

EMBLETON PARISH NEIGHBOURHOOD PLAN 2019 -2036



Referendum Version – April 2020

FOREWORD

The Parish of Embleton, and its surrounding area, is special. The eastern part of the Parish is in an Area of Outstanding Natural Beauty which features biodiversity, abundant and varied wildlife and dark skies. It is also steeped in history. However, over the years, as with many attractive coastal parishes it has 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 economy, 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 the Neighbourhood Plan (the Plan). The Councillors believe that the Plan will not stifle development but 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 Referendum Plan is the result of several stages of consultations with residents, landowners, businesses and others. A substantial number of comments were received during the pre-submission (regulation 14) consultation. These were fully discussed by the committee and our consultant, Ms J. Ludman and, where appropriate, taken into account in this Referendum version of the Plan. The comments showed large degree of interest in and support for the Plan.

A number of background evidence papers have been written during the development of the Plan and its policies. These can be found by visiting the Embleton Parish Council website:

<https://northumberlandparishes.uk/embleton/documents>

We believe that Embleton Parish's wishes have been recognised in this Plan which will help to inform decisions that are made for our area.

On behalf of the Parish Council, I would like to thank the members of the Neighbourhood Plan Steering Group for their work since May 2017. I would also like to thank everyone who has contributed towards the production of this document; the residents, businesses and others who completed questionnaires and responded to the consultations, the many who attended the various drop in sessions, our consultant Ms J. Ludman and the team at Northumberland County Council. Without this help it would not have been possible to produce this Neighbourhood Plan.

Terry Howells

Chairman - Embleton Parish Council

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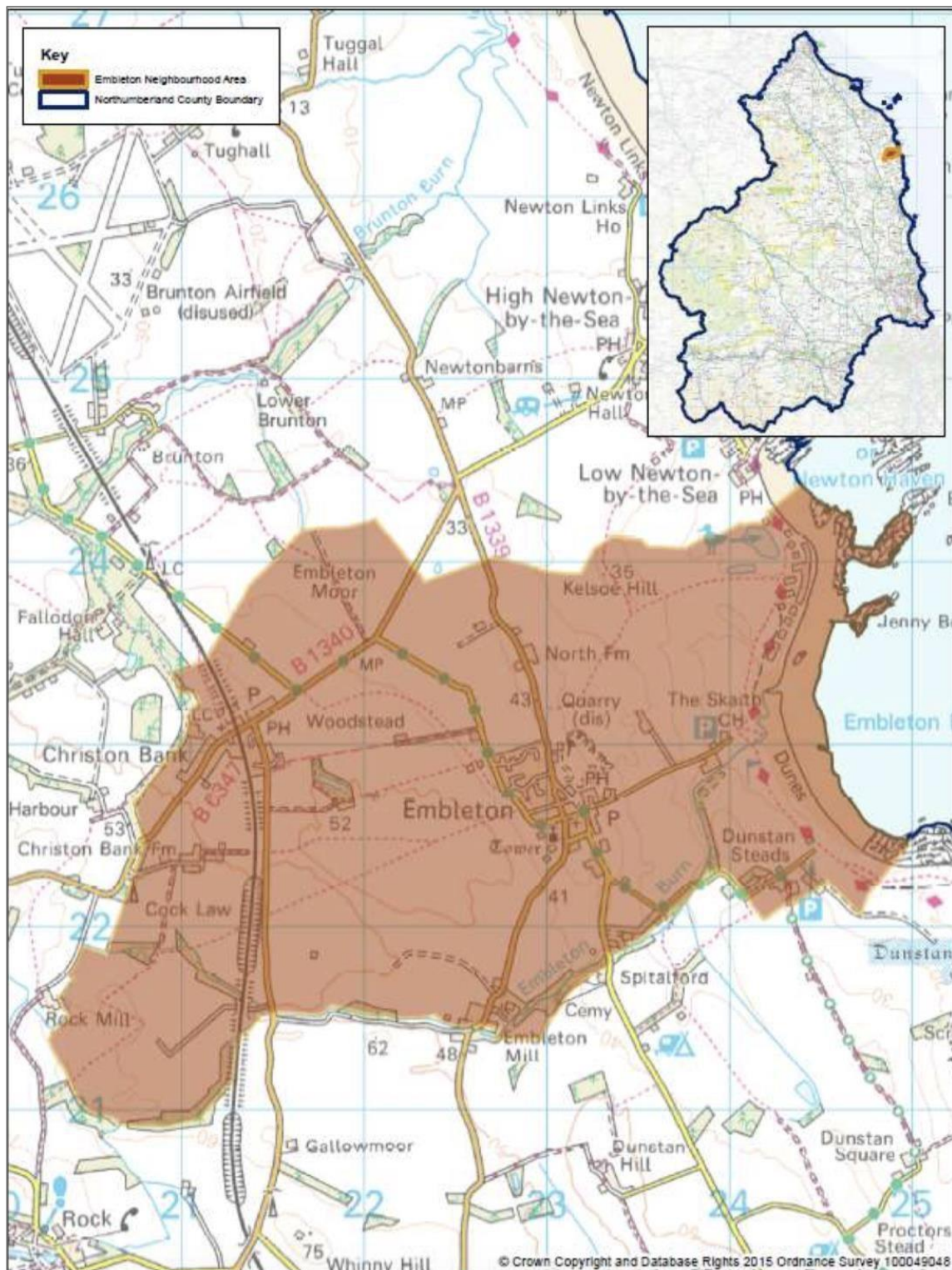
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1.0 INTRODUCTION

- 1.1 The Localism Act 2011 introduced new powers to allow local communities to shape development in their areas by preparing a neighbourhood plan. This Plan is the Embleton Parish Neighbourhood Plan, and policies in this Plan will be used to determine planning applications in the Neighbourhood Area alongside other policies in the development plan.

Map 1: The Neighbourhood Area



- 1.2 The Embleton Neighbourhood Area, designated by Northumberland County Council for the purposes of neighbourhood planning under section 61G(1) of the Town and Country Planning Act 1990, comprises the Parish of Embleton. Northumberland County Council formally designated the Parish as a Neighbourhood Area on 24th July 2017. The Neighbourhood Plan relates only to the Parish of Embleton and to no other Neighbourhood Area and is the only Neighbourhood Plan in the designated area.
- 1.3 The Neighbourhood Plan (the Plan) has been prepared by a steering group comprising members of Embleton Parish Council, and other residents in the Neighbourhood Area. There has been input from Northumberland County Council planners and other stakeholders, and the group have commissioned a chartered planning consultant to support the group with the technical aspects of writing the Plan. The Plan passed independent examination and this is the referendum version of the Plan.

Why have a Plan for Embleton Parish?

- 1.4 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, designating “Local Green Space” and it will have policies to guide appropriate design.

What evidence have we used to prepare the Plan?

- 1.5 The community have been consulted about what issues are important to them. A number of issues were identified as being particularly important for the Parish of Embleton. Some of the key issues were to protect and promote the special landscapes around the settlements of Christon Bank and Embleton village, particularly the Northumberland Coast Area of Outstanding Natural Beauty. There were concerns that any new housing should be affordable for young people, and that they should be for people who want to live permanently in the area. There was also a strong desire to ensure that new development is of high-quality design and sympathetic to the local environment. These, and other comments made during a series of consultations, have resulted in a set of planning policies that seek to ensure that future development in the Neighbourhood Area will reflect the views of the local community.
- 1.6 Evidence produced by Northumberland County Council to support their emerging Local Plan has been used in preparing the Neighbourhood Plan. This evidence can be found on their website (see Appendix C), but there is detailed evidence in relation to landscapes, housing, recreational space and the local economy. All these documents, as well as the results of the public consultation, form the Evidence Base for the Plan.

- 1.7 Consultation on the pre-submission draft Plan took place in early 2019. The submission version of the Plan was modified having regard to the representations made in response to that consultation and the Steering Group's review of those representations. The Plan has been subsequently modified further in accordance with recommendations made through the independent examination.

What other consultation has taken place?

- 1.8 The Steering Group has engaged throughout the process with the local community, through consultation events, questionnaires and newsletters. They have consulted with local residents, local businesses and other local groups and organisations. The results of that consultation have led the Steering Group to produce a Neighbourhood Plan that contains policies that effectively respond to the needs of the community.
- 1.9 More detail on the consultation undertaken is provided in the Consultation Statement which was submitted with the Plan for examination.

What happens next?

- 1.10 This version of the Neighbourhood Plan is the Referendum Version which includes those modifications recommended by the independent examiner following examination of the Submission Version of the Plan. Modifications were recommended and made to ensure the Plan meets the 'basic conditions'. These have been accepted by the County Council and the Parish Council.
- 1.11 A referendum will be held at some point in the future. The date for a referendum cannot currently be set due to recent restrictions imposed through Regulations controlling such public activity during the current COVID-19 coronavirus pandemic. Restrictions are currently in place until 6 May 2021. Once these restrictions are lifted, which may be prior to May 2021, everyone who lives in the Neighbourhood Area and is registered to vote will be given the opportunity to decide whether they would like the Plan to be made (that is: brought into force). If a majority vote in favour of the Plan it will then be made and will formally become part of the statutory development plan. Until that time the County Council will attach significant weight to the Plan in decision making in accordance with the most recent government guidance.

2.0 PLANNING POLICY BACKGROUND

- 2.1 Neighbourhood Plans must pass a series of tests prescribed in legislation through the Neighbourhood Planning Regulations. These tests are collectively known as ‘the basic conditions’. The basic conditions require that Neighbourhood Plans:
- Are prepared having regard to national policy and guidance; and
 - Are in general conformity with strategic policies in the development plan; and
 - Contribute to the achievement of sustainable development; and
 - Are compatible with European Union obligations on environmental impact and human rights.
- 2.2 How the Plan meets these requirements is set out in detail in the Basic Conditions Statement which is submitted with the Plan to Northumberland County Council.

Alnwick District LDF Core Strategy DPD (2007) and Alnwick District Wide Local Plan (1999)

- 2.3 One of the basic conditions is that the Plan must be in general conformity with strategic policies contained in the development plan. The development plan consists of policies in the Alnwick District LDF Core Strategy Development Plan Document (October 2007), and ‘saved’ policies in the Alnwick District Wide Local Plan (April 1997).
- 2.4 The saved strategic policies in these plans are therefore the policies with which the Neighbourhood Plan must be in general conformity. The Basic Conditions Statement provides an assessment of the extent to which the Neighbourhood Plan is in general conformity with those policies.

Northumberland County Council Local Plan (emerging)

- 2.5 The Northumberland Local Plan is currently at examination. It is unlikely to complete that process before the end of 2020. The Neighbourhood Plan seeks to align with this emerging Local Plan, including through the use of relevant evidence prepared in support of the emerging Local Plan, to ensure consistency in policy making throughout the plan making process. The emerging Local Plan creates settlement boundaries for those villages that are not in the process of producing a Neighbourhood Plan. As Embleton Parish is producing a Neighbourhood Plan, the definition of a settlement boundary for both Embleton Village and Christon Bank will be through the Neighbourhood Plan.
- 2.6 A number of evidence base reports have been commissioned to assist with the production of the Local Plan. Some of these evidence base reports have also been used to inform the Neighbourhood Plan. These reports are referred to in Appendix C.

National Planning Policy

- 2.7 The National Planning Policy Framework (NPPF) (February 2019) and National Planning Practice Guidance provide the most up to date planning policy and advice from Central Government. Some policies contained in the Alnwick Core Strategy LDF Core Strategy DPD and the Alnwick District Wide Local Plan conflict with this more recent national policy and guidance. In such circumstances the more recent national policy and guidance will take precedence in Plan making and decision taking. This is explained further in the Basic Conditions Statement.

Sustainable Development

- 2.8 The purpose of the planning system is to contribute to the achievement of sustainable development. The meaning of sustainable development for planning purposes is contained in paragraph 8 of the NPPF. At a very high level the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The promotion of, and support for, sustainable development is at the heart of the community aspirations in Embleton Parish.
- 2.9 Support for sustainable development is reflected in the vision for the Neighbourhood Area. This is further expressed in the objectives for the Area. The vision and objectives are set out later in the Plan.

Environmental Impact and EU Obligations

- 2.10 European Directive 2001/42/EC relates to the assessment of the effects of certain plans and programmes on the environment. This is often referred to as the Strategic Environmental Assessment (SEA) Directive. This directive is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) and it is these regulations that the Plan must be compatible with to meet the basic conditions.
- 2.11 A 'screening opinion' was sought from Northumberland County Council as to whether a Strategic Environmental Assessment and Habitats Regulations Assessment (HRA) would be required once draft policies had been prepared, and potential site allocations and settlement boundaries defined. Due to a positive screening opinion for HRA, the County Council confirmed that SEA would be required and that an Environmental Report must be prepared. The environmental effects of introducing the Plan have been assessed according to the requirements set out in the SEA Regulations. Completion of the SEA process involved consultation with the prescribed consultation bodies (Natural England, Historic England and the Environment Agency), in addition to wider consultation in the local area and beyond.
- 2.12 The Environmental Report prepared as the outcome of the SEA process found that no changes were required to the Plan to address any significant environmental effects arising from the implementation of the Plan.

3.0 ISSUES AND THEMES

Population and Housing

- 3.1 Embleton is a rural, coastal Parish with a population of 672 people (at 2011 census). 30% of the population in this area are over the age of 65 (compared to a County wide average of 23%), with just under 13% being between the ages of 0 – 15. Most of the population is concentrated within the settlements of Embleton village and Christon Bank. There are a number of other more isolated dwellings and farmsteads in the countryside around.
- 3.2 There is evidence of high second home ownership levels in the Neighbourhood Area, and this is an issue that has been raised repeatedly by residents in consultations that have taken place. There is a strong feeling that, in order to maintain sustainable communities in the settlements, any further housing should be for local people and young families, who are being driven out of the market by high house prices and a prevalence of second home ownership.
- 3.3 The 'proposals map' from the Alnwick District Wide Local Plan (April 1997) shows the insets for the settlements of Embleton village and Christon Bank. These are contained in the 'Settlement Boundary Evidence Papers'.
- 3.4 Several SHLAA (Strategic Housing Land Availability Assessment) sites have been put forward in both villages. Some of the sites have now got planning permission and are being/have been built. It should be noted that the Northumberland SHLAA is not a planning policy document. Whilst the SHLAA identifies land with the theoretical potential to accommodate housing development in Northumberland, it does not determine whether a site should necessarily be allocated for housing as part of the emerging Local Plan or be granted planning permission for housing.
- 3.5 The evidence supporting the emerging Local Plan for Northumberland includes an assessment of the indicative housing requirements for all designated Neighbourhood Areas. The requirement provided by the County Council for Embleton Parish is for 30 dwellings over the 20-year Plan period (2016 – 2036). This figure is contained in Policy HOU3 of the emerging Northumberland Local Plan.
- 3.6 The recent rate of house building in the Parish and the extent of current housing development commitments means that this figure will be exceeded over the Plan period. A significant proportion of this new housing is not permanently occupied. More information on this is contained in Background Evidence Paper 4 which forms part of the evidence base for the Plan.
- 3.7 There is evidence of high second home ownership levels in the Neighbourhood Area. This is an issue that has been raised by residents in the consultations that have taken place. There is a strong feeling that, in order to meet sustainable communities, new housing in the Parish should meet the needs of local people and young families who want to live in the Parish, but are unable to afford to do so as a result of high house prices associated with the market for second homes in the area.

The Local Economy

- 3.8 The main economy in the Parish, according to the census (2011) is a combination of retail trade; accommodation and food service activities (assumed to be largely related to tourism), and, to a lesser extent, people in the human health and social work business, followed by construction, education, and professional employment. The largest percentage of people in employment at that time were in skilled trades occupations (16%), closely followed by professional occupations (15%). 39% of the population are economically inactive, indicating a high number of retired people living in the Neighbourhood Area.
- 3.9 Tourism is clearly a large part of the economy, due to the proximity of the beaches and beautiful landscapes of the Northumberland Coast. There are a number of holiday homes and businesses running tourism accommodation. Local businesses such as pubs, shops and the golf course rely on tourism as well as the business of people living locally.
- 3.10 The villages of Embleton and Christon Bank have a number of small businesses many of whom provide a service to the community. A business survey has been carried out to ascertain whether there are any issues facing the local business community which could be addressed through a neighbourhood plan. No significant issues that required a policy intervention were raised.

Heritage

- 3.11 There are 29 listed buildings and places of historic interest within the Parish of Embleton. These are listed in Background Evidence Paper 6 for information. Embleton village has a Conservation Area which was designated in 2007 and has a detailed Conservation Area Character Appraisal (February 2008) which gives guidance on design, important views, and the important characteristics of the Embleton Village Conservation Area. This document provides a valuable evidence base for any policies related to the Conservation Area and/or the historic environment in Embleton village.
- 3.12 Part of the Neighbourhood Area lies in the Northumberland Heritage Coast, an area designated for its heritage interest. As well as the large number of designated heritage assets (listed buildings), there are also a significant number of buildings which are not designated but are considered to be of local historic interest in the Neighbourhood Area. The Parish Council would like to see these recognised in decision making. These are identified as non-designated heritage assets and are listed in Appendix A of this Plan.

Environment

- 3.13 There are a number of protected areas in the Parish. Many of these areas have the highest level of protection at a national and international level and consist of the Northumberland Shore SSSI (Site of Special Scientific Interest), the Berwickshire & Northumberland Coast SAC (Special Area of Conservation), the Northumbria Coast SPA (Special Protection Area under the Birds Directive) and the Northumbria Coast RAMSAR (Wetlands of International Importance) site.

- 3.14 There is also a locally important Local Wildlife and Geological Site (LWGS) site in the quarry area of Embleton village. This area is designated as a Local Green Space through the Plan, principally for its wildlife value. This Local Green Space (and others in the Neighbourhood Area) are shown on the Policies Maps.
- 3.15 Information about landscape types and their important characteristics is provided in the Northumberland Coast Landscape Sensitivity and Capacity Study (2013), some of which was based on earlier landscape characterisation work carried out by Land Use Consultants in 2010.

Landscape and Settlement Boundaries

- 3.16 The landscape around Embleton Parish is highly valued. The eastern most part of the Parish is within the Northumberland Coast Area of Outstanding Natural Beauty (AONB). In addition, and contiguous with the same boundary, is the Northumberland Heritage Coast. Inland, within the rest of the Plan Area, there are no statutory landscape designations. However, the Conservation Area for Embleton village and its setting are important considerations in the local landscape.

Design

- 3.17 There have been a number of developments recently in the Parish which could have taken better opportunities to realise good, locally distinctive design and the creation of a high-quality sense of place. Good design is inevitably subjective to a point, but there are some key principles that could and should apply. One of these is that development should be designed to respect the local vernacular and contribute to a 'sense of place'. This is covered in more detail under the 'sense of place' objective. The AONB Design Guide provides a useful source of information on vernacular design for settlements along the Northumberland Coast.

Community Facilities

- 3.18 Embleton village is recognised as a 'sustainable village centre' in the Alnwick LDF Core Strategy DPD (October 2007). These sustainable village centres are defined as: 'settlements with public transport and a strong service base usually comprising school, shop, post office, pub, church, community hall, sports and recreation facilities and where development will be well-related to the scale and function of the settlement.'
- 3.19 Embleton village has a primary school, village hall, church, shop with post office, garage, doctor's surgery, public houses, football field, play areas and a golf course with club house which is open to the public.
- 3.20 Embleton village has a number of valued green spaces within the settlement which the Parish Council consider worthy of designation as Local Green Space, the most significant of which is the quarry area.

- 3.21 Christon Bank is recognised in the Alnwick LDF Core Strategy (October 2007) as a 'Local Needs Centre', which is defined as a settlement with: 'limited services, or which are peripherally located in relation to employment and transport. Development in these centres will be restricted to that satisfying local needs only.'

Transport

- 3.22 There is a reasonably regular daytime bus service to Alnwick and Berwick from Embleton village. The No.1 Sustrans (Coast and Castles cycle route) goes through Embleton village. Christon Bank has significantly less public transport provision (one bus per week).
- 3.23 There are opportunities to improve public rights of way and potentially cycle ways, to better connect the settlements to the surrounding countryside and coast.

4.0 VISION AND OBJECTIVES

- 4.1 The vision for the Neighbourhood Area reflects the importance placed on the environment, people, and our thriving communities, by placing an emphasis on sustainable communities.

The rural parish of Embleton will continue to be a thriving and sustainable place to live, learn, work and visit. We will contribute to the long-term sustainability of our communities by supporting high quality and locally distinctive development which responds to the needs of our parish. 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.

- 4.2 To deliver the vision, a number of objectives have been identified as follows:

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: 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 housing needs for Embleton Parish. Any future housing will be of high-quality design and environmentally sensitive and sympathetic to the historic landscape and natural surroundings.

OBJECTIVE 5: TOURISM AND COMMUNITY FACILITIES

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

- 4.3 The policies of the Neighbourhood Plan seek to ensure development proposed in the Neighbourhood Area will contribute to the achievement of these objectives. A number of the policies are relevant to more than one objective.

5.0 PLANNING POLICIES: READING THE NEIGHBOURHOOD PLAN

- 5.1 It is essential that this Neighbourhood Plan is read as a whole document. All policies should be read alongside all other relevant policies in the Plan. This means that any proposal should be assessed and considered in accordance with the Neighbourhood Plan and the development plan as a whole unless material considerations indicate otherwise.
- 5.2 There is very limited 'cross-referencing' within the policies because the Plan has been written to be read as a whole document. In some cases, there is a specific cross reference if needed for clarification of that policy, but not for emphasis on weight of importance of that cross-referenced policy.
- 5.3 Each planning policy is presented in a shaded text box to differentiate it from other text in the Plan. Explanatory text follows each policy and is there to aid interpretation. Although this supporting text is not policy, it does assist with clarifying what the policy is trying to achieve by describing its intention.
- 5.4 Although the Plan is to be read as a whole, policies 1, 2, 3 and 4 are likely to apply to all development in the Neighbourhood Area.

6.0 PLANNING POLICIES

SUSTAINABLE DEVELOPMENT

POLICY 1: SUSTAINABLE DEVELOPMENT

Settlement boundaries for Embleton Village and Christon Bank are defined on the Policies Maps. Development within the settlement boundaries will be supported provided no significant adverse impact arises to residential amenity and highway safety; and subject to compliance with relevant policies elsewhere in the Neighbourhood Plan and other relevant policies in the development plan.

Land outside the defined settlement boundaries will be treated as countryside whose intrinsic character and beauty must be recognised in all decision making on development proposals in those areas. The following forms of development will be supported outside defined settlement boundaries subject to compliance with any relevant limitations described in this policy, the requirements created by relevant policies elsewhere in the Neighbourhood Plan and other relevant policies in the development plan:

- a) affordable housing, including community-led schemes, delivered on small sites as 'rural exception sites' in accordance with the definition set out in national planning policy;
- b) housing where there is an 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;
- c) housing that represents the optimal viable use of a heritage asset or that which would be appropriate enabling development to secure the future of heritage assets;
- d) additional housing created through the sub-division of an existing residential dwelling;
- e) housing whose design is of exceptional quality in that it:
 - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area;
- f) the re-use of redundant and disused buildings to provide new housing where this would enhance their immediate setting;
- g) the sustainable growth and expansion of all types of business both through conversion of existing buildings and well-designed new buildings;
- h) the development and diversification of agricultural and other land-based rural business;
- i) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- j) the development of accessible local services and community facilities.

Policy continues on next page.

Policy 1 continued:

Any development proposed in the countryside to meet local business and community needs must be sensitive to its surroundings, must not have an unacceptable impact on local roads and must demonstrate how all opportunities have been taken to make the location of the development more sustainable including through improving the scope for access on foot, by cycling or by public transport.

Major development within the Heritage Coast will not be supported unless it is compatible with its special character.

Planning permission for major development in the Northumberland Coast AONB will be refused other than in exceptional circumstances and where it can be demonstrated to be in the public interest. Consideration of any such applications must include an assessment of:

- i. the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- ii. the cost of, and scope for, developing outside the designated area, or meeting the need for the development in some other way; and
- iii. any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

6.1 Policy 1 provides the framework for all development management decisions and outlines what kind of development will be supported in the Embleton Neighbourhood Area. In recognising the very special nature of the built and natural environment in the Neighbourhood Area, and the value these provide to the local community, the local economy and to visitors to the area, Policy 1 seeks to provide a strong degree of protection to the built and natural environment whilst encouraging sustainable development that:

- meets local housing needs;
- allows for new housing development for people who wish to live in the Parish;
- allows for investment by local businesses and the creation of new businesses;
- supports rural tourism and leisure developments which respect the character of the area; and
- provides and supports the retention of accessible local services and community facilities.

6.2 The Plan seeks to ensure that the intrinsic character and beauty of the countryside within Embleton Parish is recognised in decision making on land-use planning matters. To assist in this process Policy 1 defines settlement boundaries around the built-up areas of Embleton Village and Christon Bank.

6.3 These boundaries define those areas which comprise the settlements where there will be a general presumption in favour of allowing sustainable development, subject to normal environmental, highway safety and amenity impact considerations. The areas beyond the settlement boundaries will be regarded as countryside and, for planning policy purposes,

development would be supported generally only by exception. Policy 1 defines those exceptions where development may be supported having regard to national planning policy and guidance.

- 6.4 The County Council has informed the Parish Council that, in accordance with national guidance, and based on an understanding of housing requirements throughout Northumberland, the Parish would be expected to accommodate an additional 30 dwellings in the period between 2016 and 2036. It is recognised that extant planning permissions in the Parish significantly exceed this expectation: current commitments and completions amount to some 80 additional dwellings.
- 6.5 The Parish Council recognise that the County Council's current requirement to deliver 30 additional dwellings should not be seen as a ceiling on housing delivery. However, given the current housing supply position, it is evident that there is no requirement at the current time to plan for significant additional housing. Policy 1 therefore defines relatively tight settlement boundaries around both Embleton Village and Christon Bank, both of which include land on which planning permission for housing development has been recently granted. This serves to recognise the value of the countryside surrounding both settlements, much of which is in the AONB. Policy 1 also allows for additional windfall housing development within both settlements should opportunities arise. The policy therefore supports sustainable development and the definition of settlement boundaries would not stifle development which could still make a positive contribution towards the maintenance of sustainable communities in the Neighbourhood Area.
- 6.6 The delineation of the settlement boundaries follows a methodology described in the background paper: Settlement Boundary Methodology – Embleton Neighbourhood Plan (March 2018). Separate settlement boundary evidence papers are provided for Embleton Village and Christon Bank. These provide details of the survey information used to help define the boundaries and provide a detailed justification for the boundaries created. In summary, the following approach has been applied to ensure the Plan meets the 'basic conditions' in terms of general conformity with strategic policies in the development plan:

Embleton Village: Embleton village is identified a 'sustainable village centre' in the Alnwick LDF Core Strategy (Policy S1). Sustainable village centres are defined as settlements served by public transport and having a strong service base. Embleton village has a shop, a school, a post office, doctor's surgery, pubs, church, community hall and sports and recreational facilities. The focus of the proposed settlement boundary has been:

- generally to retain the boundaries defined in the Alnwick District Wide Local Plan (1999);
- to include additional land on which permission has been granted for development or where development has taken place;
- to protect the Conservation Area and AONB; and
- to allow for windfall sites to come forward within the village.

Christon Bank: Christon Bank is identified in the Alnwick District LDF Core Strategy (Policy S1) as a 'local needs centre'. Local needs centres are settlements with limited services and limited transport and employment opportunities. The current development plan policies for local needs centres restricts housing development to that satisfying 'local needs' only. This policy is somewhat out of date, and recent developments and approvals in Christon Bank would indicate that this policy of 'local needs only' has not been implemented for some time. The settlement boundary for Christon Bank is drawn tightly around the village, whilst allowing for a recently granted permission for 13 dwellings.

- 6.7 To support the preparation of the Neighbourhood Plan, a Housing Needs Survey was carried out in the Neighbourhood Area in June 2018 in order to ensure that up-to-date evidence of local housing needs was available to inform the preparation of appropriate planning policies. At that time 11 households were identified as having a housing 'need'. Of these, just over half were already owner occupiers. The survey concluded that this implies limited local affordable housing need from people who are currently unable to meet their needs in the housing market (in the region of 5 households). This need may be met from more recent developments, some of which provide an element of affordable housing. However, opportunities may also arise to deliver affordable housing to meet any defined local needs on sites within the settlement boundaries or as 'rural exception sites'. NPPF provides the definition of 'rural exception sites' as follows:

'Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.'

- 6.8 Policy 1 allows for the provision of housing to meet local needs both within settlement boundaries and as 'rural exception sites'. This will provide opportunities to help boost the supply of housing, particularly where that meets an identified local need.
- 6.9 The Parish Council recognise the need to make provision for a range of exceptions for housing and other development in the countryside in addition to meeting any need for affordable housing on 'rural exception sites'. Policy 1 therefore reflects those exceptions identified in national planning policy and guidance regarding appropriate circumstances where rural housing may be allowed. Policy 1 also seeks to ensure that the needs of the business community, and any requirement for additional or expanded community services and facilities, can be met by defining appropriate exceptions in accordance with national policy.
- 6.10 Some of the Neighbourhood Area is in the Northumberland Coast AONB and Heritage Coast. Policy 1 clarifies that major development will not be supported in these areas other than in exceptional circumstances, to reflect national planning policy. Great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty. The scale and extent of development within these designated areas should be limited. This requirement is reflected in Policy 1.

LANDSCAPES AND SEASCAPES



Embleton Bay

POLICY 2: LANDSCAPES AND SEASCAPES

Development proposals must demonstrate how they are sympathetic to local character and history, including the surrounding built environment and landscape setting. Particular regard should be had to the need to recognise and protect important and valuable features in the landscapes identified in the Northumberland Landscape Character Assessment (2010), the National Character Area Profile: North Northumberland Coastal Plain (2015) and the Northumberland Historic Landscape Characterisation (2015), 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;
- 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.

- 6.11 Communities, in responses to consultations at all stages of the Plan, have said how much they value the local landscapes and seascapes in the area. Not only are they of value to the local community, but they are also of value to the local economy, being central to attracting visitors to the area. The protection and enhancement of these landscapes and seascapes is at the heart of the Plan. A number of studies have been carried out which demonstrate the importance of these landscapes, and the key studies are referred to within Policy 2.

- 6.12 National planning policy states that planning policies and decisions should contribute to, and enhance, the natural and local environment by protecting and enhancing valued landscapes in a manner commensurate with their statutory status. The statutory status of an AONB means that great weight should be given to conserving and enhancing them. The Heritage Coast is within the AONB so benefits from the additional level of protection already afforded to the AONB. Other local landscapes in the area are identified in Policy 2 and are inextricably linked with the character of the AONB and the Heritage Coast.
- 6.13 Local consultation revealed that the most highly valued landscapes in the Neighbourhood Area are the seascapes and views up and down the coast, both from Embleton village and from other places within the Neighbourhood Area.

HABITATS AND SPECIES

POLICY 3: HABITATS AND SPECIES

To ensure that the impacts arising from increasing levels of recreational disturbance on coastal Sites of Special Scientific Interest and European Sites can be addressed, all development that will result in a net increase in the number of residential units or tourist accommodation will be required to contribute to the Coastal Mitigation Service, or provide alternative mitigation of demonstrable effectiveness.

All financial contributions required in accordance with this policy will be secured by way of a planning obligation under section 106 of the Town and Country Planning Act 1990, or any subsequent amending legislation.

Proposals which promote the preservation and restoration of priority habitats will be supported.

Proposals that support the biodiversity and community value of Embleton Village Quarry Local Wildlife and Geological Site will be supported

- 6.14 Habitats and the species they support are a main attraction for visitors to the Neighbourhood Area, and highly valued by residents. European Sites are protected by legislation in the Conservation of Habitats and Species Regulations 2017. For information, these areas are shown on the Designations Map that accompanies the Plan. European sites in the Neighbourhood Area are the Northumbria Coast RAMSAR site, the Berwickshire & Northumberland Coast SAC and the Northumbria Coast SPA.
- 6.15 Sites of Special Scientific Interest are protected under the Wildlife and Countryside Act 1981 (as amended). Sites of Special Scientific Interest in the Neighbourhood Area are the Northumberland Shore SSSI which is currently in a favourable condition. This is shown on the Designations Map that accompanies the Plan.

- 6.16 Embleton Village Quarry is designated as a Local Wildlife and Geological Site (LWGS) and is now managed by Embleton Parish Council. This site is also designated as a Local Green Space under Policy 6. The extent of the LWGS is shown on the Designations Map that accompanies the Plan.

HIGH QUALITY AND SUSTAINABLE DESIGN

POLICY 4: HIGH QUALITY AND SUSTAINABLE DESIGN

All new development, 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, and means of enclosure; 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 drainage system with multifunctional benefits 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, the proposed development does not result in a significant loss of light or overshadowing, or other significant adverse amenity impacts on existing or future residents; and
- g) coastal change is relevant to the proposals and how this has been taken into account; and
- h) opportunities have been taken in the layout and building orientation to minimise energy consumption and maximise passive solar gain; and
- i) the development will deliver measurable net-gains for biodiversity; and
- j) safe and convenient pedestrian and vehicle access is or can be made available to serve the development before it is bought into use.

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.

- 6.17 One of the aims of the Neighbourhood Plan is to achieve well designed places. This aim has regard to the NPPF, which states, in paragraph 125, that design policies should be developed with local communities, so they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics.

- 6.18 This policy applies to all proposals and is not restricted to housing design. It seeks to ensure that local vernacular and design are at the heart of new development proposals, both through this policy, and through other policy elsewhere in the Plan. High quality design is expected in the whole Neighbourhood Area.
- 6.19 In Christon Bank, the majority of development is relatively recent, with the station buildings, pub and buildings close by providing a historic 'heart' to the village. Traditional materials here are stone, with a mixture of slate and pantile roofs.



Typical building styles in Christon Bank

- 6.20 Styles of building and design in Embleton village differ in different parts. The Embleton Conservation Area Character Appraisal and Management Matters, February 2008 (The Conservation Area Character Appraisal) gives information about local detail and styles of individual features which could be incorporated into design of new buildings to better reflect the heritage of the area.
- 6.21 This part of Northumberland is valued for its dark skies, and new development will be expected to limit the impact of light pollution as a result of development. This is not only important for enjoying the night sky, but also important for wildlife and amenity for people living close by. There are mechanisms for reducing the impact of lighting on the night sky, without compromising on the necessity for lighting. Further information about how this can be achieved is contained in the 'Dark Skies Exterior Lighting Master Plan (2013)' which is available through a link in Appendix C.
- 6.22 There is a desire to see more sustainable building taking place in the Neighbourhood Area in order to mitigate the impacts of climate change. Schemes which incorporate high levels of energy efficiency and sustainable design will be given support, providing they comply with other policies in the Plan.

- 6.23 The final part of the policy seeks the delivery of measurable net-gains for biodiversity. This is in line with recent government guidance set out in the NPPF:

Net gain is a measurable, overall increase in biodiversity within a development or beyond its boundaries. Importantly, this should be on top of, not instead of, meeting existing requirements. The aim of this new approach is to move beyond simply protecting what wildlife is left; making more space for nature and creating the connections that can help wildlife recover and survive. If done properly, new developments can also help to create wonderful, appealing places to live, where people are able to enjoy and connect with the natural world around them. In the Neighbourhood Area, simple measures such as providing nesting habitats for birds and bats could provide measurable net gains for wildlife.

DEVELOPMENT AFFECTING EMBLETON CONSERVATION AREA

POLICY 5: DEVELOPMENT AFFECTING EMBLETON CONSERVATION AREA

Development proposals affecting the significance of Embleton 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, leaving the character unharmed.

In particular, the assessment of proposals should take into account their impact on the following specific elements identified in the Embleton Conservation Area Character Appraisal and Management Matters (February 2008) :

- a) significant viewpoints into and out of the Conservation Area particularly views to and from the coast;
- b) informal open spaces which contribute positively to local character such as The Glebe Land, Village Green and recreational areas;
- c) local context, significance and character; in particular layout, materials, landscaping, means of enclosure and access; 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 Historic Dovecotes; the Sandstone Building to the South of Old Vicarage Garden; and the Pillboxes.

Development of poor design that fails to take opportunities available for improving the character and quality of the Conservation Area will be refused.



Embleton Church as viewed across the Glebe Land

- 6.24 Embleton village has a detailed Conservation Area Character Appraisal which specifically identifies important key buildings, landmarks, significant viewpoints and open spaces which are important in the Conservation Area. This appraisal identifies the local character and distinctiveness that provide Embleton village's unique identity.
- 6.25 The Conservation Area Appraisal also identifies buildings that, if restored or improved, would lead to a significant enhancement of the Conservation Area.

LOCAL GREEN SPACES IN EMBLETON VILLAGE AND CRISTON BANK

POLICY 6: LOCAL GREEN SPACES

The sites listed below and shown on the Policies Map are designated as areas of Local Green Space which will be protected in a manner consistent with the protection of land within the Green Belt:

- LGS1: Embleton Village Playing Field and Play Park
- LGS2: Embleton Village Green
- LGS3: Embleton Village Quarry
- LGS4: Embleton Village School Playing Field
- LGS5: Criston Bank Village Green
- LGS6: Greyfield Estate Play Area, Embleton Village

Management of any development within these Local Green Spaces must be consistent with the national policy on Green Belts. Development will not be permitted other than where very special circumstances can be demonstrated. Very special circumstances will not exist unless the potential harm to the Local Green Space by reason of inappropriateness, and other harm, is clearly outweighed by other considerations.

- 6.26 Paragraphs 99 and 100 of the NPPF give local communities the opportunity to identify and protect areas of green space which are special to the local community. These are formally known as 'Local Green Space' and can be designated through neighbourhood and local plans. Policies for managing development within a Local Green Space must be consistent with those for managing Green Belts. A number of criteria must be met, and most green spaces will not be suitable for allocation as Local Green Space.
- 6.27 In order for land to qualify as Local Green Space the area to be designated must meet the following tests set out in national policy. The proposed Local Green Space must:
- Be in reasonably close proximity to the community it serves; and;
 - Be demonstrably special to a local community and hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and;
 - Be local in character and not an extensive tract of land.
- 6.28 Although the beaches and countryside around the villages are clearly valued by the community as being an important, as they are 'extensive tracts of land' they do not meet the criteria for Local Green Space.
- 6.29 Careful consideration and research have gone into the identification of the Local Green Spaces in Policy 6. Some of these spaces have a crucial role to play in the setting of heritage assets and the character of the Embleton Conservation Area (in particular Embleton Village Playing Field, Embleton Village Green and Embleton Village Quarry). Some places have a specific recreational value, for instance Embleton Village Playing Field and Play Area, Embleton Village School Playing Field, and the Greyfield Estate Play Area. Others have a specific biodiversity value (in particular the Embleton Village Quarry), and others, such as the village greens in Christon Bank and Embleton village give the settlements a 'centre' which is highly valued by visitors and residents.
- 6.30 The green spaces identified in Policy 6 are considered to be particularly important by the local community. Background evidence report 7 has been produced to further explain their significance and particular value to the local community.

NON-DESIGNATED HERITAGE ASSETS

POLICY 7: NON-DESIGNATED HERITAGE ASSETS

The locally-valued heritage assets identified in Appendix A are nominated for assessment by Northumberland County Council as Non-Designated Heritage Assets to be added to a local list of heritage assets that may be compiled and curated by the County Council. Development, including renovation or alterations, affecting any Non-Designated Heritage Asset or its setting, 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.

All proposals affecting the character, setting or integrity of a Non-Designated Heritage Asset must:

- a) be accompanied by a description of the significance of the asset in enough detail to allow the potential impacts of development to be adequately assessed; and
- b) demonstrate how any harmful effects on the asset will be minimised; and
- c) seek to maintain any contribution the asset makes to local character and distinctiveness; and
- d) ensure recording and interpretation is taken to document and understand the asset's archaeological, architectural, artistic or historic significance.

- 6.31 Designated heritage assets are protected through existing legislation and policy. However, non-designated heritage assets are prevalent in the Neighbourhood Area. The Embleton Conservation Area Character Appraisal identifies a number of buildings considered suitable for additional protection. These, along with other Non-Designated Heritage Assets within the Parish are identified in Background Evidence Paper 6. A number of buildings are considered to be of local historic interest. These are listed in Appendix A and are considered to be Non-Designated Heritage Assets in the Plan area. There are several other historic buildings across the Neighbourhood Area which could be added to the list over time.
- 6.32 Policy 7 seeks to provide protection to Non-Designated Heritage Assets in the Parish, including those specifically defined in Background Evidence Report 6.

PRINCIPAL RESIDENCE HOUSING

POLICY 8: 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 the majority 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.

This Planning Obligation will require occupiers of homes to keep proof that they are meeting the obligation and they will be obliged to provide this proof whenever Northumberland County Council requests this information.

- 6.33 Census data shows the percentage of households with no usual residents (second homes) in the Neighbourhood Area is markedly greater than across Northumberland as a whole. The last census showed 27% of dwellings with 'no residents'. The proportion of household spaces with no residents increased between 2001 and 2011, and council tax records show a significant number of second homes in the Parish (2016). Local monitoring has revealed that the recent development at Creighton Place has sold at least 30% of its new market dwellings as second homes or holiday lets.
- 6.34 The impact of these high levels of holiday and second homes has resulted in an erosion of a balanced and sustainable community within Embleton village, and to a lesser extent, Christon Bank. Embleton village still retains a good proportion of local services and facilities. The objective is to retain these by having a healthy level of full-time residents in the area.
- 6.35 Further evidence on this matter is contained in the Technical Paper produced in support of the emerging Northumberland Local Plan by Northumberland County Council entitled 'Regulation 18 Consultation Second and Holiday Homes Technical Paper' (July 2018). It is referenced in the evidence base of this Plan at Appendix C.
- 6.36 The number of new properties from recent development in Embleton which have been sold as non-principal residence housing indicates that a policy intervention is necessary to manage the number of new dwellings which are sold as non-principal residence housing. The Plan therefore supports only the development of housing that will be permanently occupied, defined in this Neighbourhood Plan as 'Principal Residence' housing.

- 6.37 This approach has been taken along other parts of the Northumberland Coast, and for consistency, this policy replicates the policy that is in the North Northumberland Coast Neighbourhood Plan (made 2018) which covers other coastal settlements with a similar issue.
- 6.38 The method of enforcement of planning obligations that limit the terms of occupation of Principal Residence housing will be set out in the planning obligation. This is expected to include the requirement that occupiers keep written evidence as proof they are living in the dwelling as a Principal Residence, and that they are obliged to provide this evidence when requested by the Local Planning Authority. Proof of eligibility to occupy a dwelling limited by the controls in Policy 8 could include documentary evidence which shows, for example (but not limited to): residents being registered on the local electoral register; and being registered for and attending local services (such as healthcare, schools, etc.).

AFFORDABLE HOUSING CONTRIBUTIONS

POLICY 9: AFFORDABLE HOUSING CONTRIBUTIONS

To be supported schemes of 10 homes or more (or 5 homes or more within the AONB) must provide a minimum of 25% affordable housing, or more if a higher local need is demonstrated in the most recent housing needs surveys.

All affordable housing provision must include 60% affordable homes to rent and 40% homes to buy unless an alternative mix can be robustly demonstrated to be required.



New affordable housing scheme recently built in Embleton village

- 6.39 It is expected that affordable housing will be provided as necessary in line with the most up to date development plan policy concerning affordable housing, and in line with up to-date evidence of affordable housing need. The emerging Northumberland Local Plan identifies the Neighbourhood Area as being within a 'high value' Lower Super Output Area where a higher than average affordable housing requirement is viable and justified. Further evidence on this is contained in the background evidence papers accompanying the Plan.
- 6.40 There is an issue with affordability of housing to buy in the Neighbourhood Area, as prices are above average compared to Northumberland. There is also a lower than average availability of affordable rented properties in the area.
- 6.41 The popularity of the recent social housing scheme for 16 rented homes on land adjacent to Embleton village quarry (managed by Karbon Homes) has shown how successful the provision of new affordable housing can be and what a valuable contribution it can make to local communities.
- 6.42 The emerging Northumberland Local Plan proposes all new residential development above relevant size thresholds in Embleton Parish should deliver 25% affordable housing. The evidence for this is set out in the Northumberland Local Plan (Regulation 19) – Affordable Housing Value Mapping Methodology Technical Paper 2018. Policy 9 applies to schemes of 10 homes or more; the threshold in the AONB is 5 dwellings. However, any new housing in the AONB is likely to be resisted due to the landscape impacts and the proximity of the designated AONB to protected areas. The exception to this is land within the settlement boundary which is also in the AONB. This land is at the quarry and is likely to come forward for a small amount of housing; if the units exceed 5, then an appropriate affordable housing contribution will be sought as set out in this policy. Other areas of the AONB outside the settlement boundary are unlikely to be appropriate for any housing, including as rural exception sites, unless they can meet the tests set out in Policy 10.

RURAL EXCEPTION SITES AND COMMUNITY LED HOUSING

POLICY 10: RURAL EXCEPTION SITES AND COMMUNITY LED HOUSING

Proposals for affordable housing schemes, including Community Led Housing Schemes, delivered as 'rural exception sites' on the edge of the settlements of Christon Bank and 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 will not harm the character and appearance or setting of the Embleton Conservation Area, and
- c) that the special landscape and scenic beauty of the Northumberland Coast AONB will be conserved.

Any scheme for a rural exception site must demonstrate design principles that minimise the impact on the character and setting of adjacent settlements and the beauty of the surrounding landscape.

6.43 Rural exception sites are defined in the NPPF (2019) as:

'Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding'.

6.44 Although the Housing Needs Survey carried out in June 2018 did not reveal a significant local housing need, there was nevertheless some affordable local need identified (in the region of 5 households). The provision of a small-scale scheme as a rural exception site could help to address this local need in the Neighbourhood Area.

6.45 Any scheme for a rural exception site must demonstrate design principles that minimise the impact on the character and setting of adjacent settlements and the beauty of the surrounding local landscape. Specifically, how it meets the criteria in the policy in terms of respecting the special character and appearance of the Embleton Conservation Area, and how any scheme protects the special landscape and scenic beauty of the Northumberland Coast AONB, which runs along the eastern boundary of Embleton village, and in some cases, is within the village. The AONB boundary and the Embleton Conservation Area boundary are shown on the Policies Map.

CHANGE OF USE FROM HOLIDAY ACCOMMODATION TO PRINCIPAL RESIDENCE HOUSING

POLICY 11: CHANGE OF USE FROM HOLIDAY ACCOMMODATION 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. Future occupation shall be controlled as a Principal Residence in accordance with Policy 8 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 of permanent construction or suitable for permanent occupation.

- 6.46 There are applications which have been approved for residential use, but with restrictions to ensure that the use remains for holiday use. This is because planning policy at that time (PPG7) supported the provision of holiday homes in rural areas, and these permissions often had conditions attached to ensure that the buildings remained for use as holiday homes. Planning policy has changed significantly since that time, and this Plan, in order to boost the supply of permanent occupancy residences in the Neighbourhood Area, seeks to support the change of use from holiday let to Principal Residence housing.
- 6.47 This policy applies to proposals for the change of use from Holiday Let use (*sui generis*) to Residential use (C3). It also applies to proposals to remove occupancy restrictions on existing properties, limiting them to holiday use only.

ASSETS OF COMMUNITY VALUE AND COMMUNITY FACILITIES



Blue Bell Inn, Embleton Village

POLICY 12: ASSETS OF COMMUNITY VALUE AND COMMUNITY FACILITIES

Proposals that will enhance the viability and/or the community value of the following community facilities which are identified on the Policies Map (or any other facilities registered as Assets of Community Value) will be supported:

- CF1: Vincent Edwards C of E Aided Primary School
- CF2: Doctor's Surgery
- CF3: Greys Inn Public House
- CF4: Blue Bell Public House
- CF5: Dunstanburgh Castle Hotel
- CF6: Dunstanburgh Castle Golf Course Club House
- CF7: Embleton Village Shop and Post Office
- CF8: Creighton Memorial Hall
- CF9: Church of Holy Trinity and the Parish Church Rooms
- CF10: Filling Station (including shop and garage)
- CF11: Blink Bonny Public House
- CF12: Christon Bank Church and Hall
- CF13: Christon Bank Shop and Post Office

Proposals for redevelopment or change of use that would result in loss of premises of the above named community facilities (or any other premises of facilities registered as Assets of Community Value) will be resisted unless they will be replaced by an equivalent facility in no less convenient location for users, or robust justification demonstrates there is no longer a need for the facility or the facility is no longer viable.

The provision of new community facilities, including recreational facilities will be supported subject to compliance with other policies in the Neighbourhood Plan and the development plan.

- 6.48 Local pubs, shops and other community facilities are highly valued by residents in each of the settlements. Where a proposal would lead to the loss of the last remaining facility, it is considered that this would not be sustainable development, as it would result in the further erosion of sustainable communities, meaning a greater need for travel, and less community cohesion.
- 6.49 Community facilities have been identified for Embleton village and Christon Bank and are identified in Policy 12. Policy 12 applies to registered Assets of Community value as well as community facilities that have not been registered. All facilities referenced have been identified by the local community as being of value, and therefore contribute to the sustainability and cohesion of the villages.
- 6.50 Community consultation revealed that there is a need and desire in the community to have more recreational facilities. The policy seeks to support the provision of further recreational facilities.

PROVISION AND IMPROVEMENT OF PEDESTRIAN AND CYCLE ROUTES

POLICY 13: 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.

Improved pedestrian and cycle links between Christon Bank, Spitalford and Embleton Village will be supported.

- 6.51 There was strong support as a result of community consultation, for the provision of links to connect existing rights of way, and the improvement and upgrading of other routes that would benefit both residents and visitors to the area. The improvement and provision of pedestrian/cycle links between Embleton village, Spitalford and Christon Bank (currently a public bridleway that could be upgraded) were considered to be a priority.

TELECOMMUNICATIONS AND BROADBAND

POLICY 14: TELECOMMUNICATIONS AND BROADBAND

Proposals which secure the expansion of electronic communication networks and high speed broadband along with improvements to connectivity will be supported where the applicant has fully explored the opportunities to erect apparatus on existing buildings, masts or other structures and where the number of radio and telecommunication masts are kept to a minimum consistent with the efficient operation of the network; and where the development has been sited and designed to minimise the impacts on the character and appearance of the AONB and the Embleton Conservation Area.

Applications for new development should ensure provision is made for suitable ducting to enable more than one service provider to provide a fibre connection to individual properties from connection cabinets located on the public highway, or some alternative point available to different service providers.

- 6.52 Consultation responses have indicated a frustration with poor quality mobile reception in the Neighbourhood Area, and a desire to improve broadband. Although improved broadband is something that cannot necessarily be provided through a planning policy, Policy 14 seeks to ensure that all future development provides the infrastructure necessary for improved broadband in the future.
- 6.53 It also supports the provision of new telecoms equipment, but with the proviso that the applicants demonstrate that they have considered carefully the location of any proposed mast, with a preference for the use of existing buildings, in order to reduce any landscape impacts. Where this is not possible, any applicant should demonstrate why it is not possible to share an existing mast, or to locate equipment on an existing structure.

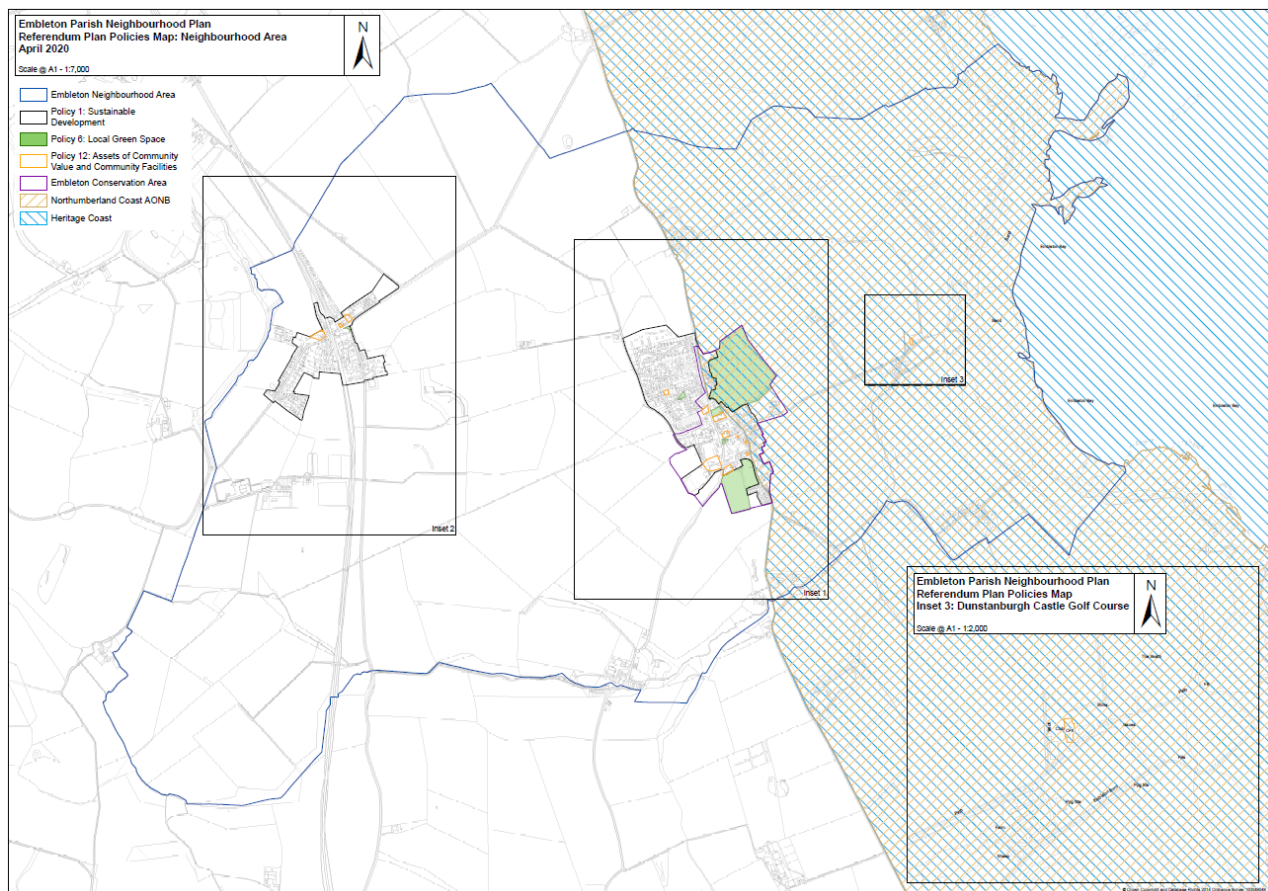
7.0 MONITORING AND REVIEW

- 7.1 Effective monitoring by Embleton Parish Council is essential to ensure the Neighbourhood Plan is truly achieving sustainable development in the Plan area. It also provides information to establish whether policies are effective, and whether there are changes needed to policies in the longer term.
- 7.2 The Neighbourhood Plan sets out the long-term spatial vision for the area with objectives and policies to deliver that vision in the period up to 2036.
- 7.3 Decision making on planning applications still rests with Northumberland County Council who have their own monitoring procedures in place. The Parish Council will, however, undertake its own monitoring to evaluate the level of progress being made towards delivering the vision of the Plan.

Review

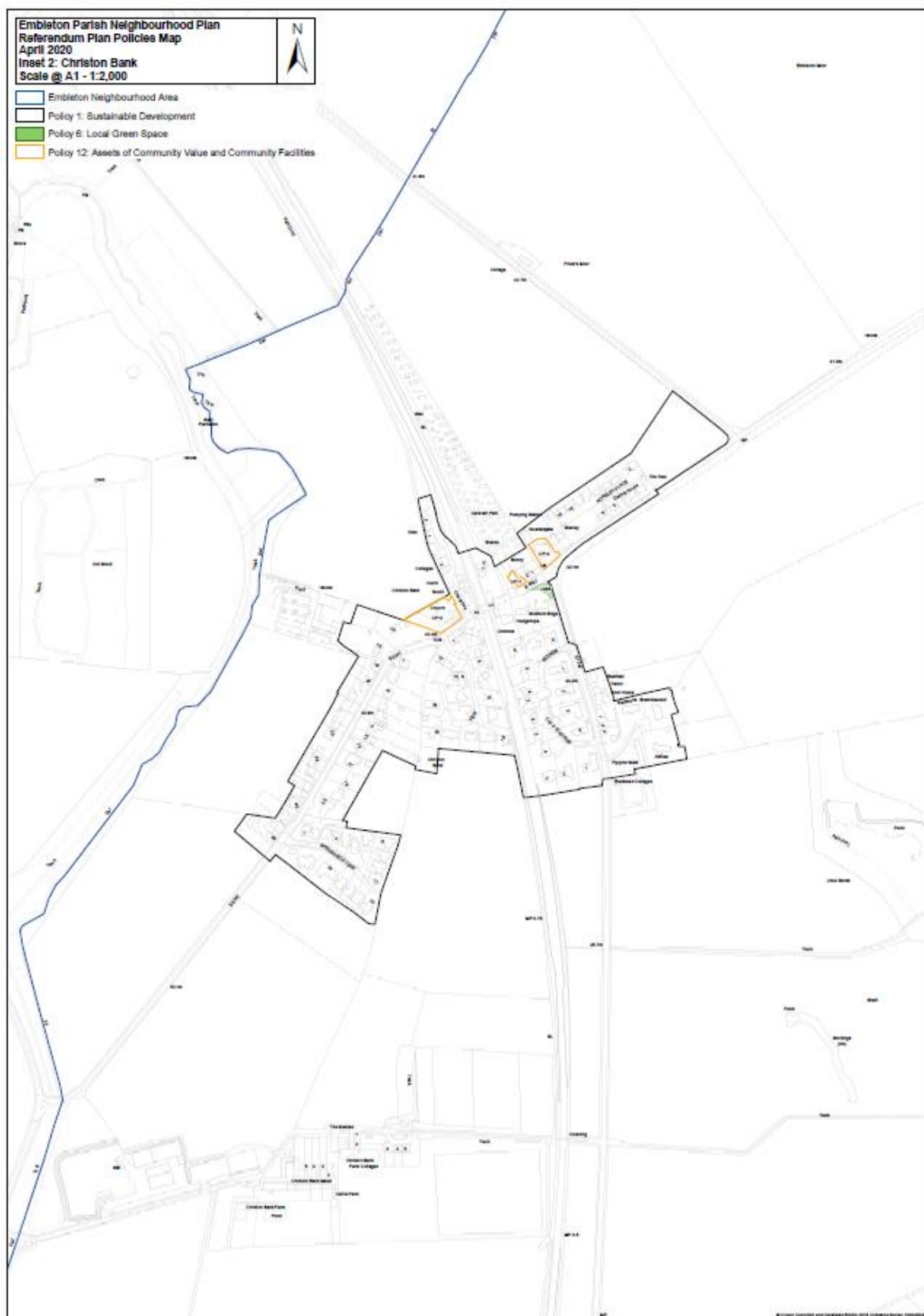
- 7.4 The Neighbourhood Plan will, in all likelihood, be 'made' before a new Local Plan for Northumberland is adopted. It may therefore be necessary to review the Neighbourhood Plan considering any significant policy shifts. However, the Plan has been developed in close partnership with Northumberland County Council, and it is anticipated that the emerging Local Plan will be well aligned with the Neighbourhood Plan.

Policies Map 1: Embleton Neighbourhood Area



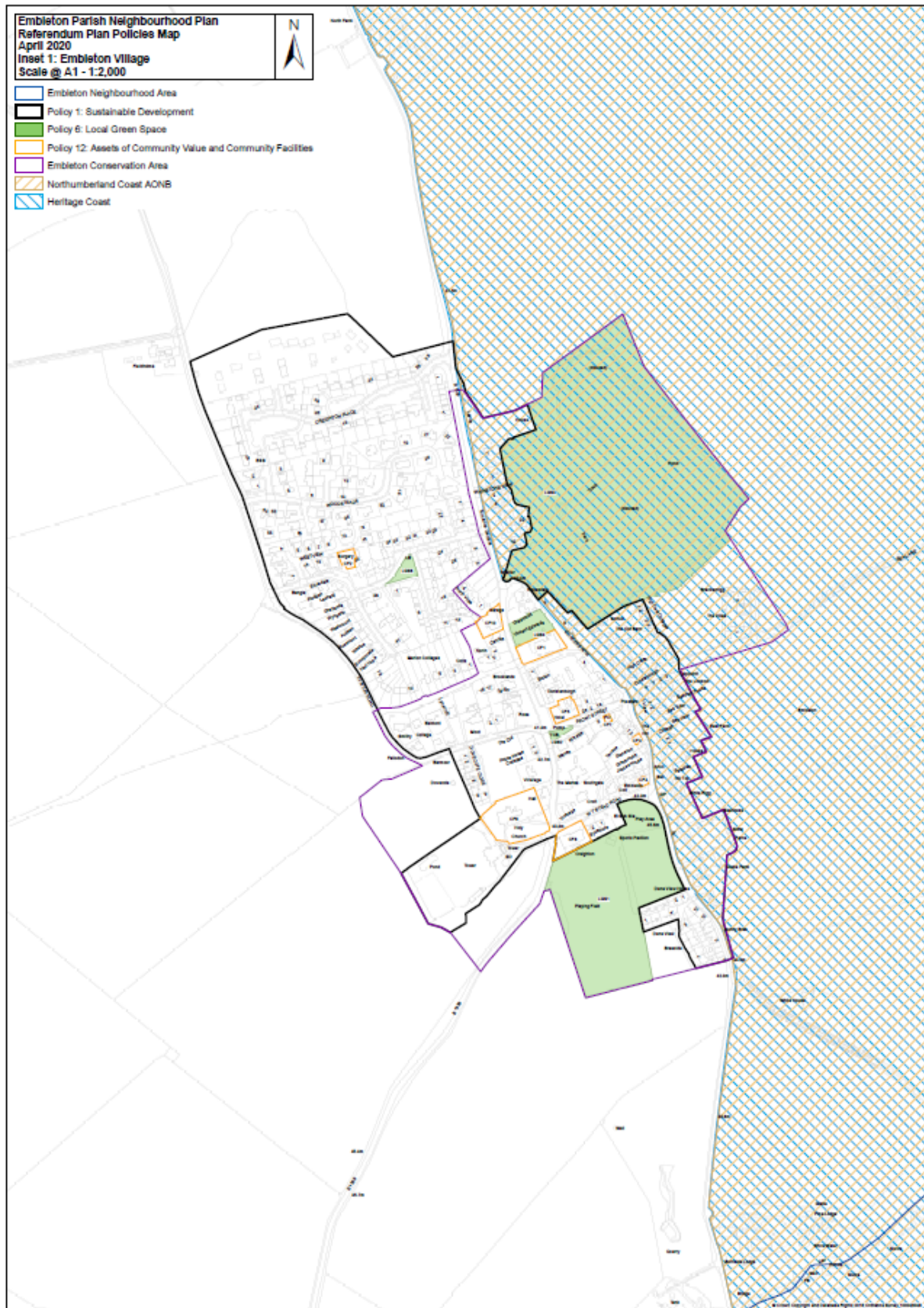
This map should only be used to determine general locations. Larger scale maps should be referred to in order to confirm precise boundaries. These maps are available at: <https://www.northumberland.gov.uk/Planning/Planning-policy/Neighbourhood.aspx>

Inset Policies Map 1: Christon Bank



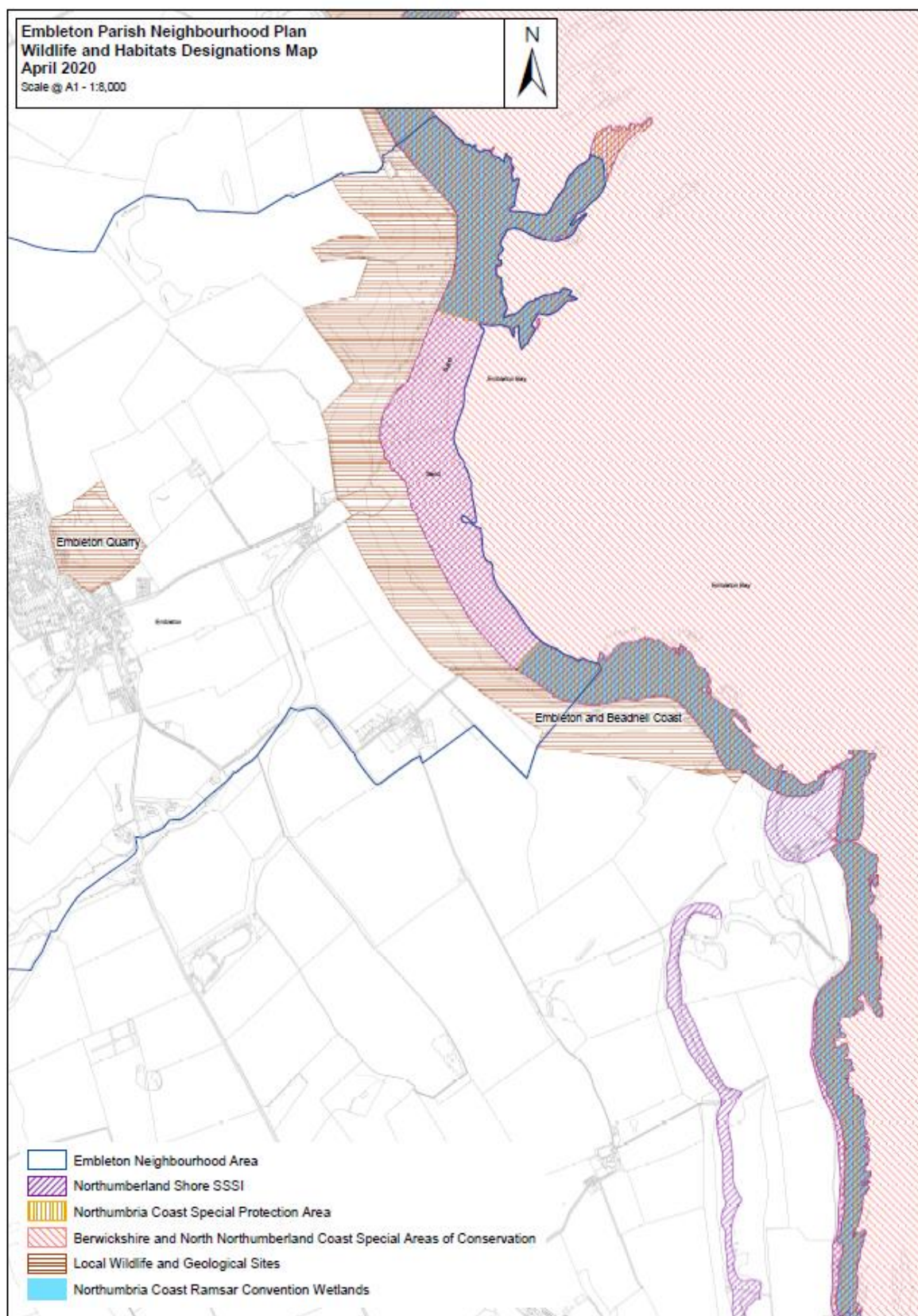
This map should only be used to determine general locations. Larger scale maps should be referred to in order to confirm precise boundaries. These maps are available at: <https://www.northumberland.gov.uk/Planning/Planning-policy/Neighbourhood.aspx>

Inset Policies Map 2: Embleton Village



This map should only be used to determine general locations. Larger scale maps should be referred to in order to confirm precise boundaries. These maps are available at: <https://www.northumberland.gov.uk/Planning/Planning-policy/Neighbourhood.aspx>

Map: Wildlife and Habitats Designation



This map should only be used to determine general locations. Larger scale maps should be referred to in order to confirm precise boundaries. These maps are available at: <https://www.northumberland.gov.uk/Planning/Planning-policy/Neighbourhood.aspx>

APPENDIX A: NON-DESIGNATED ASSETS SUITABLE FOR LOCAL LISTING IN THE NEIGHBOURHOOD AREA

The list below comprises the locally-valued heritage assets nominated for assessment by Northumberland County Council as Non-Designated Heritage Assets to be added to a local list of heritage assets that may be compiled and curated by the County Council.

Non-designated heritage assets identified in Embleton Village:

1. Creighton Memorial Hall.
2. Nos 1 & 2 Sycamore Cottages.
3. Dunstanburgh Castle Hotel.
4. Vincent Edward's Primary School.
5. Greys Inn Public House.
6. Old School House.
7. New Presbyterian Manse.
8. Water pump near Blue Bell Inn.
9. Pill Boxes (Glebe Land, Sports Field, adjacent Glebe Farm and adjacent to Nature Reserve Pool at Low Newton).
10. Village Shop.
11. Filling Station (including shop and garage).
12. Dunstanburgh Castle Golf Club Clubhouse.

Non-designated heritage assets identified in Christon Bank village

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

Details of these are contained in Background Evidence Paper 6 - Heritage Assets.

Appendix B: ABBREVIATIONS AND ACRONYMS

ACV	Asset of Community Value
AONB	Area of Outstanding Natural Beauty
DPD	Development Plan Documents
EU	European Union
HRA	Habitat Regulations Assessment
LDF	Local Development Framework
LWGS	Local Wildlife and Geological Site
NCC	Northumberland County Council
NPPF	National Planning Policy Framework
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SHLAA	Strategic Housing Land Availability Assessment
SPA	Special Protection Area (under the Birds Directive)
SSSI	Site of Special Scientific Interest
RAMSAR	Convention on Wetlands
UK	United Kingdom

APPENDIX C: EVIDENCE DOCUMENTS (External Documents)

National Planning Policy Framework (2019)

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

National Planning Practice Guidance (as updated)

<https://www.gov.uk/government/collections/planning-practice-guidance>

Alnwick LDF Core Strategy DPD (2007)

<https://www.northumberland.gov.uk/Planning/Planning-policy/Policies.aspx#existinglocalplandocuments>

Alnwick Local Plan (1999) (saved policies)

<https://www.northumberland.gov.uk/Planning/Planning-policy/Policies.aspx#existinglocalplandocuments>

Natural England Character Areas: Northumberland Coastal Plain(2015)

<http://publications.naturalengland.org.uk/publication/5236546013757440>

Northumberland Coast AONB Management Plan 2014 – 2019

http://www.northumberlandcoastaonb.org/files/Downloads/Northumberland%20Coast%20AONB%20Management%20Plan%202014-19_v1.2.pdf.

Northumberland Coast AONB Design Guide for the Built Environment 2009

<http://www.northumberlandcoastaonb.org/planning-and-development/>

Northumberland Coast AONB Landscape Sensitivity & Capacity Study August 2013

<http://www.northumberlandcoastaonb.org/planning-and-development/>

Northumberland County Council Landscape Character Assessment (Part A: Landscape Clarification) August 2010

<http://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Landscape%20Green%20Spaces%20Studies/1.%20Landscape%20Character/Landscape-Character-Part-A-Figure-3.pdf>

Northumberland County Council Landscape Character Assessment (Part B: The Changing Landscape)) August 2010

<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Landscape%20Green%20Spaces%20Studies/1.%20Landscape%20Character/Landscape-Character-Part-B.pdf>.

Embleton Conservation Area Character Appraisal and Management Matters(NCC) (February 2008)

<http://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/Conservation/Embleton-CAA.pdf>

Northumberland County Council Strategic Housing Availability Land Assessment (2018)

<https://www.northumberland.gov.uk/Planning/Reports.aspx>

Northumberland Local Plan Draft for Regulation 19 – Second and Holiday Homes Technical Paper (July 2018)

<https://northumberland-consult.objective.co.uk/portal/planning/localplan/lp-exam>

Northumberland Local Plan Draft for Regulation 19 – Affordable Housing Value Mapping Methodology Technical Paper 2018

<https://northumberland-consult.objective.co.uk/portal/planning/localplan/lp-exam>

North Northumberland Coast Neighbourhood Plan - Housing Evidence Paper (for second homes the issues apply to Embleton Parish, and Embleton Parish is referenced in the document) (2016)

<http://www.seahouses.org/wp-content/uploads/2016/05/NorthNorthumberlandCoastHousingPaper-21-10-16.pdf>.

Northumberland County Wide Housing Needs Survey Final Report (updated 2018)

<https://www.northumberland.gov.uk/Planning/Reports.aspx>

Dark Skies - Exterior Lighting Master Plan (2013) Northumberland National Park Authority

<https://www.northumberlandnationalpark.org.uk/wp-content/uploads/2017/05/Lighting-Master-Plan-v21.pdf>

Appendix D: Background Evidence Papers

Background Evidence Paper 1 - Settlement Boundary Methodology Report

Background Evidence Paper 2 - Settlement Boundary for Christon Bank

Background Evidence Paper 3 - Settlement Boundary for Embleton village

Background Evidence Paper 4 - Housing Evidence for Neighbourhood Plan

Background Evidence Paper 5 - Housing Needs Survey 2018

Background Evidence Paper 6 - Heritage Assets

Background Evidence Paper 7 - Local Green Spaces

APPENDIX E: GLOSSARY OF TERMS

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of Plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

Amenity: A positive element or elements that contribute to the positive character of an area, such as lack of noise and disturbance, openness, landscape, townscape, opportunities for recreation etc.

Area of Outstanding Natural Beauty (AONB): An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. The extent of the Northumberland Coast AONB is shown on the Policies Map.

Asset of Community Value: A building or land, whose current or recent use furthers the social well-being and interests of the local community. A local authority will maintain a list of buildings and land in its area that is of community value as set out in Section 87 of the Localism Act 2011.

Basic Conditions: The Localism Act introduced basic conditions that neighbourhood development plans or orders must meet. These are that the plan or order must: a) have appropriate regard to national policy and advice contained in guidance issued by the Secretary of State, b) must contribute to the achievement of sustainable development c) must be in general conformity with the strategic policies contained in the development plan for the area and d) must not breach, and be otherwise compatible with, EU and Human Rights obligations

Biodiversity: The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

Community Facilities: Local services and facilities that benefit the community, such as local shops, meeting places, sports venues, cultural buildings, public houses, open spaces and places of worship.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Density (of development): The amount of building within an area of land. For housing it is expressed as the number of dwellings per hectare.

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Designated Site: In this document, reference to Designated Sites should be taken to include European Sites (Special Areas of Conservation (SACs), and Special Protection Areas (SPAs); Ramsar sites, European Marine Sites (EMS's) and Sites of Special Scientific Interest (SSSIs).

Development: Defined under the 1990 Town and Country Planning Act as 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.'

Development Plan: The complete set of statutory land use policies and proposals for an area, used in making planning decisions. It includes a range of development plan documents such as local plans, core strategies and neighbourhood plans.

European site: This includes Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

Environmental report: The report that documents the Strategic Environmental Assessment (SEA) of the draft Plan. This must be submitted to the local Planning Authority with the draft Plan. The environmental report needs to contain certain information as set out in Schedule 2 to the SEA Regulations 2004.

Evidence base: The information and data gathered by local authorities and used to inform policy development. Evidence base data is also gathered to prepare a neighbourhood plan and is submitted to the Examiner along with the other Examination Documents.

Habitat: An area or natural environment in which an organism, species or population normally lives. Habitats take many forms and should not be considered in isolation as they are linked and overlap with each other.

Habitats Regulations Assessments (HRA): This is a general term which describes the process required in making assessments of the impacts on European sites under the Conservation of Habitats and Species Regulations 2017, including the steps of screening for likely significant effects and making appropriate assessments.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)

Heritage Coast: Areas of largely undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors. Northumberland's Heritage Coast stretches from Druridge Bay to the Scottish border, and therefore encompasses the whole Plan area.

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Independent Examination: The process by which an independent person examines a neighbourhood plan to ensure that it meets the Basic Conditions.

Infrastructure: The physical entities (for example roads, railways, sewers, pipes, telecommunications lines) that are necessary for communities to function and move around.

Landscape Character: The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

Landscape sensitivity: Normally refers to the ability of the landscape to absorb development, in relation to valued aspects of its character.

Local Green Space: A designation that provides special protection against development for green areas of particular importance to local communities.

Local Plan: That part of the development plan prepared by the Local Planning Authority. A local plan comprises planning policies to be used in decision making on development proposals in the area for which the Local Planning Authority has responsibility.

Material consideration: Any land-use planning matter that should be taken into account in making a planning decision.

National Planning Policy Framework (NPPF): A Government document that sets out the Government's planning policies for England and how these are expected to be applied. The most recent version was published in 2019.

National Planning Practice Guidance (NPPG): The Government's additional advice to supplement NPPF. This is available only as an online resource and is regularly updated.

Neighbourhood Plan: A plan prepared by a parish or town council containing planning policies that form part of the development plan.

Non-designated heritage assets: These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'. Northumberland County Council does not currently have a local list, so non-designated heritage assets are identified in this Neighbourhood Plan.

Northumberland County Council: The unitary authority and Local Planning Authority for Northumberland, other than those areas within the Northumberland National Park.

Permitted Development: Certain limited or minor forms of development that may proceed without the need to make an application for planning permission.

Planning obligation: (Also known as Section 106 agreements) Legally enforceable obligations attached to land that is the subject of a planning permission which may limit the way in which land is used, or mitigate or compensate for development impact. Planning obligations may only constitute a reason for granting planning permission if they meet the following statutory tests: that they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind.

Previously Developed Land (PDL) or Brownfield Land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Principal Residence Housing: housing which is occupied as the sole or main home of the occupants and where the occupants spend the majority of their time when not working away from home.

Rural Exceptions Site: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Setting of a Heritage Asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Special Areas of Conservation: Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Special Protection Areas: Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

SuDS (Sustainable Drainage Systems): A sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than more conventional practices, such as routing run-off through a pipe to a watercourse.

Sustainable development: Defined by the World Commission on Environment and Development in 1987 as 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'. Further, the NPPF states in paragraph 7 that there are three dimensions to sustainable development: economic, social and environmental.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.