

# **Embleton Parish Neighbourhood Plan Community Consultation 2**

## **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**

| <b>VISION</b>                                                                                                   |               |                           |
|-----------------------------------------------------------------------------------------------------------------|---------------|---------------------------|
| Strongly Agree/ Agree 79.1%                                                                                     | Disagree 2.3% | No Specific Comment 18.6% |
| <b>Key Comments</b>                                                                                             |               |                           |
| 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 *public* 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

## **OBJECTIVE 2**

Strongly Agree/ Agree 58.2%

Disagree 0.00%

No Specific Comment 41.8%

### **Key Comments**

future developments will require 21<sup>st</sup> 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 retail, 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



## 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



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**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. This pull out and return to the office. Send comments to:

[embletonneighbourhood@yahoo.com](mailto:embletonneighbourhood@yahoo.com)

find us on:  
[embleton-northumberland.co.uk](http://embleton-northumberland.co.uk)

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## 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**

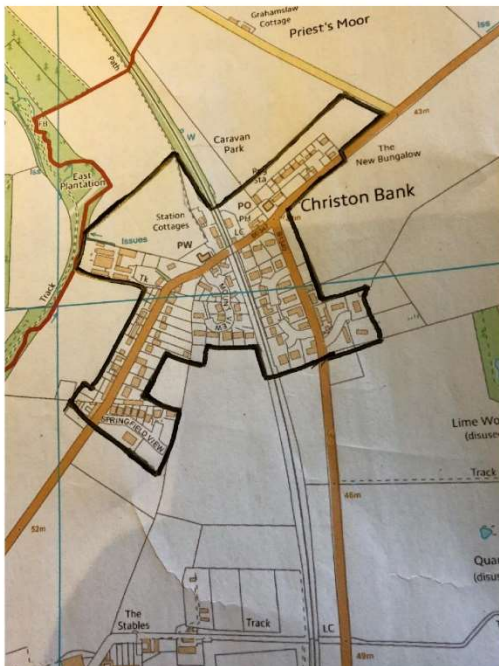
**Objective 6 Settlement boundaries -comments**

## 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](http://embleton-northumberland.co.uk)  
Questions or comments? Contact the steering group on [embletonneighbourhood@yahoo.com](mailto:embletonneighbourhood@yahoo.com)  
You can also comment on our Facebook page Embleton Neighbourhood Plan

