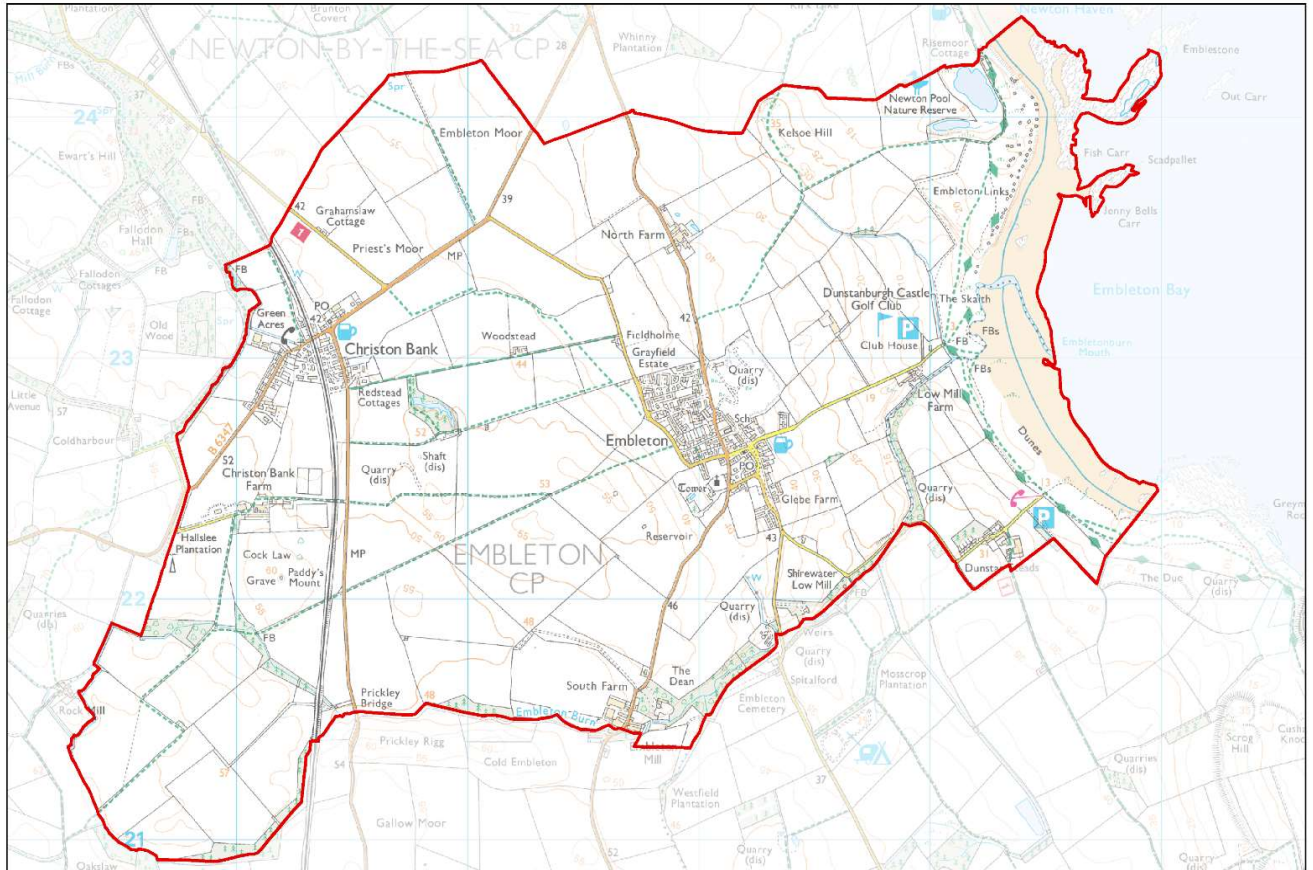


EMBLETON PARISH NEIGHBOURHOOD PLAN

SETTLEMENT BOUNDARIES - BACKGROUND EVIDENCE PAPER

Embleton Parish Boundary



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1: Introduction

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.

This paper defines settlement boundaries for Embleton village and Christon Bank as shown on the proposed inset Policies Maps.

These boundaries will be incorporated into two Policies Maps for the Neighbourhood Plan (extracts of which are contained in this report), and formal consultation on the boundaries will take place through the pre-submission draft (Regulation 14) consultation on the Neighbourhood Plan. There has been some consultation with residents and landowners, but the formal consultation will take place at the Regulation 14 stage, and following that consultation, this report may be amended.

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 there is sufficient housing land available within the settlement boundaries of both settlements in the Neighbourhood Area to accommodate housing growth over the plan period up to 2036.

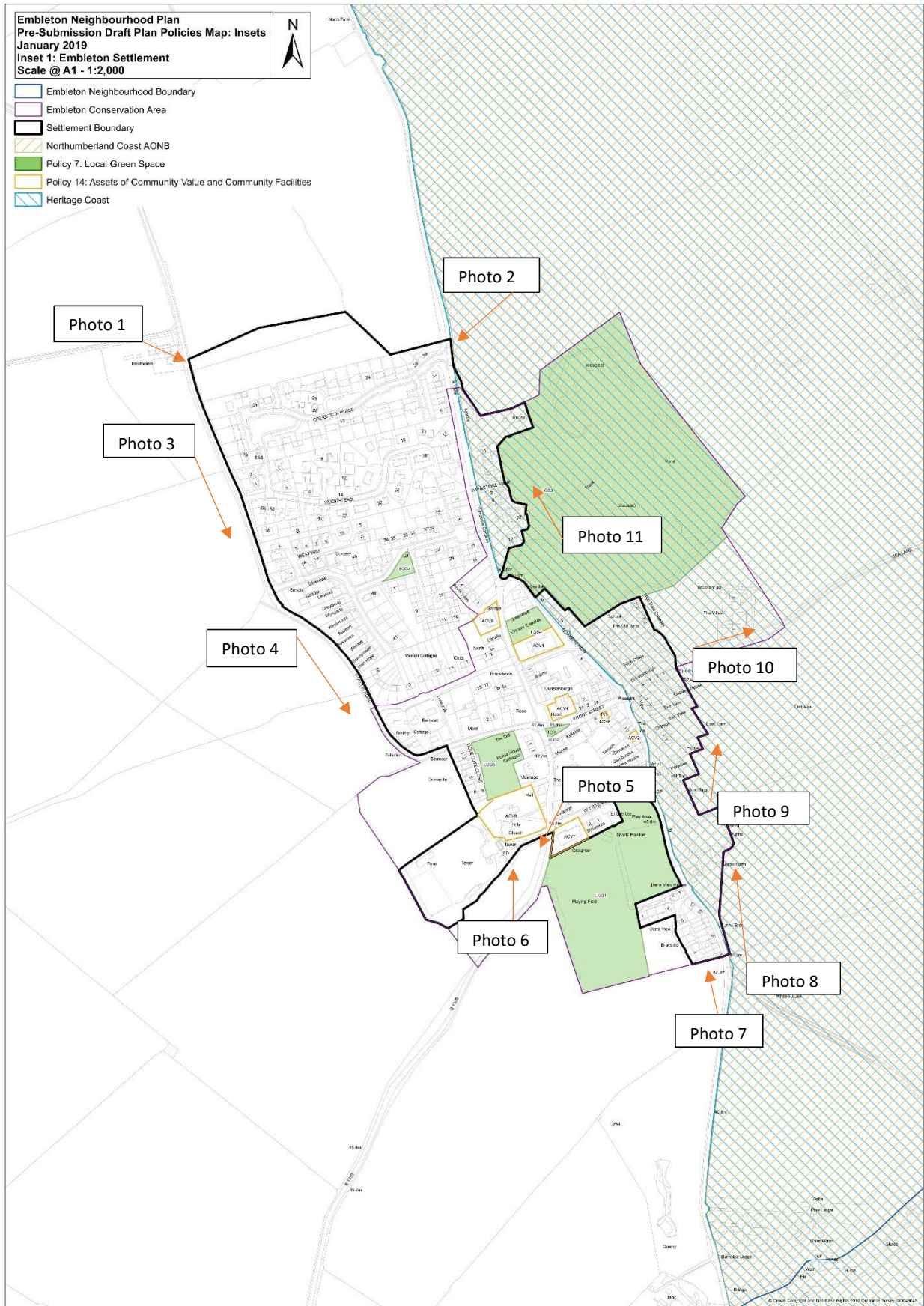
Annex II in the emerging Northumberland Local Plan contains detail about housing delivery targets for each designated Neighbourhood Area in Northumberland County Council. The Embleton Neighbourhood Area is expected to deliver 65 houses over the Plan period.

With the number of approvals in the Neighbourhood Area since 2016, it is clear that 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. More detail about housing numbers and housing issues is contained in the background housing report.

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 methodology (referred to earlier) has been used to define exact boundaries and this report should be read alongside the methodology, which was agreed by the Qualifying Body. The starting point has been the original settlement boundaries for both settlements in the existing Alnwick Local Plan (which were not ‘saved’) and these maps are included in the Appendices for reference.

Embleton Village

The map below shows the proposed settlement boundary for Embleton village in the emerging Embleton Neighbourhood Plan and identifies locations from which photographs in the text to follow have been taken.



Northern Boundary:

The northern boundary has been extended beyond the original proposed boundary in the Embleton Neighbourhood Plan following a recent grant of planning permission for 16 houses. The boundary is drawn tightly around the most recent planning approval site. To the north is open countryside and agricultural fields.



Photo 1: Current end of Creighton Place development. Land to the left of existing built development now also has planning permission. Taken from Station Road entrance looking towards the village



Photo 2: Current end of Creighton Place as seen from other end of the development looking back into Embleton village

Western Boundary:

The western boundary of Embleton village is tightly drawn along Station Road. The rural rig and furrow fields to the west play a role in the setting of the village and Station Road provides a natural boundary along the western edge of the village.



Photo 3: Approach to Embleton village from the north, along Station Road.



Photo 4: Western boundary of Embleton village along Station Road. Rig and furrow fields to the right, Conservation Area straight ahead.

Southern Boundary:

The southern boundary forms the entrance to Embleton village from the coastal road (B1339) forming the south west exit from the village.



Photo 5: Southern entrance to Embleton Village(B1339). Open fields form the boundary to the south.



Photo 6: Looking into Embleton Village from approach on B1339. Green space in foreground excluded from boundary; provides valuable setting to the listed buildings and church behind.

The south east exit from the village is the road towards Dunston Steads, a small hamlet consisting of converted farm buildings, located outside the settlement boundary and in the open countryside. The small terraces along Sunny Brae form the outer limits of the settlement here. Beyond these, is open countryside.



Photo 7: South eastern approach into Embleton village from Dunstan Steads along Sunny Brae. Traditional single storey terraces form the natural end to the village from this boundary.

Eastern Boundary:

The eastern boundary follows the AONB and Heritage Coast designation. The settlement boundary along this length of the settlement remains the same as the previous settlement boundary. There is no encroachment proposed on the AONB or Heritage Coast. Many of the dwellings on this boundary are part of the historic form of the village.

The settlement boundary follows the built form, and curtilages of houses fronting seawards. Many of these are dry stone wall curtilages, overlooking open fields towards the coast. Closer to the quarry area, the boundary is drawn around newly built affordable housing development, and includes the derelict quarry buildings, which could be converted to residential or other uses.



Photo 8: Built form on south western edge taken from outside Embleton village looking north. Clearly defined boundaries along curtilages.



Photo 9: Eastern edges of the settlement, formed by dry stone walls and gardens of dwellings backing onto fields and the coast. These houses are all within the AONB.



Photo 10: Looking down towards golf club and isolated dwellings at The Villas which are excluded from the settlement boundary.



Photo 11: From within quarry looking towards derelict quarry buildings. New housing development on the left. Quarry excluded from settlement boundary; now owned by the Parish Council and managed as a nature reserve.

Christon Bank

The map below shows the proposed settlement boundary for Christon Bank in the emerging Neighbourhood Plan:

Eastern Boundary:

The eastern boundary is drawn relatively tightly around existing development but does extend beyond the previous settlement boundary to allow for existing planning permissions to be implemented. In particular, the site at the north eastern tip of Christon Bank (seen below) which has been recently approved for 13 dwellings under planning reference 16/03510/FUL.



Photo 1: Development site in foreground to the right. This forms the easternmost boundary of Christon Bank. Looking towards the centre.



Photo 2: Views out of settlement towards B1340 – fields to the east excluded from settlement boundary. New development can be seen along main road towards Embleton village.



Photo 3: Looking into Christon Bank along B1340 approach

Northern and Western boundary:

To the north and west of Christon Bank are farms, and fields. These are excluded from the settlement boundary, due to their large, open nature, and the fact that the Neighbourhood Area has met and exceeded its required housing supply.



Photo 4: View from chapel looking across to fields to rear (excluded from settlement boundary)

Southern Boundary:

The southern boundary is similar to that in the Alnwick Local Plan inset map. There is an element of new housing at Springfield View (which was an allocated housing site in the Alnwick Local Plan) and the proposed settlement boundary follows this housing and the curtilages associated with it.



Photo 5: Taken from outside the settlement boundary looking back towards Springfield View.