

EMBLETON PARISH NEIGHBOURHOOD PLAN 2019 -2036



Draft Submission Version – April 2019
Regulation 15 Consultation

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 bio-diversity, abundant and varied wildlife and dark skies. It is also steeped in history. As with many attractive coastal parishes, however, it has, over the years, 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 sustainability, 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 a Neighbourhood Plan (the plan). The Councillors believe that the plan will not stifle development. 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 submission draft plan is the result of various consultations with residents, landowners, businesses and others.

****To be finalised prior to submission****

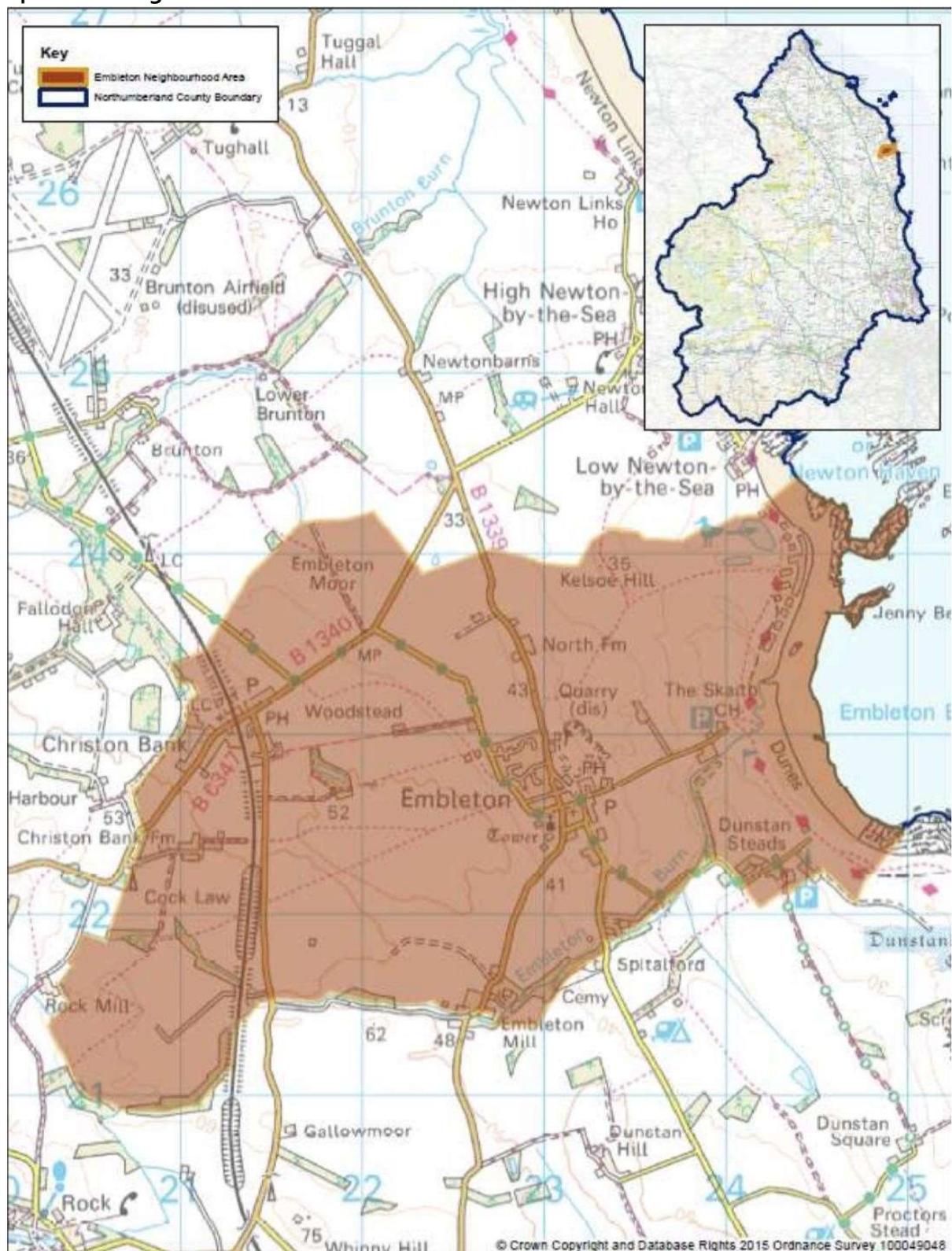
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1.0 INTRODUCTION

- 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 Plan Area [Plan Area], alongside other policies in the Neighbourhood Plan.

Map 1: The Neighbourhood Area



Embleton Parish Neighbourhood Plan --Draft Submission Plan (April 2019)

- 1.2 The Embleton Neighbourhood Area, designated for the purposes of 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. This is the Regulation 15 (submission consultation) 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, allocating "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 Other sources of evidence have come from evidence produced by Northumberland County Council to support their emerging Local Plan. This evidence can be found on their website, 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.

What consultation has taken place?

- 1.7 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.
- 1.8 More detail on the consultation undertaken is provided in the Consultation Statement which is

submitted with the Plan for examination.

What happens next?

- 1.9 To be completed

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;
- Are in general conformity with strategic policies in the development plan;
- 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 Work has commenced on the preparation of a Local Plan for Northumberland. It is expected that this Plan will come into force in Spring 2020. The Neighbourhood Plan seeks to work alongside this emerging Local Plan, to ensure consistency in policy making throughout the process. The Local Plan allocates 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 are in 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 will be 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 for the area are set out later in the Plan.

Environmental Impact and EU Obligations

- 2.10 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 were proposed, and potential site allocations and settlement boundaries defined. The Plan has been assessed according to the requirements set out in regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004. Part of this assessment includes a requirement to consult the environmental assessment consultation bodies (Natural England, Historic England and the Environment Agency).
- 2.12 Due to a positive screening opinion for Habitats Regulations Assessment, a full Strategic Environmental Assessment (Environment Report) has been produced and consulted on. The Plan was further amended according to recommendations proposed in the Strategic Environmental Assessment.

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 Paper'.
- 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 Local Plan or be granted planning permission for housing.
- 3.5 The emerging Local Plan for Northumberland has carried out an assessment of the indicative housing requirements for all designated Neighbourhood Plan Areas. The requirement provided by NCC 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 the 'Background Housing Evidence Paper' which forms part of the evidence base for the Plan.

The Local Economy

- 3.7 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 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.
- 3.8 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.
- 3.9 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

- 3.10 There are 20 listed buildings and places of historic interest within the village of Embleton and 6 in Christon Bank . These are listed in Appendix A for information. Embleton village has a Conservation Area which was designated in 2007 and has a detailed Conservation Area appraisal document which gives guidance on design, important views, and character 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.
- 3.11 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. These are identified as non-designated heritage assets and listed in Appendix B of this Plan.

Environment

- 3.12 There are a number of protected areas in the Plan area. These areas have the highest level of protection 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. These designations are of national and international importance.
- 3.13 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, principally for its wildlife value. This Local Green Space (and others in the Neighbourhood Area) are shown on the Policies Map.
- 3.14 Any proposals in the Neighbourhood Plan to designate sites for development are likely to result in the need for a Strategic Environmental Assessment and potentially a Habitats Regulations Assessment, due to the proximity of these protected areas.

Landscape and Settlement Boundaries

- 3.15 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** (the boundary of which can be seen on the Policies Maps, for information). 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

- 3.16 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 reflect 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

- 3.17 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.'*
- 3.18 Embleton village has a primary school, village hall, church, shops, post office, doctor's surgery, public houses, football field, play areas and a golf course with club house which is open to the public.
- 3.19 Embleton village has a number of valued green spaces within the settlement which could be worthy of designation as Local Green Space, the most significant of which is the quarry area.
- 3.20 Christon Bank is recognised in the Alnwick LDF Core Strategy DPD 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

- 3.21 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).
- 3.22 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.

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.

- 4.3 The following policies seek to deliver the objective of sustainable development, along with other policies in the Plan. Policy 1 gives an overview of the types of development that will be supported in the Neighbourhood Area in order to deliver sustainable development. Policy 2 has a policy to protect our special landscapes and seascapes, as identified in Landscape Character Assessments. Policy 3 seeks to ensure that we protect the protected habitats and species that make our area so desirable to live in and to visit. Policy 4 is a design policy that will be applied to all development that comes forward in the Neighbourhood Area.

Policy 1: Sustainable development

Policy 2: Landscapes and Seascapes

Policy 3: Habitats and Species

Policy 4: High quality and sustainable design

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.

- 4.4 In order to achieve this objective, we have identified the following policies. Policy 5 relates to settlement boundaries for Embleton village and Christon Bank, in order to protect the setting and landscapes around the villages, and to focus any new development in sustainable locations. Policy 6 provides detail about what kind of development will be expected in the Embleton Village Conservation Area, and of proposals which will affect its setting. Policy 7

refers to Local Green Spaces in Embleton village and Christon Bank and protects them from future development. Policy 8 refers to Non-Designated Heritage Assets in the Neighbourhood Area, and how decisions will be made on proposals that affect them.

Policy 5: Settlement Boundaries for Embleton Village and Christon Bank

Policy 6: Development affecting Embleton Village Conservation Area

Policy 7: Local Green Spaces in Embleton Village and Christon Bank

Policy 8: Non-designated Heritage Assets in the Neighbourhood Area

OBJECTIVE 3: LOCAL ECONOMY

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

- 4.5 In order to achieve this objective, we have identified the following policy. Policy 9 supports the provision of small-scale business units and the expansion of existing business units.

Policy 9: Business, Employment and Tourism

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.

- 4.6 In order to achieve the objective of providing affordable and principle occupancy housing, policies are proposed to restrict all new housing to principal occupancy only, Policy 10 stipulates that all new housing will be for Principal Residence only. Policy 11 supports the provision of affordable housing in the Neighbourhood Area and specifies the mix of rented and 'to buy' affordable housing. Policy 12 supports rural exception sites. Policy 13 supports the change of use of holiday let accommodation to Principal Residence housing.

Policy 10: Principal Residence housing

Policy 11: Affordable Housing Contributions

Policy 12: Rural exception sites and Community Led Housing

Policy 13: Change of use from holiday let to principal residence housing

OBJECTIVE 5: COMMUNITY FACILITIES

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

- 4.7 In order to achieve this objective, Policy 14 promotes the provision of new community and recreational facilities for tourism and local use, and Policy 15 supports the provision and improvement of pedestrian and cycle routes in the Neighbourhood Area. Policy 16 supports

the provision of improved broadband and telecommunications in the Parish and seeks to ensure that all new development has adequate provision for future broadband.

Policy 14: Community Facilities and Recreational Facilities

Policy 15: Provision and improvement of pedestrian and cycle routes

Policy 16: Broadband and telecommunications

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 Before each policy, is explanatory text. This text consists of descriptive and explanatory matter in respect of the policies. The text is relevant to the interpretation of each policy to which it relates. Although the supporting text is not policy, it does assist with clarifying what the policy is trying to achieve, and intention of that policy.
- 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:

PLANNING POLICIES TO DELIVER 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.

Policy 1: Sustainable development

Policy 2: Landscapes and Seascapes

Policy 3: Habitats and Species

Policy 4: High quality and sustainable design

SUSTAINABLE DEVELOPMENT

- 6.1 This policy provides the framework and outlines what kind of development will be supported in the Plan area. The policy seeks to secure principal occupancy housing to help re-build sustainable communities in the Neighbourhood Area, and to support the provision of affordable housing to allow more young families to be able to afford to live and work in the area.
- 6.2 Rural exceptions sites are defined in the NPPF 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.’*
- 6.3 A Housing Needs Survey was carried out in the Neighbourhood Area in June 2018. At that time 11 households were identified as having a housing ‘need’. Of these, just over half were already owner occupiers. This implies a low local affordable housing need (in the region of 5 households). A rural exceptions site could meet that need.
- 6.4 The policy supports the provision of employment opportunities, rural business development, and opportunities for people to live at their place of work, and for the local economy to diversify.
- 6.5 Community facilities and services are considered to be an important part of the local economy as well as essential for the local community, so the policy supports the provision and enhancement of more community facilities. More specific policies later in the plan cover each of these areas in more detail.
- 6.6 Some of the Neighbourhood Area is in the Northumberland Coast AONB and Heritage Coast, and the policy clarifies that major development will not be supported except in exceptional circumstances, to reflect national planning policy guidance. Planning policy guidance states that ‘great weight’ should be given to conserving and enhancing landscape and scenic beauty

in AONBs, which have the highest status of protection. Planning policy states that planning permission should be refused for major development (which is a matter for the decision-makers) other than in exceptional circumstances and where it can be demonstrated that development is in the public interest. The Heritage Coast is entirely within the AONB and so all development in the Heritage Coast will be considered as AONB development which has a higher level of protection.

POLICY 1: SUSTAINABLE DEVELOPMENT

Within the Neighbourhood Area, unless material considerations indicate otherwise, development will be supported which provides:

- a new Principal Residence dwellings within the settlement boundaries of Embleton village and Christon Bank;
- b affordable housing either within and/or on the edge of the settlements of Embleton village and Christon Bank delivered as 'rural exception sites';
- c the re-use of redundant or disused buildings (including for use as Principal Residence housing) where these buildings were originally of substantial construction and where the scheme would improve the appearance of the site and/or where the proposal secures the optimum viable use of a heritage asset;
- d rural business, tourism and employment opportunities as set out in Policy 9;
- e new and expanded social, community, leisure, recreational and educational facilities to serve the communities in Embleton village and Christon Bank;
- f new small-scale visitor facilities, particularly where these also benefit the local community.

Major development in the Northumberland Coast AONB (which includes the Heritage Coast) will not be supported except in exceptional circumstances and where it can be demonstrated to be in the public interest.

To ensure that the impacts arising from increasing levels of recreational disturbance on coastal European sites and SSSIs can be addressed, all developers whose developments will result in a net increase in the number of residential or tourism units will be required to contribute to the Northumberland Coastal Mitigation Service or provide alternative mitigation of demonstrable effectiveness.

LANDSCAPES AND SEASCAPES



Figure 1: Embleton Beach

- 6.7 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.
- 6.8 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.
- 6.9 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 the Embleton village and from other places within the Neighbourhood Area.

POLICY 2: LANDSCAPES AND SEASCAPES

Development proposals within or affecting landscape character areas must demonstrate how they respect the features of the landscapes identified in the Northumberland Landscape Character Assessment (2010) and National Character Areas and the Historic Landscape Characterisation 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.

HABITATS AND SPECIES

- 6.10 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 2010 (as amended). For information, these areas are shown on the Policies Map. European sites in the Neighbourhood Area are the Northumbria Coast RAMSAR site, the Berwickshire & Northumberland Coast SAC and the Northumbria Coast SPA.
- 6.11 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.
- 6.12 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 7.

POLICY 3: HABITATS AND SPECIES

The impact on proposals in the Neighbourhood Area on European Sites will be assessed in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended) (The Habitats Regulations). Development that would result in an adverse effect on internationally important wildlife sites will not be permitted unless it can meet the 'No Alternatives' and 'Imperative Reasons of Overriding Public Interest' tests set out in the Habitats Regulations and unless all necessary compensatory measures have been secured to ensure overall coherence of the network of sites.

Planning permission that would result in an increase in recreational pressure on the European sites will only be granted if it can be demonstrated that there will be no adverse effect on the integrity of any European Site, either alone or in combination with any other relevant plans or projects.

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

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

HIGH QUALITY AND SUSTAINABLE DESIGN

- 6.13 One of the aims of the Neighbourhood Plan is to achieve well designed places. This aim is reflected in 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.

- 6.14 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.
- 6.15 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.



Figure 2: Typical building styles in Christon Bank

- 6.16 Styles of building and design in Embleton village differ in different parts. The Embleton Village Conservation Area 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.
- 6.17 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.
- 6.18 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.

- 6.19 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.

POLICY 4: HIGH QUALITY AND SUSTAINABLE DESIGN

All new development in the Neighbourhood Area, 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, means of enclosure and safe access; 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 Urban Drainage system 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, of the proposed development does not result in an unacceptable loss of light or overshadowing, or other adverse amenity impacts on existing or future residents; and
- g) opportunities have been taken where possible to incorporate embedded renewables, such as solar panels, heat pumps and other measures to reduce the carbon footprint of the building; 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.

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.

PLANNING POLICIES TO DELIVER OBJECTIVE 2: SENSE OF PLACE

To protect the significance of heritage assets and enhance local green spaces, landscapes and views that contribute to the distinct look and feel of Embleton Parish.

6.20 This objective will be delivered through the following policies:

Policy 5: Settlement Boundaries for Embleton Village and Christon Bank.

Policy 6: Development affecting Embleton Village Conservation Area.

Policy 7: Local Green Spaces in Embleton Village and Christon Bank.

Policy 8: Non-designated Heritage Assets in the Neighbourhood Area.

SETTLEMENT BOUNDARIES FOR EMBLETON VILLAGE AND CRISTON BANK

- 6.21 Settlement boundaries have been defined for Christon Bank and Embleton village and are shown on the Policies Map. A separate document (Settlement Boundary Evidence Paper) has been produced for each settlement and provides information and justification for the settlement boundaries. The definition of settlement boundaries has involved ensuring that enough land is provided for new housing over the plan period.
- 6.22 The indicative scale of housing proposed for the Neighbourhood Area in the emerging Northumberland Local Plan is for 30 dwellings over the Plan period (2016-2036). 80 dwellings have been delivered or have planning permission already in the Neighbourhood Area. This means that the settlement boundaries have been drawn relatively tightly around both settlements as the housing provision required for the area over the Plan period has been met. This strategy still allows some space for a small amount of new housing development within the settlements (or on the edge of settlements where it is delivered as an 'rural exception site') to meet any further housing need over the Plan period.
- 6.23 **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 with public transport and a strong service base. Embleton village has a shop, primary school, post office, doctor's surgery, pub, church, community hall and sports and recreational facilities.
- 6.24 The starting point for defining the settlement boundary for Embleton has been to retain the boundaries already designated in the Alnwick Local Plan (which were not saved), whilst allowing for development which has been recently approved. This will help to protect the Embleton Conservation Area and the Northumberland Coast AONB and allow for small unallocated infill sites to come forward within the village.
- 6.25 **Christon Bank:** Christon Bank is identified in the Alnwick District LDF 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.
- 6.26 The settlement boundary for Christon Bank is drawn tightly around the village, whilst allowing for the recently granted permission for 13 dwellings.
- 6.27 Settlement boundaries have been created in the Plan having regard to the need to ensure recognition of the intrinsic character and beauty of the countryside in the Neighbourhood

Area. The settlement boundaries are not intended to stifle development which could still make a positive contribution to sustainable communities in the Neighbourhood Area. This reflects the intention of national policy and guidance.

- 6.28 Proposals such as those offering local employment opportunities, affordable housing provision, and conversion of redundant buildings for permanently occupied residential use will be supported, and planning obligations through S106 agreements will be secured as part of any planning permission granted to ensure they are used as a Principal Residence. Buildings to be converted must have originally been of substantial construction.

POLICY 5: SETTLEMENT BOUNDARIES FOR EMBLETON VILLAGE AND CHRISTON BANK

Proposals for development will be supported within the defined settlement boundaries for Embleton village and Christon Bank shown on the Policies Map subject to other policies in the Development Plan. All land outside these settlement boundaries is considered to be 'open countryside' for planning purposes.

To ensure that the impacts arising from increasing levels of recreational disturbance on coastal European sites and SSSIs can be addressed, all developers whose developments will result in a net increase in the number of residential or tourism units will be required to contribute to the Northumberland Coastal Mitigation Service or provide alternative mitigation of demonstrable effectiveness.

DEVELOPMENT AFFECTING EMBLETON VILLAGE CONSERVATION AREA

- 6.29 Embleton village has a detailed Conservation Area Character Appraisal which specifically identifies important key buildings, landmarks, significant view points and open spaces which are important in the Conservation Area. These appraisals identify local character and distinctiveness.
- 6.30 The Conservation Area Appraisal also identifies buildings that, if restored or improved, would lead to a significant enhancement of the Conservation Area.

[INSERT A DIFFERENT PHOTO?]

POLICY 6: DEVELOPMENT AFFECTING EMBLETON VILLAGE CONSERVATION AREA

Development proposals affecting the significance of Embleton Village 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 Village Conservation Area Character Appraisals:

- a) significant view-points 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 Pillboxes.

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

LOCAL GREEN SPACES IN EMBLETON VILLAGE AND CHRISTON BANK

- 6.31 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. A number of criteria must be met, and most green spaces will not be suitable for allocation as Local Green Space.
- 6.32 In order for land to qualify as Local Green Space it must meet the following tests:
 - 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.
- 6.33 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.
- 6.34 Careful consideration and research have gone into the identification of the Local Green Spaces in Policy 7. 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 the Embleton Village Playing Field, Embleton Village Green, Embleton Village Quarry and the Glebe Field). Some places have a specific recreational value, for instance the 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 Glebe Field and the Embleton Village Quarry), and others, such as the village greens in Christon Bank and Embleton give the settlements a 'centre' which is highly valued by visitors and residents.

- 6.35 The green spaces identified in the policy below are considered to be particularly important by the local community. A background report has been produced to further explain their significance.

POLICY 7: 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 Area
- LGS2: Embleton Village Green
- LGS3: Embleton Village Quarry
- LGS4: Embleton Village School Playing Field
- LGS5: The Glebe Field adjacent to Embleton Village Church
- LGS6: Christon Bank Village Green
- LGS7: Greyfield Estate Play Area

NON-DESIGNATED HERITAGE ASSETS

- 6.36 Designated heritage assets are protected through existing legislation and policy. However, non-designated heritage assets are prevalent in the Neighbourhood Area, and a number of buildings are considered to be of local historic interest. These are listed in Appendix B and are considered to be 'non-designated' heritage assets in the Plan area.
- 6.37 There are several other historic buildings across the Neighbourhood Area which could be added to the list over time.

POLICY 8: NON-DESIGNATED HERITAGE ASSETS

The Neighbourhood Plan List of non-designated Heritage Assets are defined in Appendix B. Development, including renovation or alterations, affecting any non-designated heritage asset or its setting, whether locally listed, or identified in the Neighbourhood Plan List in Appendix B, 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.

PLANNING POLICIES TO DELIVER OBJECTIVE 3: THE LOCAL ECONOMY



Figure 4: Local shop in Embleton village - one of the businesses in the Neighbourhood Area

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

6.38 In order to achieve this objective, we have identified the following policy:

Policy 9: Business, Employment and Tourism

BUSINESS, EMPLOYMENT AND TOURISM

- 6.39 There was strong support among the local community for businesses that operate in the Neighbourhood Area. There are a number of small businesses and sole traders who often work from home. There appears to be scope to encourage more start-up business development in the Plan area in order to broaden the economic base. This policy lends support to proposals for rural business development, and in particular seeks to support proposals for farm diversification, and home-working (where planning permission is required).
- 6.40 The NPPF allows new buildings to be built where needed to support rural businesses. In this Neighbourhood Area it will be particularly important to ensure that these buildings are sensitively designed, and that they are well related to existing development to minimise landscape impacts.
- 6.41 Tourism is an important to the Neighbourhood Area and the parishes around. The policy supports proposals for camping, chalets and small-scale tourism development. Small-scale in this sense, means development that does not have an unacceptable visual or environmental impact, and can be readily accommodated in the landscape without harming the special character of the area. The construction of new buildings associated with these developments should be avoided wherever possible, any essential new buildings required must be sensitively designed as set out at the beginning of the policy. The best way to determine the landscape impact of these types of development is through a visual analysis (a Landscape and Visual Impact Assessment) which should be provided to ensure that any impacts on the AONB and Heritage Coast can be mitigated.
- 6.42 The policy refers to 'home working'. In many instances planning permission will not be

required for home working if it is considered to be ancillary to the main use of the dwelling as a residence. There are occasions where the home-working use can intensify to an extent where planning permission may be required, particularly if the business employs staff and/or has regular deliveries. The Plan is supportive of home working, as this gives additional ability for people to live and work in the area, and many businesses now do not need to operate from a business premises. Proposals will be supported so long as there are no significant adverse impacts on nearby residents in terms of noise and vehicular traffic.

6.43

Policy 9: BUSINESS, EMPLOYMENT AND TOURISM

Proposals for farm diversification schemes and/or rural business and economic development involving the conversion of existing buildings, or sensitively designed new buildings will be supported where landscape and other impacts have been given careful consideration, and mitigated where necessary;

In all cases, where new buildings are required, these must be well related to existing buildings and not have an unacceptable impact on the local landscape or the AONB.

Proposals for camping, chalets and other small-scale tourism development will be supported where it can be sensitively accommodated in the landscape with minimal requirement for ancillary buildings. This must be demonstrated through the submission of a Visual Impact Assessment to assess the impact on the AONB and the Heritage Coast.

Proposals for home working will be supported where the amenity and privacy of neighbouring residents is not significantly affected.

PLANNING POLICIES TO DELIVER OBJECTIVE 4: HOUSING



Figure 5: New affordable housing scheme recently built in Embleton village

To support the provision of affordable and Principal Residence housing to meet the identified needs for the Parish. Any future housing will be of high-quality design and environmentally sensitive and sympathetic to the historic landscape and natural surroundings.

Policy 10: Principal Residence housing.

Policy 11: Affordable Housing Contributions.

Policy 12: Rural Exception Sites and Community Led Housing.

Policy 13: Change of use from holiday accommodation to principal residence housing.

PRINCIPAL RESIDENCE HOUSING

- 6.44 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'. 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.
- 6.45 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.
- 6.46 Further evidence on this matter is contained in the Technical Paper produced 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 in Appendix C.
- 6.47 The number of new properties from recent development in Embleton which have been sold off

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.

- 6.48 This approach has been taken along other parts of the Northumberland Coast, and for consistency, this policy is similar to policy that is in the North Northumberland Coast Neighbourhood Plan (made 2018) which covers other coastal settlements with a similar issue.
- 6.49 Any S106 legal agreement secured will include the requirement to keep written evidence and proof of Principal Residence. Proof of Principal Residence is via verifiable evidence which could include, 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.)

POLICY 10: 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 if/when Northumberland County Council requests this information.

AFFORDABLE HOUSING CONTRIBUTIONS

- 6.50 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.
- 6.51 There is an issue with affordability of housing to buy in the Plan area, as prices are above average compared to Northumberland. There is also a lower than average availability of affordable rented properties in the Plan area.
- 6.52 The popularity of the recent affordable housing scheme for 16 affordable homes on land adjacent to Embleton village quarry, (managed by Homes Northumberland) has shown how successful the provision of new affordable housing can be and what a valuable contribution it can make to local communities.

- 6.53 Policy 11 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 12

POLICY 11: AFFORDABLE HOUSING CONTRIBUTIONS

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

A mix of 60% affordable homes to rent and 40% affordable homes to buy will be sought on any affordable housing scheme.

RURAL EXCEPTION SITES AND COMMUNITY LED HOUSING

- 6.54 Rural exception sites are defined in the NPPF (revised version) 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'.

- 6.55 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.
- 6.56 Any scheme for a rural exception site will need to demonstrate clearly how the scheme has been designed and laid out to minimise the impact on the character and setting of the settlement it is situated in. Specifically, how it meets the criteria in the policy in terms of respecting the special character and appearance of the Embleton Village 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, as well as the Embleton Village Conservation Area boundary, is shown on the Policies Map.

POLICY 12: RURAL EXCEPTION SITES AND COMMUNITY LED HOUSING

Proposals for small-scale affordable housing schemes including Community Led Housing schemes delivered as 'rural exception sites' on the edge of the settlements of Christon Bank and/or 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 Village 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.

To ensure that the impacts arising from increasing levels of recreational disturbance on coastal European sites and SSSIs can be addressed, all developers whose developments will result in a net increase in the number of residential or tourism units will be required to contribute to the Northumberland Coastal Mitigation Service or provide alternative mitigation of demonstrable effectiveness.

CHANGE OF USE FROM HOLIDAY USE TO PRINCIPAL RESIDENCE HOUSING

- 6.57 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.
- 6.58 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.

POLICY 13: CHANGE OF USE FROM HOLIDAY ACCOMMODATION TO PRINCIPLE RESIDENCE HOUSING

Proposals for the change of use or removal of occupancy restrictions from holiday let use to Principal Residence housing, will be supported within the Neighbourhood Area. Future occupation shall be controlled as a Principal Residence in accordance with Policy 10 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 suitable for permanent occupation.

To ensure that the impacts arising from increasing levels of recreational disturbance on coastal European sites and SSSIs can be addressed, all developers whose developments will result in a net increase in the number of residential or tourism units will be required to contribute to the Northumberland Coastal Mitigation Service or provide alternative mitigation of demonstrable effectiveness.

PLANNING POLICIES TO DELIVER OBJECTIVE 5: COMMUNITY FACILITIES

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

6.59 In order to achieve this objective, policy 14 promotes the provision of new community and recreational facilities for tourism and local use, and policy 15 supports the provision and improvement of pedestrian and cycle routes in the Neighbourhood Area. Policy 16 supports the provision of telecommunication masts (with preference for sharing) and the provision of infrastructure for high speed broadband.

Policy 14: Assets of Community Value and Community Facilities

Policy 15: Provision and improvement of pedestrian and cycle routes

Policy 16: Telecommunications and Broadband

ASSETS OF COMMUNITY VALUE AND COMMUNITY FACILITIES



Figure 6: Blue Bell Inn, Embleton Village

6.60 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.

6.61 Community facilities have been identified for Embleton village and Christon Bank and are identified in Policy 14. Policy 14 applies to registered Assets of Community value as well as community facilities that have not been registered. All facilities referenced above have been

identified by the local community as being of value, and therefore contribute to the sustainability and cohesion of the villages.

- 6.62 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.

POLICY 14: ASSETS OF COMMUNITY VALUE AND COMMUNITY FACILITIES

Proposals that will enhance the viability and/or the community value of community facilities and community assets, (whether registered as Assets of Community Value or not registered) will be supported.

Community facilities identified for **Embleton village** are:

- CF1: Vincent Edwards C of E 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: 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)

Community facilities identified for **Christon Bank** are:

- CF11: Blink Bonny Public House
- CF12: Shop and Post Office
- CF13: Christon Bank Church and Hall

The loss of a registered Asset of Community Value (ACV), valued community facilities identified in this Plan or the loss of the last public house, shop or community hall in Embleton village or Christon Bank will be resisted, and robust justification will be required to demonstrate there is no longer a need for that community facility or that the community facility is no longer economically viable.

The provision of new community facilities, including recreational facilities will be supported where their provision accords with policies elsewhere in this Plan.

PROVISION AND IMPROVEMENT OF PEDESTRIAN AND CYCLE ROUTES

- 6.63 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.

POLICY 15: 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.

TELECOMMUNICATIONS AND BROADBAND

- 6.64 Consultation responses have indicated a frustration with poor quality 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 16 seeks to ensure that all future development provides the infrastructure necessary for improved broadband in the future.
- 6.65 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 show demonstrate why it is not possible to share an existing mast, or to locate a mast on an existing structure.

POLICY 16: 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.

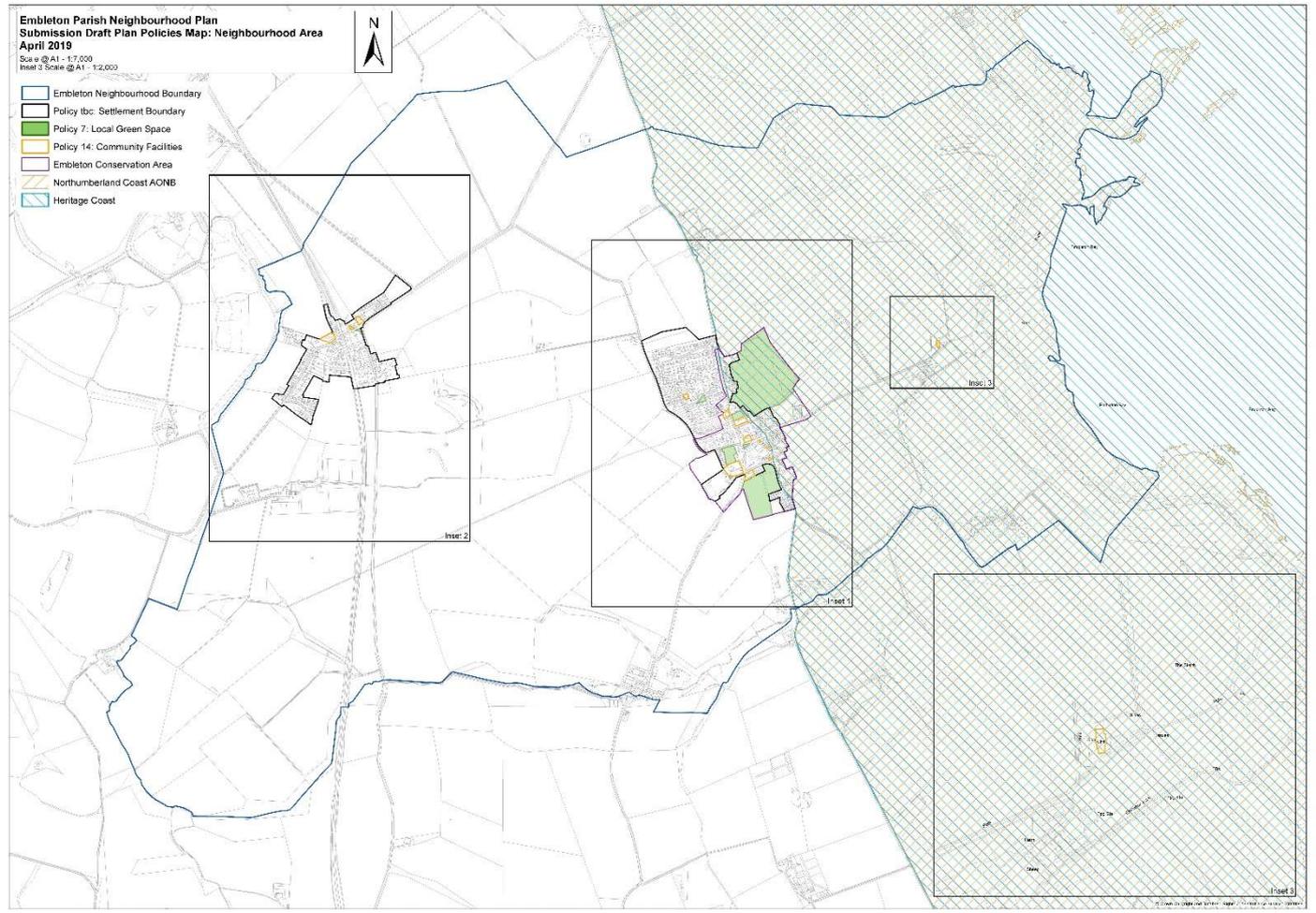
7.0 MONITORING AND REVIEW

- 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.

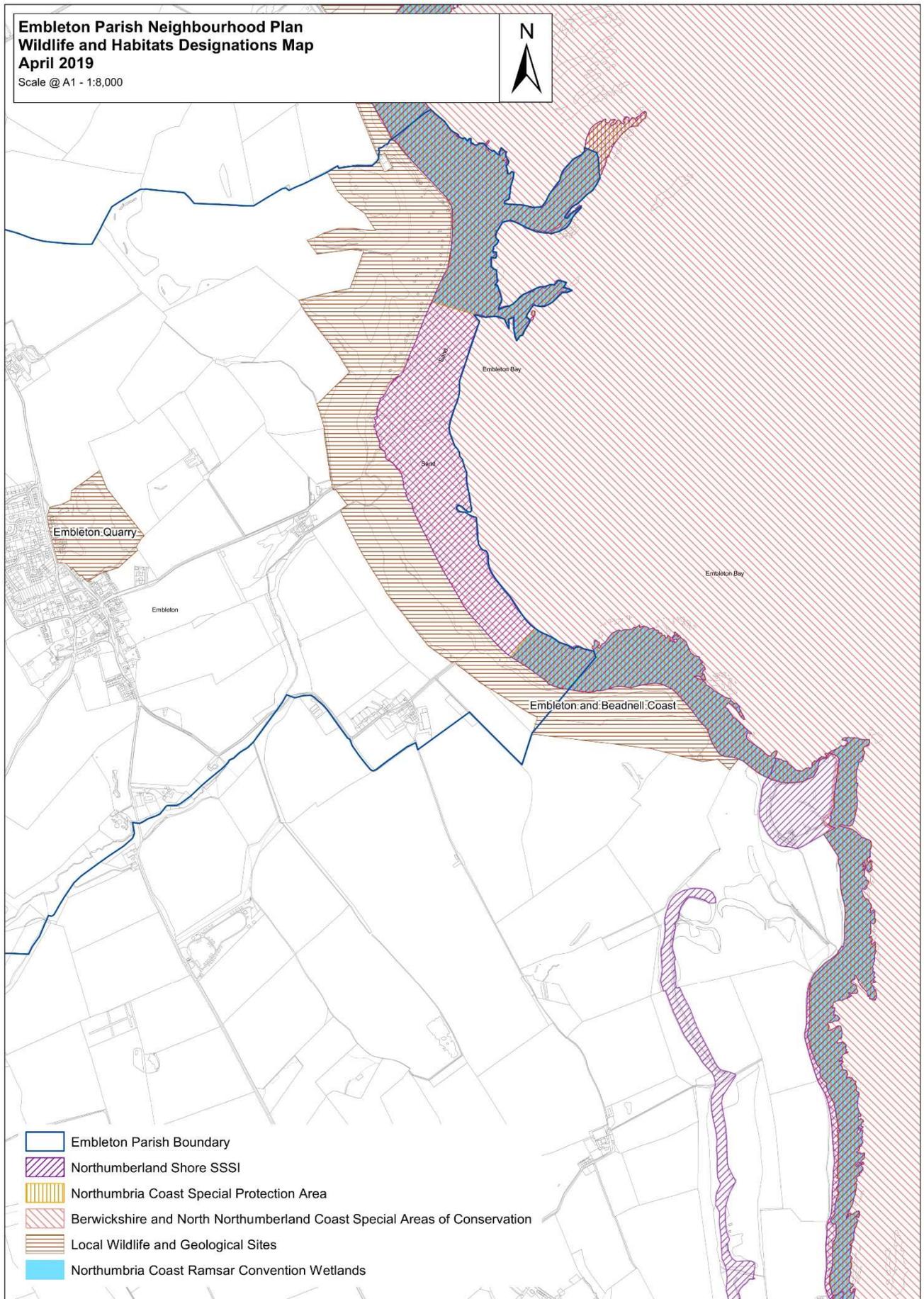
Review

- 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 in light of 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.

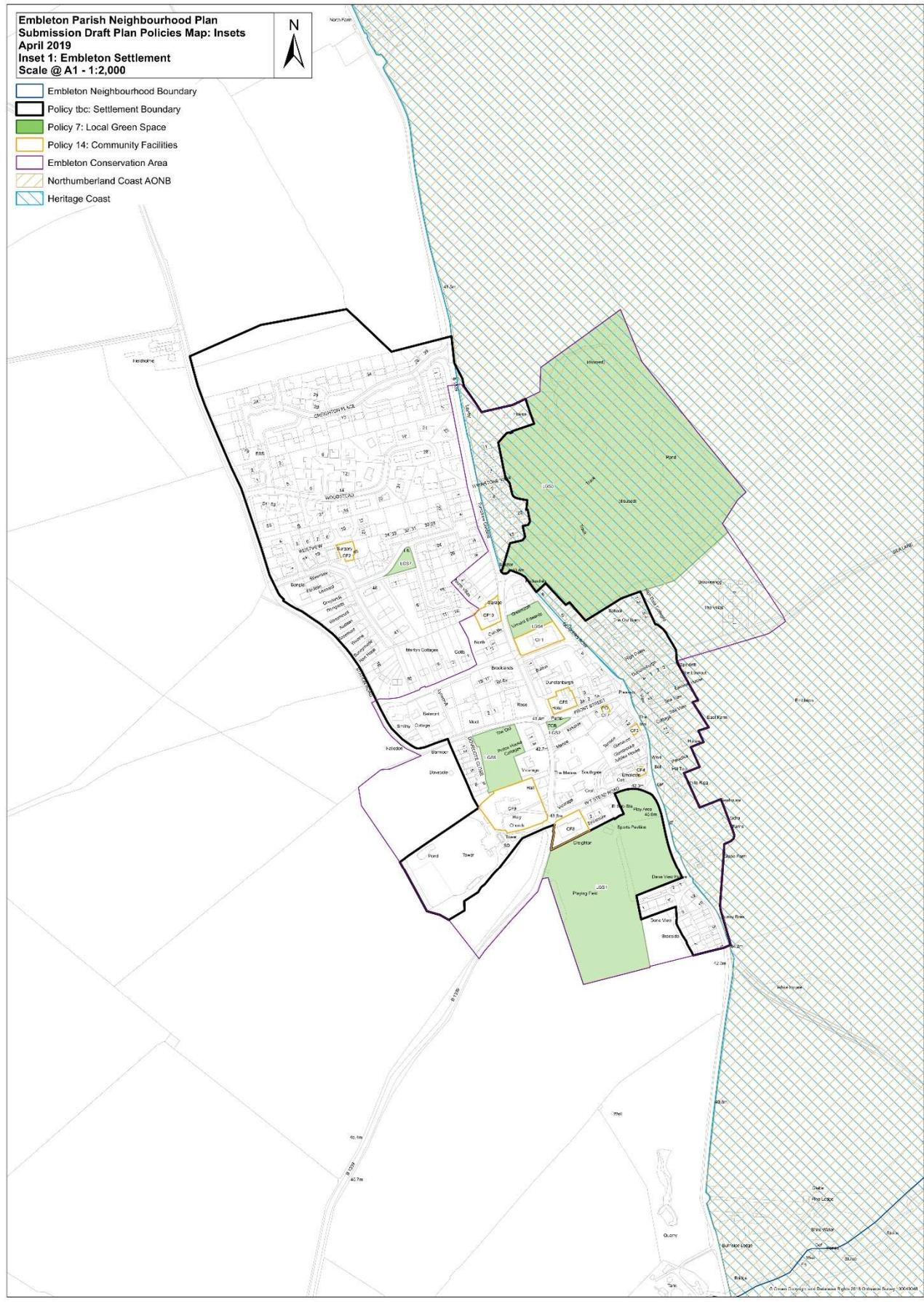
Policies Map 1: Embleton Neighbourhood Area



Policies Map 2: Wildlife and Habitats Designation



Inset Policies Map 2: Embleton Village



APPENDIX A: Designated heritage assets in the Parish

There are 26 listed buildings, monuments, etc in the Parish:

Embleton Village

- Holy Trinity Church Grade 1
- Atkinson Headstone at Embleton Church Grade 2
- Darling Tomb at Embleton Church Grade 2
- Gresham Headstone at Embleton Church Grade 2
- Thompson Headstone at Embleton Church Grade 2
- Lamp Post near Embleton Church Grade 2
- The Old Vicarage Grade 1
- Dovecote North of the Old Vicarage Grade 2
- The Old Manse – Front Street Grade 2
- The Moot Hall Grade 2
- The Bluebell Inn Grade 2
- Embleton Cottage Grade 2
- Village Pant - Front Street Grade 2
- Village Pump – Front Street Grade 2
- Embleton War Memorial Grade 2
- East Farmhouse Grade 2
- Dovecote at rear of Sunny Brae Grade 2
- Traction Engine Shed at South Farm Grade 2
- Milepost between Embleton and Christon Bank Grade 2
- Gazebo attached to building on Sea Lane Grade 2

Christon Bank

- Christon Bank Planned Farm Buildings Grade 2
- Christon Bank Farmhouse Grade 2
- Garden Walls at Christon Bank Farmhouse Grade 2
- Outbuilding and Stable at Christon Bank Farmhouse Grade 2
- Former Goods Shed Grade 2
- Christon Bank Lime Kilns Grade 2

APPENDIX B: Non-designated assets suitable for Local Listing in the Neighbourhood Plan area

The lists below comprises the non-designated heritage assets in the Plan area which are considered suitable for local listing.

Non-designated heritage assets identified in Embleton Village:

Creighton Memorial Hall.

Old Quarry Buildings at Embleton Quarry.

Nos 1 & 2 Sycamore Cottages.

Dunstanburgh Castle Hotel.

Vincent Edward's Primary School.

Greys Inn Public House.

Old School House.

New Presbyterian Manse.

Water pump near Blue Bell Inn.

Pill Boxes (Glebe Field, Sports Field, adjacent Glebe Farm and adjacent to Nature Reserve Pool at Low Newton).

Village Shop.

Filling Station(including shop and garage).

Dunstanburgh Castle Golf Club Clubhouse.

Non-designated heritage assets identified in Christon Bank village

Primitive Methodist Church.

Blink Bonny Public House.

Well including memorial stone.

Details of each of these is contained in a background paper – Non-designated heritage assets.

APPENDIX C: EVIDENCE DOCUMENTS:

National Planning Policy Framework (2018).

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.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>

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 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>

<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>.

Northumberland County Council Strategic Housing Availability Land Assessment (2018).

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

North Northumberland Coast Neighbourhood Plan - Housing Evidence Paper (for second homes 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 2015).

<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>

Embleton Village Conservation Area Character Appraisal (NCC) (2007).

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

Background paper - Settlement Boundaries for Embleton village and Christon Bank.

Background Paper – Settlement Boundary Methodology Report.

Background paper - Housing Evidence for Neighbourhood Plan.

Background Paper – Housing Needs Survey 2018

Background Paper - Reports from previous consultation events.

Background Paper – Non-designated heritage assets

Background Paper – Local Green Spaces

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 wellbeing 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 (the Act) sets 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

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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 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 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 adopted council 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 assessment of the draft Plan and accompanies the draft Plan for pre-submission consultation. 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 full step-wise process required in making assessments of the impacts on European sites under the Conservation of Habitats and Species Regulations 2010, 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.

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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 plan document to ensure that it is 'sound' (in the case of a Local Plan) or meets Basic Conditions (in the case of a neighbourhood Plan).

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

Inset: A term used to describe a town or village that is surrounded by the Green Belt but is not itself covered (or 'washed over') by the Green Belt designation. This means that Green Belt restrictions do not apply within the settlement concerned in the area defined by the inset boundary.

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. They can be identified through Local Plans or by communities in Neighbourhood Plans.

Local Plan: The documents and maps that make up the plan for the future development of a local area.

Material consideration: A 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. Most recent version 2018

National Planning Practice Guidance (NPPG): The Government published the National Planning Policy Framework (NPPF) in July 2018 and the National Planning Practice Guidance is regularly updated. Together, the National Planning Policy Framework and National Planning Practice Guidance set out what the Government expects of local authorities.

Neighbourhood Plan: A Plan by a Parish or Town Council - the 'qualifying body' - for a particular neighbourhood area. Once it has been accepted by the local community through a Referendum, the neighbourhood Plan will 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 for Northumberland as of 1st April 2009.

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

Planning obligation: [Policy] Planning obligations assist in mitigating the impact of development which benefits local communities and supports the provision of local infrastructure. Local communities should be involved in the setting of planning obligations policies in a neighbourhood Plan.

Planning obligation (Development Management): (Also known as Section 106 agreements) Obligations attached to land that is the subject of a planning permission. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms, directing 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 of 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'. Also defined in 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.