

Embleton Parish Neighbourhood Plan Community Consultations 1 & 2

Methodology for Consultation 1

A drop-in event was held in the Parish Room Embleton on October 9th 2017 3.00 to 7.00pm

The event was advertised via the Whinstone Times and via a direct leaflet to every household in the Parish.

The venue was staffed by members of the Neighbourhood Plan Steering Group and by a Planning Officer from Northumberland County Council.

Attendees were asked to identify the location of their house using a pin on a large scale map of the parish.

Information boards outlined the purpose of a Neighbourhood Plan which was also detailed on a **powerpoint presentation played on a loop throughout the event.**

Participants (127 in total) were asked to give written comments on two key questions:

- ***“What do you think is GOOD about living and working in Embleton Parish?”***
- ***“What do you think is NOT SO GOOD about living and working in Embleton Parish?”***

Additionally, participants were asked:

- ***“What are your Specific issues or changes you would like to see?”***

Comments were collected at the end of the session and evaluated using text analysis.

Table 1 : “What do you think is GOOD about living and working in Embleton Parish”

Positives in rank order	Number of comments
Strong community ethos	41
-sense of community	
-friendliness	
-lots going on	
Rural environment	39
-green spaces	
-sea views	
-peace and quiet	
Local facilities	37
-shop, garage, pubs,	
-school	
-play park	
School	18
Size of Village	10
- compact village	
-retain size	
-maintain separate villages	
Surgery	9
Church	7
-toddler group	
Balance permanent : holiday homes	7
Quarry	6
-retain leisure use	

Table 2 : “What do you think is NOT SO GOOD about living and working in Embleton Parish?”

Negatives in Ranked Order	Number of comments
Too many holiday homes	25
-centre of village is an empty shell	
-push up prices	
-reduce availability of homes for locals	
Lack of affordable housing	21
-shortage of social housing	
-new houses too expensive for young families/locals	
Dangerous roads	17
-speeding vehicles all areas	
-speeding at Dunstan Steads (4)	
-speeding at Christon Bank (6)	
-footpaths	
-poor visibility at junctions	
-potholes	
Drs not at surgery	16
-lack of clinics locally (baby clinic)	
-cost and timing of public transport to Alnwick or Seahouses for clinics	
-inconvenience of going to Alnwick or Seahouses when ill	
Housing Market Saturation	18
-building new when current not selling	
-building new when properties vacant/derelict	
Transport	11
-lack of bus service to Christon Bank	
Villages Spreading	10
-Danger of Embleton and CB merging into one sprawling village	
Quarry	9
-better maintenance	
-designated use	
-dog toilet	
Building on Green Spaces/Agricultural Land	8
-infill rather than expand	
-no more building on farm land	
Cussins	6
-inconsiderate builders	
-changes ot original plans	
Infrastructure	4
-facilities to meet the needs of number of new houses	
Poor Signage	4
-info for visitors	
-toilets and Mandells	
-Too many A frames on the village green	
Parking for beaches	2
Dog Fouling	3
Lack of community in Christon Bank	2

The key issues raised in answer to the question “What are your Specific issues or changes you would like to see are identified below:

On analysis of the issues the responsibility for addressing each item was decided and is indicated in the key

Red = NCC Blue = PC Green = NP Purple = Diocese Orange = underway

Black = Private ownership or issues which it is uncertain whether the NP or PC can influence.

Suggestions for improvements to the village. *In no particular order*

Environment

- better footpaths/more public footpaths
- safe footpaths from new housing
- connect the quarry to public foot path near North Farm
- apply to make the section(belonging to North Farm) from the recycling bay to the public footpath leading to Low Newton as a public footpath. (Currently only open to users of North Farm complex)
- improvements to derelict garages at rear of Station Road
- preserve the sea views along the coastal route
- more benches and seats to enjoy the views and village
- games on the village green -assess demand
- remove or restrict A boards from village green
- Whinstone View embankment needs great improvement
- sort out the building site on Station Rd (Next to Barmoor)
- sort out the overgrown field next to the church, it is an eyesore (Diocese)
- recycling area needs an overhaul it is untidy and not enough bins for the demand or need emptying more often PC onto NCC
- building development has damaged the roadway within the bottle bank this should be repaired at the expense of the developers
- larger village Christmas tree to make a focal point
- general tidy of hedges and grass verges etc
- plant trees etc to mask the Creighton development from neighbouring properties
- create a local history museum ??

Quarry *preserve use in NP*

- create a nature reserve
- develop a wild life area
- develop a community use area with benches
- urgent need to develop and improve the quarry
- develop as a protected environmental area with paths and seats
- have a toilet and picnic benches
- bird hides
- stop people dumping garden waste in the quarry or designate a community compost area
- a small annual investment to maintain paths and keep tidy
- add benches
- clear footpaths and interpretation signs information about the history of the quarry
- creation of shared community vegetable garden on part of the site

Information

- interpretive boards giving info about the quarry's history, flora and fauna and other local history
- better signposting to local amenities such as toilets, quarry, play park etc
- free doggy bags at entrance to beaches and other areas
- increase/relocate dog bins
- street light turnoff period to reduce light pollution and house holders encouraged to support this curfew with their lights by using motion detectors during the switch off period

Traffic

- better visibility at junctions onto the main road throughout the village
- traffic calming measures throughout including Sea Lane and Dunstan Steads
- 20 MPH speed limit throughout the villages or extend the current 30 MPH limit and clearly sign
- better parking esp for beaches
- increase number of dropped kerbs
- improved signage to warn traffic about cyclists, horse riders and pedestrians
- pelican crossing between the school and the housing estates

NP to explore pressure points for parking and any possible future increase in demand

Housing -general

- calculate demand for social and or affordable housing
- make improvements/remove derelict wooden bungalows at rear of Station Road
- ensure the current infrastructure can meet the need of any future housing
- sort out derelict properties at Redstead Cottages (CB)
- renovate poor buildings before building new (CB)

Housing - new build

- carry out a needs analysis before agreeing to any new builds
- any new housing should be limited to infill or brown field sites
- settlement boundary for Embleton should be Station Road to the west.
- ensure infrastructure meets needs of increased housing and traffic
- any new development should have a proportion of help to buy or shared ownership
- no further building to the west of Station Road. Desire to keep Christon Bank and Embleton as two distinct villages
- ensure any new development is sympathetic to the current housing, regional architecture and environment

Housing - holiday homes

- permission to change houses to non resident should have a annual quota
- no new purchases to be made into holiday homes within the first year of purchase
- new housing has a covenant banning use as holiday lets

Community

- creating some annual community events e.g. Arts show, village fair. PC support for interested parties PC support interested parties
- increased funding for children's play area
- increased offer for the football/cricket field, tennis court, basketball court, boules area
- addition of a multi-use games area for older children and community use
- use vacant space behind park for recreation facilities esp for older children -bike trail, activity trail, fitness trail etc
- reinstate GP presence and other clinics (baby clinic mentioned several times) to Embleton surgery
- protect local facilities
- possibility of charging a levy to holiday home, hotel and B&B guests (eg £1 per night) to be collected from the business owners; using this fund to maintain the village environment to ensure it remains attractive to visitors or provide local information to visitors. (Suggested by a business owner)

Specific to Christon Bank

- safe children's play area
- cycle ways
- create a settlement boundary for Christon Bank
- speed restrictions needed

Methodology for Consultation 2

The attached consultation document was sent out to every household in the `parish via the Whinstone Times May/June 2018

The document was also posted on the Embleton Parish Council Website

Collection points for completed comments were placed in:

- Moody's Londis Embleton
- The Village shop Christon Bank
- Jasmine Cottage Christon Bank

A quantitative analysis was carried out based on the level of agreement with each statement and was fed back to the community via the Whinstone Times July/August 2018

Results of Consultation 2

VISION		
Strongly Agree/ Agree 79.1%	Disagree 2.3%	No Specific Comment 18.6%
Key Comments		
The vision is too narrow - consider "a wide tenure, type and market driven housing product should be delivered"		
the need for investment in tourism infrastructure		
any support for economic development?		
appropriate housing for the needs of <i>the parish of Embleton</i> (3)		
please define appropriate housing		
"accessible to all" is ambiguous – price? location? disability?		
priorities should be on the village settings and environmental impact		
the impact on young children – should add grow up to live/ work/ visit		
a "viable school" should be added to the vision (or objectives)		
no development on green field sites and compulsory leisure/ green spaces around new homes		

OBJECTIVE 1		
Strongly Agree/ Agree 65%	Disagree 7%	No Specific Comment 28%

Key Comments This objective effectively makes this a “no development plan” a sense of place comes from “the living villages...we must do everything we can to prevent a drift into a holiday-let dominated village” this requires investment and alignment of local interests specify local <i>public</i> green spaces will local green spaces be lost through proposed requirement for in-fill development? include improvement to derelict areas in Embleton and Christon Bank develop the Glebe Land include the beaches and the dunes need more tree and hedge planting to encourage wildlife
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OBJECTIVE 2		
Strongly Agree/ Agree 58.2%	Disagree 0.00%	No Specific Comment 41.8%

Key Comments future developments will require 21st century amenities putting local shops at risk the school should be specifically mentioned as a key facility encourage “new” appropriate rural businesses proliferation of new business proposals led to consideration of an unwanted pig farm development how can businesses be sustained out of season? Identify existing and new business opportunities

OBJECTIVE 3			
Strongly Agree/ Agree	69.8%	Disagree	9.3%
		No Specific Comment	20.9%

Key Comments:

Embleton needs more small units for older residents sited near the village centre

sustainability will be lost if we only provide for OAPs or affordable houses – we need “family homes”

some concerns about the negative impact of holiday and second homes

although affordable housing is very important, holiday and second homes provide trade opportunities for re-tail, maintenance and PT cleaning employment

sprawling villages of ugly houses are created by, and only benefit, greedy developers

definite rules on landscaping and tree bands. No more Cussins type houses

strongly agree that all new housing should have high quality design and materials

do not push the elderly and disabled further from the village centre

here does not appear to be enough identified land provided to meet housing demand

objecting to affordable and private housing is short sighted – it provides employment opportunities for local workers who are sympathetic to the village (CB)

green spaces and recreational areas are needed near Creighton Place

additional housing and increased population cannot be serviced by local business and employment opportunities

a commuting community will result in polluting traffic on narrow, poorly maintained rural roads

OBJECTIVE 4			
Strongly Agree/ Agree	60.5%	Disagree	2.3%
		No Specific Comment	37.2%

Key Comments

a need for public toilets and better signage

consider need for sports and supermarket complex

ensure that any new facilities are environmentally sustainable

this appears to aim to develop Embleton into a small town with the subsequent loss of open space, farmland and impact on wildlife.

OBJECTIVE 5			
Strongly Agree/ Agree	65.1%	Disagree	0%
		No Specific Comment	34.9%

Key Comments

the environmental value of areas in biodiversity is not the same as green space value. Fields at the edge of the village have more genuine environmental value

building houses on farmland does not enhance or protect the environment

farmers should be mentioned – they keep the environment green

the settlement boundaries should be adjusted slightly to maintain the % of green areas. Value the special qualities of the parish landscape and ensure that it grows organically within the boundary

preserve iconic views to the east and west

there is no mention of the golf course

combat volume of traffic, noise, pollution and roadkill on the rural roads and verges

what are the identified sustainable issues in Christon Bank?

environmental protection and enhancement is not possible given the continued development on green field sites for the profit of greedy developers and landowners

OBJECTIVE 6 -Embleton			
Strongly Agree/ Agree	74%	Disagree	19%
		No Specific Comment	7%

Key Comments

any development to the N should be of good design and sympathetic to the natural surrounds

no development to the E or W to retain village views

the limited area for future development makes objective 3 critical

the boundary will maintain the sense of individuality for the villages

once agreed the boundaries should be protected against pressure of vested interest individuals for financial consideration

use allocated land when a specific need is identified by local residents

the boundary to the S should be squared off to allow housing close to the village

the land between the Villas and High Dales should be included (4 responses)

the N boundary should end at Creighton Place -the marked area is far too large (close to ¼ size of the current village), lack of other options smacks of self interest

what about other SHLAA sites?

The proposed boundary does not allow future development – it is effectively a “no development plan”

The W boundary should follow Station Road until the sharp bend and then continue in a straight line to the vicarage wall across the field this prevents any protuberance to the W

The boundary should keep the village compact

OBJECTIVE 6 Christon Bank		
Strongly Agree/ Agree 71.4%	Disagree 7.2%	No Specific Comment 21.4%

Key Points

land on the B1340 opposite Horsley Place should be a medium-term option for village in-fill

any new housing will need an improved community infrastructure and facilities

there is a concern about road access to land behind the Methodist Church

protect land to the N of Horsley Place and consider a community wooded area

traffic control is needed before more commuters are accommodated

support development E along the B1340 to Priests Moor – any further would change the village feel

Green Acres Field is prime development land but would affect the rural feel views towards Falloden

The village seems to have a higher % of land proposed for housing – is it destined to become a dormitory village?

Embleton Parish Neighbourhood Plan

Vision and Objectives - March 2018

07 APRIL 2018



What is a Neighbourhood Plan?

A Neighbourhood Plan is a community-led planning framework for guiding the future development, regeneration and conservation of an area. It is about the use and development of land and may contain a vision, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development.

This gives us a unique opportunity to **produce our own Neighbourhood Development Plan for our own area**. Embleton Parish Council, with assistance from a Steering Group of local residents and in consultation with the local community, is producing the plan.

Drawing on the community consultation activity which took place in October 2017, we have been working, with a specialist neighbourhood planning consultant, to draft a Neighbourhood Plan for the area. We have listened to what you have said, and have created a long term Vision for Embleton and a set of themes which cover the 6 key Objective areas of **Sense of Place, Economic and Community Sustainability, Housing, Protecting and Enhancing our Environment, Community and Visitor Facilities and Settlement Boundaries**. For each objective we have begun to identify specific **planning policy areas** which we think could help achieve those objectives. **We wish, with community agreement, to encourage suitable development, which both meets our needs and is in keeping with our special landscape and historic environment.**

Why this Consultation?

This consultation activity is intended to encourage you to have your say on the Vision and Objectives which build on the issues and opportunities identified in the original consultation.



Most frequent comments from the first consultation

Positives:

- strong community ethos
- rural environment
- green spaces & sea views
- good local facilities
- compact villages
- good percentage of permanent housing



Negatives:

- too many holiday homes
- lack of affordable housing
- housing market saturation
- dangerous roads
- building on green spaces and agricultural land
- villages spreading into each other



1

READ THE AIMS AND OBJECTIVES

Do you think we've got them right?

Is there anything you would change?

MAKE YOUR COMMENTS

in the section 2 is pull out and return to the end comments to:

embletonneighbourhood@yahoo.com

find us on:
embleton-northumberland.co.uk

2

3

RETURN YOUR COMMENTS

sheets will be collected at:

- Moody's Londis
- Christon Bank shop
- Jasmine Cottage CB

Please return by 20th May 2018

Embleton Parish Neighbourhood Plan

Vision and Objectives

Vision

The rural parish of Embleton will continue to be a thriving and a sustainable place to live, 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 AONB, the Heritage Coast and other special and natural places in our Parish.

Objective 1 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 2 Economic and Community Sustainability

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

Objective 3 Housing

To support enough affordable and principle occupancy 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 4 Community and Visitor Facilities

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

Objective 5 Protecting and Enhancing our Environment

To encourage and support environmentally sustainable land use projects that enhance and protect the environment that makes Embleton special, and ensures that there is a positive Environmental legacy for future generations.

Objective 6 Settlement boundaries

To establish settlement boundaries for the Parish which retain the distinct feel and individuality of Christon Bank, Dustan Steads and Embleton and strongly discourage development outside these boundaries.

**Your Comments on the Embleton Parish Neighbourhood Plan
Vision and Objectives**

Vision -comments

Objective 1 Sense of Place--comments

Objective 2 Economic and Community Sustainability -comments

Objective 3 Housing -comments

Objective 4 Community and Visitor Facilities -comments

Objective 5 Protecting and Enhancing our Environment -comments

Objective 6 Settlement boundaries -comments

Proposed Settlement Boundaries

These are the proposed settlement boundaries for Embleton and Christon Bank. The settlement boundaries follow the traditional boundaries for the villages



Comments on the proposed settlement boundary for Embleton:



Comments on the proposed settlement boundary for Christon Bank:

This consultation pull-out is also available on the Parish Council website at:
embleton-northumberland.co.uk

Questions or comments? Contact the steering group on embletonneighbourhood@yahoo.com
You can also comment on our Facebook page Embleton Neighbourhood Plan