, means of enclosure and access; and
b) features including windows, doors, roof lights, chimneys, flues, roofs, and boundary treatments have regard to surrounding character and materials used locally; and
c) appropriate landscaping has been incorporated into the scheme including the retention of trees and hedgerows; and
d) a Sustainable Urban Drainage system has been incorporated or demonstrate why such a system would not be practicable; and
e) measures have been incorporated to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation; and
f) in terms of the massing, height, scale and proximity, of the proposed development does not result in an unacceptable loss of light or overshadowing, or other adverse amenity impacts on existing or future residents; and
g) opportunities have been taken where possible to incorporate embedded renewables, such as solar panels, heat pumps and other measures to reduce the carbon footprint of the building; and
h) opportunities have been taken in the layout and building orientation to minimise energy consumption and maximise passive solar gain.

Development of poor design that fails to take opportunities for improving the character and quality of the area will not be supported. For areas within the Northumberland Coast AONB, this will include incorporating the principles contained in the most recent version of the Northumberland Coast AONB Design Guide.

OBJECTIVE 2: SENSE OF PLACE

To protect heritage assets and enhance local green spaces, landscapes and views that contribute to the distinct look and feel of Embleton Parish.

POLICY 5: SETTLEMENT BOUNDARIES FOR CHRISTON BANK AND EMBLETON VILLAGE

Proposals for development will be supported within the defined settlement boundaries for Embleton village and Christon Bank shown on the Policies Map subject to other policies in the Development Plan. All land outside these settlement boundaries is considered to be 'open countryside' for planning purposes.
Outside the settlement boundaries development will be restricted to the following:

a) small-scale rural business and economic development proposals involving conversion of existing buildings, or sensitively designed new buildings where landscape and other impacts have been given careful consideration, and mitigated where necessary;
b) proposals for rural exception sites of affordable housing;
c) re-use of redundant or disused buildings for use as Principal Residence housing where these buildings were originally of substantial construction and where the scheme would improve the appearance of the site and/or where the proposal secures the optimum viable use of a heritage asset;
d) the essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
e) proposals where design is of exceptional quality that is truly outstanding and of innovative design, reflecting the highest standards in architecture, and would help raise standards of design in the Neighbourhood Area and would also significantly enhance the immediate setting of the site;
f) proposals for tourism development where these can be sensitively accommodated in the landscape.

POLICY 6: DEVELOPMENT WITHIN EMBLETON VILLAGE CONSERVATION AREA

Development proposals affecting the Embleton Village Conservation Area, or its setting will be required to preserve or enhance the character or appearance of the area. Development proposals, including extensions and alterations to existing buildings and structures, will be required to make a positive contribution to local character and distinctiveness, through the careful use of materials and incorporation of traditional design.
In particular, the assessment of proposals should take account of their impact on the following specific elements identified in the Embleton Village Conservation Area Character Appraisals:

a) significant view-points into and out of the Conservation Area particularly views to and from the coast;
b) informal open spaces which contribute positively to local character;
c) local context and character; in particular layout, materials, landscaping, means of enclosure and access and vernacular design of windows, doors, chimneys, and roofscape.

In order to prevent harm to the character and appearance of the Conservation Area in the longer term, proposals which would lead to the enhancement of the appearance of the following buildings will be supported: The Old Quarry buildings, the Historic Dovecotes, the Sandstone Building to the South of Old Vicarage garden and Pillboxes.
Development of poor design that fails to take opportunities available for improving the character and quality of the Conservation Area will be refused.

POLICY 7: LOCAL GREEN SPACES

The following sites are designated as Local Green Spaces and are shown on the Policies Map:

- LGS1: Embleton Village Playing Field and Play Area
- LGS2: Embleton Village Green
- LGS3: Embleton Village Quarry
- LGS4: Embleton Village First School Playing Field
- LGS5: The Glebe Field adjacent to Embleton Village Church
- LGS6: Christon Bank Village Green
- LGS7: Greyfield Estate Play Area

Proposals for development on these sites will not be allowed except in very special circumstances, unless they are directly related to the enhancement or enjoyment of the Local Green Space.

POLICY 8: NON-DESIGNATED HERITAGE ASSETS IN THE NEIGHBOURHOOD AREA

The Neighbourhood Plan List of non-designated Heritage Assets are defined in Appendix A of the full plan. Development, including renovation or alterations, affecting any non-designated heritage asset or its setting, whether locally listed, or identified in the Neighbourhood Plan List, should be sensitively designed having regard to the scale of any harm or loss and the significance of the heritage asset including its archaeological, historic and architectural interest and its setting.

OBJECTIVE: 3 THE LOCAL ECONOMY

To support, encourage and protect local businesses and key facilities that contribute positively to the rural charm and characteristics of Embleton Parish so that it can thrive as a sustainable community.

POLICY 9: BUSINESS AND EMPLOYMENT

Proposals for new business premises and the extension and expansion of existing businesses in the Plan area will be supported. In the open countryside, proposals for farm diversification schemes and other rural business enterprises which require a rural location will be supported. Where new buildings are required, these must be well designed, well related to existing buildings and not have an unacceptable impact on the local landscape. Proposals for home working will be supported where the amenity and privacy of neighbouring residents is not significantly adversely affected.

OBJECTIVE 4: HOUSING

To support enough affordable and Principal Residence housing to meet the objectively assessed needs for the Parish. Any future housing will be of high-quality design and environmentally sensitive and sympathetic to the historic landscape and natural surroundings.

POLICY 10: PRINCIPAL RESIDENCE HOUSING

Proposals for all new housing, excluding replacement dwellings, will only be supported where first and future occupation is restricted in perpetuity to ensure that each new dwelling is occupied only as a Principal Residence.
Principal Residence housing is that which is occupied as the sole or main home of the occupants and where the occupants spend most of their time when not working away from home.
These restrictions will be secured prior to the grant of planning permission through appropriate Planning Obligations created and enforceable under section 106 of the Town & Country Planning Act 1990, or any subsequent successor legislation.

POLICY 11: AFFORDABLE HOUSING CONTRIBUTIONS

Schemes of 10 homes or more will be expected to provide a minimum of 20% affordable housing, or more if a higher local need is demonstrated in the most recent housing needs surveys.

POLICY 12: RURAL EXCEPTION SITES AND COMMUNITY LED HOUSING

Proposals for small-scale affordable housing schemes including Community Led Housing schemes delivered as ‘rural exception sites’ on the edge of the settlements of Christon Bank and/or Embleton village, will be supported where they can demonstrate the following:

a) no significant negative impact on the character and setting of the settlement; and
b) that the development area will not harm the character and appearance of Embleton Village Conservation Area, and
c) that the special landscape and scenic beauty of the Northumberland Coast AONB will be conserved.

POLICY 13: CHANGE OF USE FROM HOLIDAY USE TO PRINCIPAL RESIDENCE HOUSING

Proposals for the change of use or removal of occupancy restrictions from holiday let use to Principal Residence housing, will be supported within the Neighbourhood Area. Future occupation shall be controlled as a Principal Residence in accordance with Policy 10 of this Neighbourhood Plan. This policy does not apply to the change of use, or replacement of, chalets, static caravans, or other buildings or structures which are not suitable for permanent occupation or construction.

OBJECTIVE 5: COMMUNITY FACILITIES

To protect, improve and, as appropriate, develop, year-round community and recreational facilities for the benefit of residents and visitors alike.

POLICY 14: ASSETS OF COMMUNITY VALUE AND COMMUNITY FACILITIES

Proposals that will enhance the viability and/or the community value of community facilities and community assets, (whether registered as Assets of Community Value or not registered) will be supported.

Community facilities identified for Embleton village are:

Vincent Edwards C of E First School.
Doctor's Surgery.
Greys Inn Pubic House.
Blue Bell Public House.
Dunstanburgh Castle Hotel.
Dunstanburgh Castle Golf Course Club House.
Moody's Village Shop and Post Office.
Creighton Memorial Hall.
Church of Holy Trinity and the Parish Church Rooms.
Filling Station (including shop and garage) known as 'Grieves Garage'.

Community facilities identified for Christon Bank are:

Blink Bonny Public House.
Shop and Post Office (known as 'Young James and Sons).
Christon Bank Church and Hall.

The loss of a registered Asset of Community Value (ACV), valued community facilities identified in this Plan or the loss of the last public house, shop or community hall in Embleton village or Christon Bank will be strongly resisted, and robust justification will be required to demonstrate there is no longer a need for that community facility or that the community facility is no longer economically viable.
The provision of new community facilities, including recreational facilities will be supported.

POLICY 15: PROVISION AND IMPROVEMENT OF PEDESTRIAN AND CYCLE ROUTES

The creation and improvement of footpaths and cycle ways will be supported where there is not a negative impact on designated habitats. In particular, the improvement, creation and extension of the following routes will be supported:

a) A route to link the Quarry area in Embleton village to the beaches via North Farm footpath.
b) A route to link Embleton village with Low Newton via North Farm.
c) Improved pedestrian and cycle links between Christon Bank and Embleton village.

4: HOUSING REQUIREMENTS

Northumberland County Council has assessed the housing need for the County, and published figures for the required housing delivery for each designated Neighbourhood Area. The figure for Embleton Neighbourhood Area is 65 dwellings, to be delivered between 1st April 2016 and 1st April 2032 (i.e., over the emerging Northumberland Local Plan period). This figure applies to all dwellings that have been completed, or plans approved, since 1st April 2016.

A detailed report was commissioned by the Embleton Parish Council to assess the affordable housing need in the Neighbourhood Area. This report was conducted by Community Action Northumberland (CAN) and forms part of the evidence base for the neighbourhood plan and is included in the submission documents.

The conclusions of that report were that there is not a significant identified need for affordable housing locally. However, it is possible that a number of people who may have wished to remain living in the area may have left due to not being able to afford a house and would therefore not have responded to the survey. The report concluded that there was an identified need for housing in 11 households in the Neighbourhood Area. Of these, half were owner-occupiers looking to downsize. This means a maximum of 5 new households were identified as being potentially in need of affordable housing.

5: SETTLEMENT BOUNDARIES

As part of the development of a neighbourhood plan for the Parish of Embleton, it has been decided to incorporate settlement boundaries for the two main settlements in the Plan area: Embleton village and Christon Bank. These settlements did have identified boundaries in the Alnwick Local Plan (see Appendices), but the policies related to these settlement boundaries were not 'saved', and so there are currently no settlement boundaries for either village.

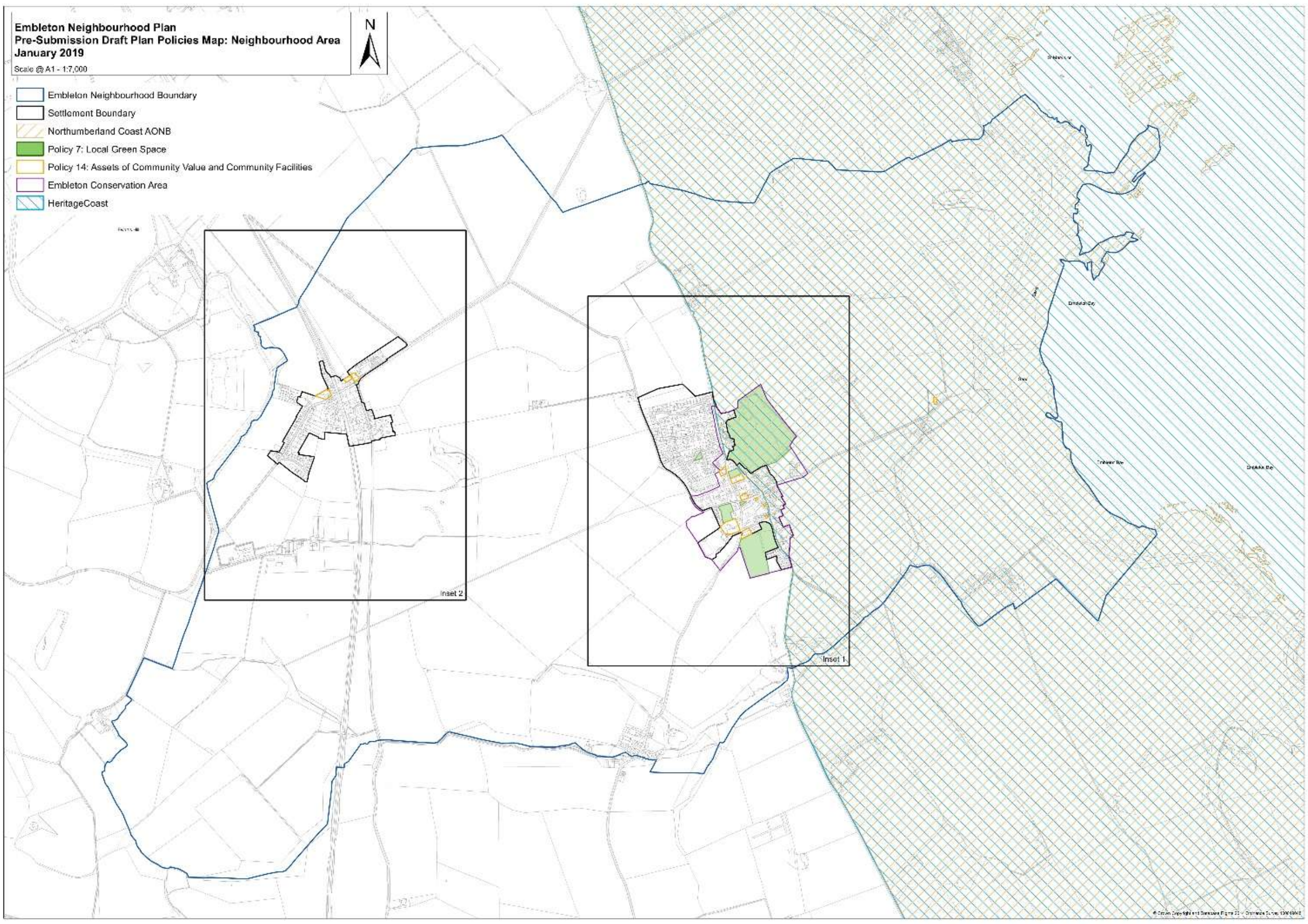
The boundary has been defined within the context of a requirement for the Neighbourhood Plan to deliver sustainable development in the Plan area. As such, it is based on the need to ensure that there is enough housing land available within the settlement boundaries of both settlements in the Neighbourhood Area to accommodate housing growth over the plan period up to 2032.

Annex II in the emerging Northumberland Local Plan contains detail about housing delivery targets for each designated Neighbourhood Area in Northumberland County Council. The Embleton Neighbourhood Area is expected to deliver 65 houses over the Plan period.

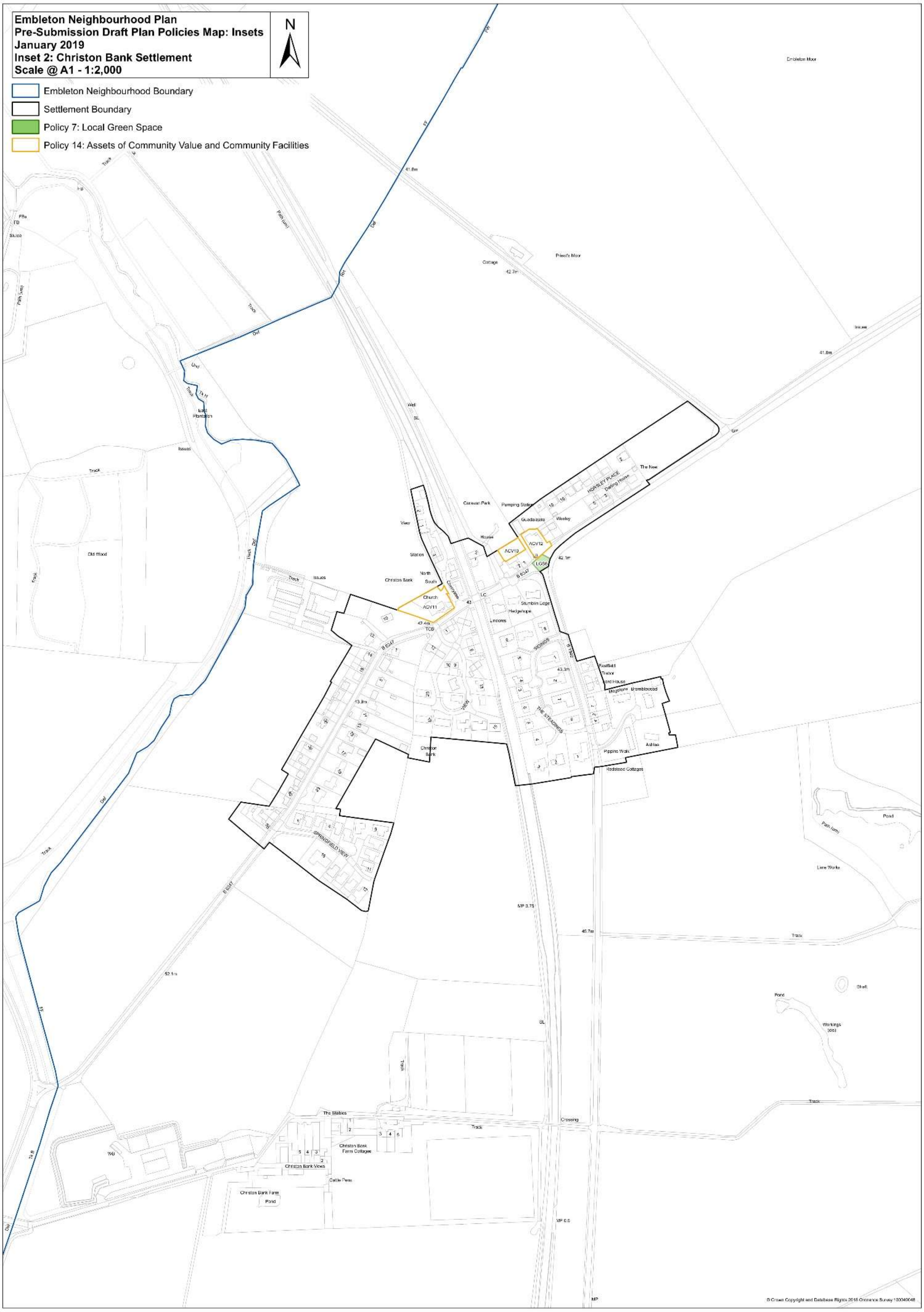
With the number of approvals (80 dwellings) in the Neighbourhood Area since 2016, this target has been met and significantly exceeded through existing permissions, the most recent ones being the approval for an additional 16 dwellings in Embleton village north of Creighton Place and 13 dwellings North of Horsley Place, Christon Bank.

Bearing in mind the significant housing delivery in recent years in this Parish, the settlement boundaries have been drawn relatively tightly round both settlements. The starting point has been the original settlement boundaries for both settlements in the existing Alnwick Local Plan (which were not 'saved').

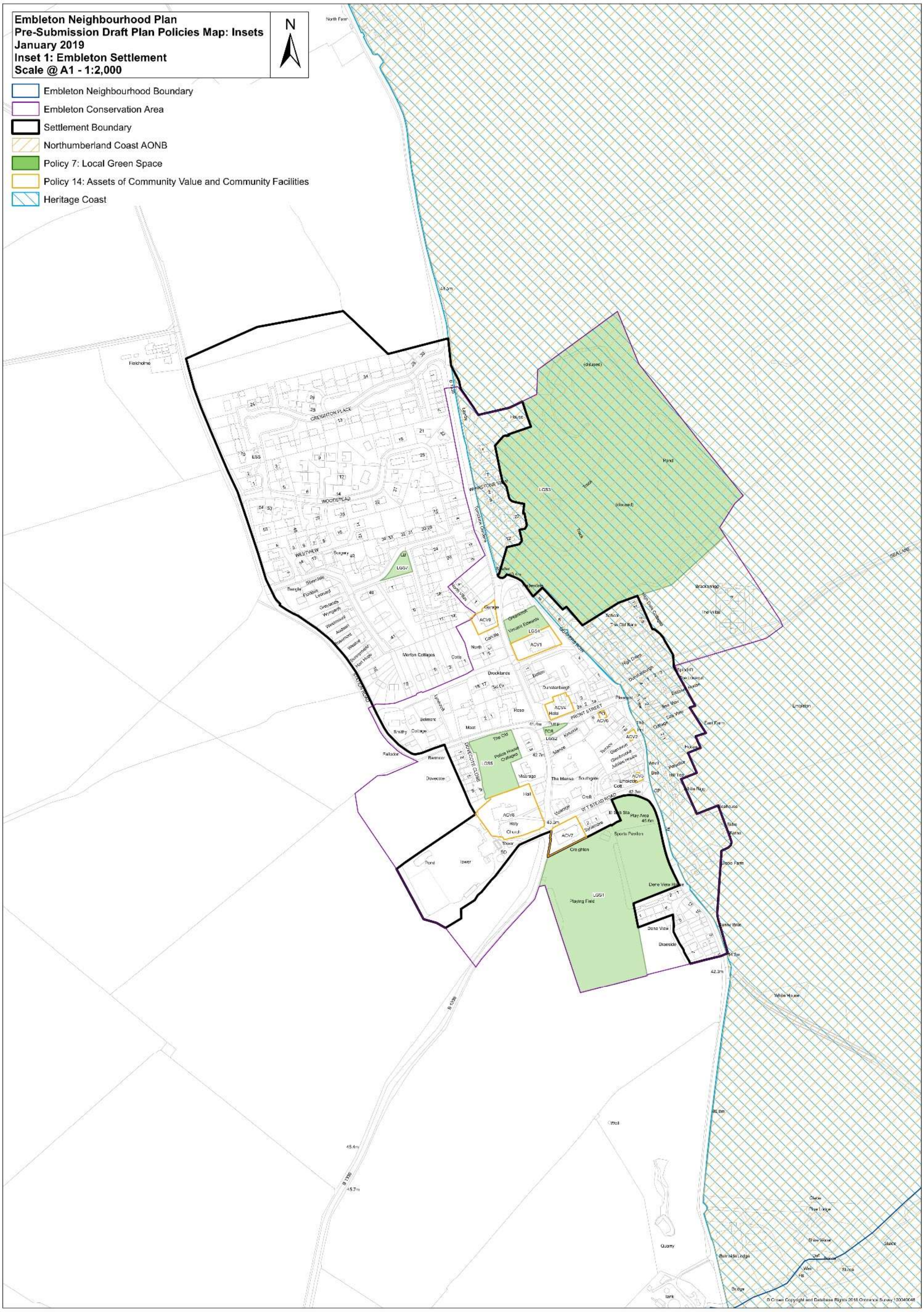
Policies Map 1: Embleton Neighbourhood Area



Inset Policies Map 2: Christon Bank



Inset Policies Map 2: Embleton Village



APPENDIX A: Non-designated assets suitable for Local Listing in the Neighbourhood Plan area

The list below comprises the non-designated heritage assets in the Plan area which are considered suitable for local listing.

Non-designated heritage assets identified in Embleton Village:

Creighton Memorial Hall.
Old Quarry Buildings at Embleton Quarry.
Nos 1 & 2 Sycamore Cottages.
Dunstanburgh Castle Hotel.
Vincent Edward's School.
Greys Inn Public House.
Old School House.
New Presbyterian Manse.
Water pump near Blue Bell Inn.
Pill Boxes (Glebe Field, Sports Field, adjacent Glebe Farm and adjacent to Nature Reserve Pool at Low Newton).
Moody's Village Shop.
Filling Station known as Grieves Garage.
Dunstanburgh Golf Club Clubhouse.

Non-designated heritage assets identified in Christon Bank village

Primitive Methodist Church.
Blink Bonny Public House.
Well including memorial stone.