

## **EMBLETON PARISH NEIGHBOURHOOD PLAN**



## **BACKGROUND EVIDENCE PAPER No 2**

## **SETTLEMENT BOUNDARIES – CHRISTON BANK**

## **Contents**

### 1. Introduction

### 2. Christon Bank

Eastern Boundary

Northern/Western boundaries

Southern Boundary

### Appendix A. Previous settlement boundary for Christon Bank in Alnwick Local Plan (policy not saved)

## **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, namely 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 Christon Bank as shown on the proposed inset Policies Maps and should be read alongside the 'Settlement Boundary Methodology' report (March 2018). Jointly, these reports present the detail and reasoning behind the decision to define settlement boundaries for Christon Bank as shown on the proposed inset Policies Map.

These boundaries will be incorporated into the 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 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 around the settlement. 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 this map is included in the Appendix for reference.



### 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 of the village.*



*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.*

**Appendix A:**

Christon Bank Settlement Boundary in existing Alnwick Local Plan Inset (policy not saved)



3 - CHRISTON BANK