

**CONSULTATION STATEMENT
EGLINGHAM NEIGHBOURHOOD PLAN -
SUBMISSION VERSION (2024 – 2036)**

January 2024

Eglingham Parish Council

Consultation Statement – Eglington Neighbourhood Plan

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Consultation Statement – Eglingham Neighbourhood Plan

1.0 Introduction

- 1.1 This Consultation Statement has been prepared to fulfill legal obligations set out in the Neighbourhood Planning (General) Regulations 2012 and subsequent amendments. These Regulations require that when a qualifying body (in this case, Eglingham Parish Council) submit a neighbourhood development plan to the local planning authority, they must also provide a Consultation Statement. Regulation 15(2) describes what is required in a Consultation Statement. This states that a Consultation Statement must:
- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explain how they were consulted;
 - summarise the main issues and concerns raised by the persons consulted; and
 - describe how those issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.
- 1.2 This Consultation Statement therefore sets out a brief background to the preparation of a neighbourhood development plan for Eglingham and sets out consultation events undertaken during the Plan preparation period.
- 1.3 The statement includes details of those consulted about the Plan at the various stages of Plan preparation and the extent to which efforts were made to ensure the Plan was prepared with support and input from the local community.
- 1.4 Details of who were consulted, how, and when are also included. Appendix A contains a list of consultees; Appendix C contains a copy of the original questionnaire sent to all residents during the initial stages of consultation, and Appendix D contains a copy of the background report circulated to residents as context for the questionnaire. Appendix E contains the analysis document.
- 1.5 The next and final stage of consultation carried out by Eglingham Parish Council was the Regulation 14 consultation. Over 40 responses were received from residents, landowners and statutory consultees. Information about these responses are contained in Appendix G. All responses were carefully considered by Eglingham Parish Council and the Plan was amended accordingly. All changes are set out in Appendix G.
- 1.6 The methods used and outcomes achieved from engagement have resulted in the submission of a plan that, in the opinion of the Parish Council, best meet community expectations expressed at the initial stages of consultation with community.

Consultation Statement – Eglington Neighbourhood Plan

2.0 Eglington Neighbourhood Plan – Background

2.1 The application by Eglington Parish Council to designate the civil parish of Eglington as a Neighbourhood Area was approved by Northumberland County Council on 31st May 2019.

2.2 Following the approval of the designated area, there followed a detailed questionnaire which was circulated to all residents in the parish. The Covid-19 pandemic then began, which reduced the ability of the Parish Council to carry out face-to-face consultation events. However, a final consultation event with the local community was held in both Eglington and South Charlton village halls prior to the Regulation 14 consultation in 2023.

2.3 In order to keep an accurate and comprehensive record of the whole consultation process, the Parish Council website has had publicly accessible records of all documents which are summarised below:

- Latest working drafts of the Neighbourhood Plan;
- All background evidence reports listed in the Neighbourhood Plan
- Copies of Parish Council and Steering Group meetings/minutes.

2.4 These documents are still also available online at the address below:

www.eglington.info/nplan

3.0 Consultation and Engagement Timeline

3.1 In general terms, local residents, landowners and businesses were kept informed about progress through the Neighbourhood Plan website hosted by Eglington Parish Council (see above), and the Parish newsletter ('Hearabouts'). Both the village halls have 'suggestion boxes' which have allowed residents to put forward their views during the process.

2019

3.2 A Steering Group was established by the Parish Council to oversee the development of a Neighbourhood Plan for Eglington, and area designation was applied for and given.

2020

3.3 Eglington Parish Council produced a detailed questionnaire which sought to gain views from residents on a number of key issues. A copy of the questionnaire is contained in Appendix C. The results of this questionnaire guided the formulation of a vision, a set of objectives, and policies for the Neighbourhood Plan.

Consultation Statement – Eglington Neighbourhood Plan

- 3.4 The following breakdown shows the number of individual respondents (including those whose submissions were on behalf of businesses) and their location:

Eglington: 75

South Charlton: 20

North Charlton: 2

- 3.5 The majority of responses to the consultation related to specific topics, and these are set out below. The detailed questionnaire analysis is contained in Appendices D and E.

Settlement Boundaries

- 3.6 The consultation responses showed substantial support for the reintroduction of settlement boundaries in Eglington and South Charlton (73%). In North Charlton, both respondents favoured the introduction of a settlement boundary.

Introduction of a Design Code

- 3.7 There was substantial support for the commissioning of a design code for the parish with 81% overall support. This being a technical area of expertise, the Steering Group commissioned AECOM to produce the code and specific policies in the Plan about design. The key parts of the Design Code have been incorporated into the Plan following responses to the consultation.

Local Green Spaces

- 3.8 There was substantial support for a policy identifying Local Green Spaces with at least 85% support.

Valued Landscapes

- 3.9 Across the Parish, the consultation results indicated a very high level of support (89%) for the local designation of local landscapes as high value, subject to professional appraisal. Further consultation was carried out with the community on the landscape appraisal documents at a later date. The Neighbourhood Plan fully summarises the timeline under which the landscape policy was developed.

Housing

- 3.10 79% of respondents said their existing housing met their needs. On that basis, the Steering Group did not commission its own Strategic Housing Assessment as it was felt the substantial expense would be unjustified particularly in the light of a lack of need for the parish already identified in the Northumberland Local Plan.

Consultation Statement – Eglington Neighbourhood Plan

Transport/Traffic impacts

- 3.11 Although the issue is not one which planning policies can address, the consultation indicated a substantial level of concern in relation to heavy lorries in the Parish (over 60% in both Eglington and South Charlton).

Other comments received

- 3.12 A small number of respondents made ‘*Additional Comments*’. One sought a larger house on the basis that his/her own was too small; several highlighted the need for energy efficiency in new development.
- 3.13 In broad terms, the Steering Group were encouraged by the wide support for the central proposals for the Neighbourhood plan and informed by the results of that consultation, the Steering Group evolved a focused set of proposals, supported by evidence and avoiding overlap and conflict with the County Council’s strategic policies set out in the Northumberland Local Plan (2022). To ensure a robust evidence base, the Parish Council applied for and received grant funding for a professional evaluation of the Parish’s landscapes and those surrounding them, by Alison Farmer Associates (‘AFA’) and obtained technical assistance in relation to the production of a Design Code for the parish by AECOM consultants.
- 3.14 On 26th August 2020, the Parish Council resolved to adopt the Design Code, pending formal adoption of this Neighbourhood plan.

2021

- 3.15 Following the commission of a detailed landscape study by the Northumberland and Newcastle Society (to which Parish residents contributed), in February 2021 Eglington Parish Council resolved to support and adopt ‘The Northumberland Sandstone Ridges and Vales – a Valued Landscape’ by Alison Farmer Associates (January 2022).
- 3.16 Following this, a further study was commissioned by Eglington Parish Council (to which Parish residents contributed). This detailed landscape report (Eglington Parish Neighbourhood Plan Landscape Assessment Final Report’ - Alison Farmer Associates 2022) was considered by the Parish Council so that members, reflecting the views of the community, had the further opportunity to contribute to it. On 7th July 2021, the Parish Council resolved to adopt that Landscape Assessment and its recommendations and sought to incorporate key findings from that report into relevant policies in the neighbourhood plan.

2022

- 3.17 The Steering Group then finalised the plan, in consultation with planning officers at NCC, and with the assistance of a chartered town planning consultant. At this point there were some changes to membership of the Parish Council, as well as

Consultation Statement – Eglingham Neighbourhood Plan

a lack of certainty with regard to the availability of future funding for neighbourhood planning; these resulted in a brief hiatus in the production of the Plan.

2023

3.18 In 2023 the Regulation 14 consultation was carried out, the detail of which is contained in the next section.

4.0 Pre-Submission (Regulation 14) Neighbourhood Plan consultation (25th April 2023 until 7th June 2023)

4.1 The consultation took place for a period of 6 weeks as required by the Regulations. Notices were placed on the Parish Council's website and the individual statutory consultees listed in Appendix A were written to (largely by e-mail) with information about how to view and respond to the plan.

4.2 The Plan and all supporting evidence were available to view on the parish council website. Hard copies were also made available for those unable to access the online versions. These were placed in the village halls at Eglingham and South Charlton during the consultation period. Finally, drop in events were organised both at Eglingham (2nd May 5:30 – 6:30) and South Charlton (10th May 2-3 pm) at the respective village halls.

Statutory Consultees' Responses:

4.3 A full and detailed response was submitted by Northumberland County Council and is included in Appendix G. Many of the comments related to minor changes or additions to policy wording and criteria and almost all of the comments were incorporated into the final version of the Plan.

Responses from landowners

4.4 There were 3 responses received from local landowners, one of whom specifically sought to promote their land for housing. These responses were analysed, and the Parish Council's response is set out in Appendix G.

4.5 The plan has been amended slightly to take account of one of these responses. This has resulted in two very slight changes to the settlement boundary to accommodate existing built development that is already logically within the settlement of Eglingham.

Responses from residents

4.6 There were several written responses from residents, with several other verbal responses supporting the Plan. All responses from local people were in support of the policies and objectives of the Eglingham Neighbourhood Plan.

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5.0 Habitats Regulations Assessment

5.1 A Screening Opinion was sought as to whether Habitats Regulations Assessment would be required. Initially some policies in the Plan were screened in; a copy of the full screening opinion is submitted with the Plan. Following suggestions for additional policies to be incorporated, the final (post Reg. 14) screening opinion issued under the Habitats Regulations Assessment concluded that there would be no significant effects.

6.0 Strategic Environmental Assessment

6.1 The plan was screened to see if a Strategic Environmental Assessment would be required. The plan was screened in. The screening opinion is included in the submission documents, as is the full Environmental Report. The recommendations set out in that report were all incorporated into the final version of the Plan.

7.0 Conclusions

7.1 The Submission Plan is the outcome of four years of work on the part of the Eglingham Neighbourhood Plan Steering Group and Eglingham Parish Council, with a hiatus during the Covid pandemic which impeded work on all neighbourhood plans in the County. There has been community engagement at various stages in the development of the plan, including open events, questionnaires, and other surveys carried out by individuals in the Steering Group and external consultants.

7.2 The Parish Council believe that the Eglingham Neighbourhood Plan (Submission version) is a fair reflection of the views expressed by the local community throughout the various stages of plan preparation.

7.3 All legal obligations regarding the preparation of neighbourhood plans have been adhered to by the Parish Council. The Submission Plan is supported by a Basic Conditions Statement and by this Consultation Statement both of which adequately cover the requirements set out in the Neighbourhood Planning Regulations 2012 [as amended]. The Parish Council has no hesitation in presenting the Plan as a policy document that has the support of the majority of the local community who have been engaged in its preparation.

7.4 This Consultation Statement demonstrates that publicity, consultation and engagement on the Plan has been meaningful, effective, proportionate and valuable in shaping the Plan which will benefit communities across the Parish by promoting sustainable development.

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APPENDICES:

APPENDIX A: LIST OF STATUTORY CONSULTEES

Consultation Body	Organisation	Contact		
Local Planning Authority	Northumberland County Council	Rob Murfin (Director of Planning), Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF Email: rob.murfin@northumberland.gov.uk		
		David English (Planning Manager, Neighbourhood Planning and Infrastructure), Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF Email: david.english@northumberland.gov.uk		
The Coal Authority	The Coal Authority	Planning and Local Authority Liaison, The Coal Authority, 200 Lichfield Lane, Berry Lane, Mansfield, Nottinghamshire, NG18 4RG Email: planningconsultation@coal.gov.uk		
Homes England	Homes England	Homes England, St George's House, Kingsway, Team Valley, Gateshead, NE11 0NA Email: enquiries@homesengland.gov.uk		
Natural England	Natural England	Consultation Service, Natural England, Hornbeam House, Electra Way, Crewe Business Park, Crewe, CW1 6GJ Email: consultations@naturalengland.org.uk		
The Environment Agency	The Environment Agency	Planning Consultations, Environment Agency, Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR Email: planning.nane@environment-agency.gov.uk		
Historic Buildings and Monuments Commission for England	Historic England	Historic England, 41-44 Sandgate, Newcastle upon Tyne, NE1 3JF Email: e-neast@HistoricEngland.org.uk		

Consultation Body	Organisation	Contact		
Network Rail Infrastructure Limited	Network Rail Infrastructure Limited	Network Rail Infrastructure Limited, George Stephenson House, Toft Hill, York, Y01 6JT Email: townplanning.LNE@networkrail.co.uk		
Highways England	Highways England	Asset Development Team - Yorkshire and North East, Highways England, Lateral, 8 City Walk, Leeds, LS11 9AT Email: PlanningYNE@highwaysengland.co.uk		
Relevant Primary Care Trust	NHS Northumberland Clinical Commissioning Group	NHS Northumberland Clinical Commissioning Group, County Hall, Morpeth, Northumberland, NE61 2EF Email: norccg.enquiries@nhs.net Jamie Mitchell, Head of Commissioning, Estates and Premises NHS Northumberland Clinical Commissioning Group Email: jamie.mitchell4@nhs.net		
Any person who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority	Avonline	Avonline, 42 Ashton Vale Road, Ashton Vale, Bristol, BS3 2AX Tel.: 0117 953 1111 Email: info@avonline.co.uk		
	British Telecommunications Plc.	British Telecommunications Plc, Openreach Newsites PP 4AB, 21-23 Carloli Square, Newcastle CTE, Newcastle upon Tyne, NE1 1BB		
	Briskona	enquiries@briskona.com		
	CTIL (Acting on behalf of Vodafone and O2)	Cornerstone Telecommunications Infrastructure Limited, EMF Enquiries, Building 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA Email: EMF.Enquiries@ctil.co.uk		
	EE	Alex Jackman, Corporate and Financial Affairs Department, EE, The Point, 37 North Wharf Road, London, W2 1AG Email: public.affairs@ee.co.uk		

Consultation Body	Organisation	Contact		
	Three	Jane Evans, Three, Great Brighams, Mead Vastern Road, Reading, RG1 8DJ Email: jane.evans@three.co.uk		
	Virgin Media Limited	Virgin Media Limited, Unit 2, Network House, New York Way, New York Industrial Park, Newcastle upon Tyne, NE27 0QF Virgin Media Limited (Head Office), 270 & 280 Bartley Way, Bartley Wood Business Park, Hook, Hampshire, RG27 9UP		
	Wildcard Networks	Wildcard Networks, Reliance House, Skinnerburn Road, Newcastle upon Tyne, NE4 7AN info@wildcard.net.uk		
	Arqiva	community.relations@arqiva.com		
	Openreach	newsitereceptionedinburgh@openreach.co.uk		
Any person to whom the electronic communications code applies	CTIL (Acting on behalf of Vodafone and O2)	Cornerstone Telecommunications Infrastructure Limited, EMF Enquiries, Building 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA Email: EMF.Enquiries@ctil.co.uk		
	EE	Alex Jackman, Corporate and Financial Affairs Department, EE, The Point, 37 North Wharf Road, London, W2 1AG Email: public.affairs@ee.co.uk		
	Three	Jane Evans, Three, Great Brighams, Mead Vastern Road, Reading, RG1 8DJ		

Consultation Body	Organisation	Contact		
		Email: jane.evans@three.co.uk		
Any person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989.	Northern Powergrid	Northern Powergrid, Records and Information, Manor House, Station Road, Penshaw, Houghton le Spring, County Durham, DH4 7LA		
	National Grid	Matt Verlander, Avison Young, Central Square South, Orchard Street, Newcastle upon Tyne, NE1 3AZ Email: nationalgrid.uk@avisonyoung.com Spencer Jefferies, Town Planner, National Grid, National Grid House, Warwick Technology Park, Gallows Hill, Warwick, CV34 6DA Email: box.landandacquisitions@nationalgrid.com		
Any a person to whom a licence has been granted under section 7(2) of the Gas Act 1986.	Northern Gas Networks	Northern Gas Networks, 1100 Century Way, Thorp Business Park, Colton, Leeds, LS15 8TU		
Sewerage undertaker	Northumbrian Water Limited	Katherine Dobson, Planning Team Leader, Northumbrian Water Limited, Leat House, Pattinson Road, Washington, Tyne and Wear, NE38 8LB katherine.dobson@nwl.co.uk		
Water undertaker	Northumbrian Water Limited	Katherine Dobson, Planning Team Leader, Northumbrian Water Limited, Leat House, Pattinson Road, Washington, Tyne and Wear, NE38 8LB katherine.dobson@nwl.co.uk		

Consultation Body	Organisation	Contact		
Marine Management Organisation	Marine Management Organisation	Stakeholder & Networks Officer, Marine Management Organisation, PO Box 1275, Newcastle upon Tyne, NE99 5BN Email: consultations.mmo@marinemanagement.org.uk		
Adjoining local authorities	Ellingham Parish Council	Miss Virginia Mayes-Wright, Parish Clerk 1 Chathill Farm Cottages, Chathill, Northumberland, NE67 5DE Email: ellinghampc@gmail.com		
	Hedgeley Parish Council	Miss C M Miller, Parish Clerk 14 Addycombe Close, Rothbury, Northumberland, NE65 7QF Email: Hedgeleyparishcouncil@hotmail.co.uk		
	Denwick Parish Council	Mr Andrew Robson, Parish Clerk Golden Moor Farm, Denwick, Northumberland, NE66 3RB Email: Andrew.Robson@northumberlandstates.co.uk		
	Rennington Parish Council	Mrs Amy Smith, Parish Clerk 25 Blakelaw Court, Alnwick, Northumberland, NE66 1BY Email: amycartmell@googlemail.com		
	Newton by the Sea Parish Council	Mrs Jan Anderson, Parish Clerk 16, Newton-On-The-Moor, Morpeth, Northumberland, NE65 9JY Email: Clerk.newtonbytheseapc@gmail.com		
Voluntary Bodies some or all of whose activities benefit all or any part of the neighbourhood area		To be identified by the Parish Council		

Consultation Body	Organisation	Contact		
				Letter sent
Bodies which represent the interests of different religious groups in the neighbourhood area		To be identified by the Parish Council	The Benefice Of Chatton With Chillingham, Eglington, South Charlton And Ingram, c/o The Rev. T Usher, The Vicarage, St. Maurice's Church Eglington NE66 2TX	
Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area		To be identified by the Parish Council	None	
Bodies which represent the interests of persons carrying on business in the		To be identified by the Parish Council	None	

Consultation Body	Organisation	Contact		
neighbourhood area				
Bodies which represent the interests of disabled persons in the neighbourhood area		To be identified by the Parish Council	None	

In addition, the following organisations have asked to be notified about neighbourhood plans in Northumberland		
The Theatres Trust	Mark Price (Planning and Heritage Adviser), The Theatres Trust, 22 Charing Cross Road, London, WC2H 0QL Email: mark.price@theatretrust.org.uk	No need to inform

Sustrans	Sustrans, 2 Cathedral Square, College Green, Bristol, BS1 5DD Email: reception@sustrans.org.uk	No need to inform
National Farmers Union	Andy Stephenson, Planning, National Farmers Union, Agriculture House, 207 Tadcaster Road, York, YO24 1UD Email: andrew.stephenson@nfu.org.uk	No need to inform
All Things Neighbourhood Planning	Ed Dade (www.neighbourhood-planning.co.uk) Email: info@neighbourhood-planning.co.uk	No need to inform
SSA Planning	Steve Simms steve.simms@ssaplanning.co.uk Mark McGovern mark.mcgovern@ssaplanning.co.uk	No need to inform
Quod Planning	Estelle Hutchinson Estelle.hutchinson@quod.com	No need to inform
Tetlow King Planning	Consultation@tetlow-king.co.uk	No need to inform

APPENDIX B:

B(i) Copy of letter sent to statutory consultees

B(ii) Copy of letter sent to residents and local businesses

B(iii) Copy of site notice

Eglingham Parish Council

c/o The Croft, 32 South Charlton, NE66 2NA

Name

[Address 1]

[Address 2]

[Address 3]

21.04.2023

Dear Consultee,

EGLINGHAM NEIGHBOURHOOD PLAN

Neighbourhood Planning (General) Regulations 2012: Regulation 14 consultation and publicity Consultation under Regulation 13 of the Environmental Assessment of Plans and Programmes Regulations 2004

Eglingham Parish Council, as a qualifying body for the purposes of neighbourhood planning for the Eglingham Neighbourhood Area, has completed the preparation of the Pre-Submission Draft Eglingham Neighbourhood Plan.

For the purposes of the Neighbourhood Planning Regulations, you are identified by the Parish Council as a consultation body whose interests may be affected by the policies contained in the Draft Plan.

Written representations are therefore being invited on the Draft Plan for six weeks, commencing at **9 a.m. on Tuesday 25th April 2023** and ending at **5.30 p.m. on Wednesday 7th June 2023**.

In addition, Northumberland County Council has confirmed that Strategic Environmental Assessment is required for the Eglingham Neighbourhood Plan. An assessment has been undertaken and an Environmental Report has been prepared, which considers the impact that introducing the policies in the Plan may have on the environment. In accordance with the SEA Regulations, Eglingham Parish Council must make the Environmental Report available for consultation.

The Plan plus supporting documents, and the Environmental Report can be viewed on the Eglingham Neighbourhood Plan website at:

<http://www.eglingham.info>

Hard copies of these documents will be available to inspect at St. Maurice's Church, Eglingham and St. James' Church, South Charlton, between 9 a.m. and 5 p.m. Monday to Saturday (Church services and ceremonies permitting).

Representations must be made in writing either by email to eglinghamclerk@gmail.com or by post to: The Clerk, Eglingham P.C. c/o The Croft, 32 South Charlton, Northumberland NE66 2NA.

There will also be the following 'drop-in' events attended by members of the P.C. and the Neighbourhood Plan Steering Group at which you may ask questions and express your views concerning the Neighbourhood Plan:

- 1. Eglingham Village Hall: Tuesday 2nd May between 5.30 - 6.30 p.m.**
- 2. South Charlton Village Hall: Wednesday 10th May between 2 - 3 p.m.**

We would be pleased to receive any written representations you may wish to make on the Plan plus supporting documents, and the Environmental Report **before 5.30 p.m. on Wednesday 7th June 2023.**

Yours faithfully,

Lorna Turner
Chair of Eglingham Parish Council

If you have any questions about this consultation, please do not hesitate to contact us.

Yours faithfully

[insert name]

Chair, Eglingham Parish Council

Eglingham Parish Council

c/o The Croft, 32 South Charlton, NE66 2NA

All Residents and Business of/in the Parish of Eglingham

21.04.2023

Dear Resident/Business Owner,

EGLINGHAM PRE-SUBMISSION NEIGHBOURHOOD PLAN

I am writing to inform you that the Parish Council has completed work on preparing the Draft Eglingham Neighbourhood Plan. We are now required to formally publicise and consult on the Plan for a period of not less than six weeks. Consultation on the Draft Plan begins at **9 a.m. on Tuesday 25th April 2023** and closes at **5.30 p.m. on Wednesday 7th June 2023**.

In addition, Northumberland County Council has confirmed that Strategic Environmental Assessment is required for the Eglingham Neighbourhood Plan. An assessment has been undertaken and an Environmental Report has been prepared, which considers the impact that introducing the policies in the Plan may have on the environment. In accordance with the SEA Regulations, Eglingham Parish Council must make the Environmental Report available for consultation.

The Plan plus supporting documents, and the Environmental Report can be viewed on the Eglingham Neighbourhood Plan website at:

<http://www.eglingham.info>

Hard copies of these documents will be available to inspect at St. Maurice's Church, Eglingham and St. James' Church, South Charlton, between 9 a.m. and 5 p.m. Monday to Saturday (Church services and ceremonies permitting).

Representations must be made in writing either by email to eglinghamclerk@gmail.com or by post to: The Clerk, Eglingham P.C. c/o The Croft, 32 South Charlton, Northumberland NE66 2NA.

There will also be the following 'drop-in' events attended by members of the P.C. and the Neighbourhood Plan Steering Group at which you may ask questions and express your views concerning the Neighbourhood Plan:

- 1. Eglingham Village Hall: Tuesday 2nd May between 5.30 - 6.30 p.m.**
- 2. South Charlton Village Hall: Wednesday 10th May between 2 - 3 p.m.**

We would be pleased to receive any written representations you may wish to make on the Plan plus supporting documents, and the Environmental Report **before 5 p.m. on before 5.30 p.m. on Wednesday 7th June 2023**.

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If you have any questions about this consultation, please do not hesitate to contact us.

Yours sincerely

Lorna Turner
Chair of Eglington Parish Council

Eglingham Parish Council

The Eglingham Neighbourhood Plan The Neighbourhood Planning (General) Regulations 2012 (Regulation 14)

NOTICE OF PUBLICITY OF A NEIGHBOURHOOD PLAN PROPOSAL

Eglingham Parish Council has prepared a Draft Neighbourhood Development Plan for the Eglingham Neighbourhood Area. The Plan proposes a number of planning policies which, once adopted, must be used in the determination of planning applications within the Parish.

An Environmental Report has been prepared which considers the impact that introducing the policies in the Plan may have on the environment.

The Parish Council is required to publicise the Draft Plan and invite comments. Copies of the Plan plus supporting documents and Environmental Report will be available for public inspection for a period of not less than six weeks commencing at **9 a.m. on Tuesday 25th April 2023** and ending at **5.30 p.m. on Wednesday 7th June 2023**.

These documents can be viewed on the Eglingham Neighbourhood Plan website at:

<https://www.eglingham.info/enp-reg-14-consultation>

Printed copies of the documents will be available for inspection at the following location between 9 am and 5.00 pm Monday to Friday:

- 1. St. Maurice's Church, Eglingham; and**
- 2. St. James' Church, South Charlton.**

Any person or organisation may comment on the Plan, supporting documents and Environmental Report.

Representations must be made in writing either by email to eglinghamclerk@gmail.com or by post to: The Clerk, Eglingham P.C. c/o The Croft, 32 South Charlton, Alnwick, Northumberland NE66 2NA.

All representations must be received by the Parish Council **no later than 5.30 p.m. on Wednesday 7th June 2023.**

All representations will be publicly available and will be considered by the Parish Council in producing the final Draft Plan which will then be submitted to Northumberland County Council as local planning authority who will arrange further publicity and an Independent Examination.

There will also be the following 'drop-in' events attended by members of the P.C. and the Neighbourhood Plan Steering Group at which you may ask questions and express your views concerning the Neighbourhood Plan:

- 1. South Charlton Village Hall: Wednesday 10th May between 2 - 3 p.m.**
- 2. Eglington Village Hall: Thursday 11th May between 5.00 - 6.00 p.m.**

Lorna Turner

Chair of Eglington Parish Council

Date: 21.04.2023

APPENDIX C: COPY OF ORIGINAL QUESTIONNAIRE

The Draft Eglingham Parish Neighbourhood Plan Questionnaire

Guidance Notes:

1. The deadline for submission of your views using this questionnaire is Friday 11th October 2019. However, there will be further opportunities and other ways in which you will be able to express your views.
2. Your completed questionnaire should be either:
3. a) submitted on-line to eglinghampc@gmail.com
b) Posted to the Parish Clerk at 25 Blakelaw Court, Alnwick, Northumberland, NE66 1BY;
or c) handed to a member of the steering group (or emailed to them).
4. The questionnaire is not intended to limit your views (although our Background Information document explains some matters that cannot be covered by a Neighbourhood plan).
5. To properly answer this questionnaire, you will need to have read the Background Information document prepared by the steering group on behalf of the Parish Council – this can be read online at: <http://www.eglingham.info/nplan> . Copies are also available at, respectively, Eglingham and South Charlton Village Halls and from members of the steering group.
6. All submitted questionnaires must identify those submitting them to ensure that respondents have a legitimate local interest in our Neighbourhood plan (however, the steering group will treat your views in confidence and data will be securely held by the Parish Clerk). Anonymous, completed questionnaires will be disregarded.

Topic:

Settlement Boundaries (See background Information document)

Q 1a) Do you agree or disagree that settlement boundaries should in principle be (re)instated at:

Eglingham;	Agree	<input type="checkbox"/>	Disagree	<input type="checkbox"/>
South Charlton;	Agree	<input type="checkbox"/>	Disagree	<input type="checkbox"/>
North Charlton?	Agree	<input type="checkbox"/>	Disagree	<input type="checkbox"/>

Q 1b) If so, should they be the same as those previously adopted in:

Eglingham;
South Charlton?

(See Plans 'B' and 'C' attached to the Background Information document)

Eglingham	The Same	<input type="checkbox"/>	Different	<input type="checkbox"/>
South Charlton	The Same	<input type="checkbox"/>	Different	<input type="checkbox"/>

Q 1c) If 'different', how should the respective boundaries be changed? Please be as specific as possible and use an additional sheet of paper if necessary.

Q 1d) In the case of North Charlton, what should be the extent of the settlement boundary? Please be as specific as possible and use an additional sheet of paper if necessary.

Proposed Design Code (particularly for residential development - see the Background Information document)

Q 2) Do you agree or disagree that a design code would be helpful in achieving some or all of the objectives set out in the Background Information document? N.B. it is proposed that a single design code will be prepared but may highlight specific requirements for individual settlements. There will be later opportunities to comment on the details of the code.

Agree Disagree

Local Green Spaces (see the Background Information document)

Q 3a) In Eglington, should the Community Field be designated as a Local Green Space?

Yes No

Q 3b) Should any other areas be so designated?

Yes No

Q 3c) If 'yes', please describe the area you consider should be designated and why.

Q 3d) In South Charlton, should the Village Garden be designated as a Local Green Space?

Yes No

Q 3e) Should any other areas be so designated?

Yes No

Q 3f) If 'yes', please describe the area you consider should be designated and why.

Q 3g) In North Charlton, should any area be designated as Local Green Space?

Yes No

Q 3h) If 'yes', please describe the area you consider should be designated and why.

Locally Valued Landscapes (see the Background Information document)

Q 4a) Do you agree or disagree that the landscapes comprising and surrounding the Parish are valuable and valued?

Yes No

Q 4b) If 'yes', do you agree that they should be professionally appraised to establish and confirm the extent of their value with a view to that value (such as it may be) being taken into account in development planning decisions?

Yes No

Your Housing Needs

Q 5a) Is your current home suitable for your household needs?

Yes No

Q5b) If 'no', please indicate why (e.g. too big/small; inadequate; or unsuitable (please explain why); any other reason.)

Other Matters

Q 6) Noting the constraints explained in the Background Information document, what other matters would you like the Neighbourhood plan to address? Feel free to extend your reply on an additional sheet of paper.

Background Information

Q 7a) The Background Information document and the plans and appendices attached to it contain information collated by the steering group. In your opinion and applying your local knowledge, is any of that information incorrect (if so, how) and/or is there any further information that you believe should be added?

Yes No

Q 7b) If 'yes', please explain why and/or in what respect (use additional paper if required)?

Heavy Lorries on roads through our villages

(N.B. the matter cannot be covered by the Neighbourhood plan but please nevertheless give us your views.)

Q 8a) Does the current volume of heavy traffic through Eglingham, South Charlton and/or North Charlton concern you:

Eglingham:

Yes No

South Charlton:

Yes No

North Charlton:

Yes No

Q 8b) Would any increase in such volumes concern you?

Eglingham:

Yes No

South Charlton:

Yes No

North Charlton:

Yes No

Q 8c) Did you know that the roads through Eglingham and South Charlton are 'unrestricted logging routes'?

Eglingham:

Yes No

South Charlton:

Yes No

Q 8d) Do you think that categorisation should be reviewed?

Eglingham:

Yes No

South Charlton:

Yes No

Signed:

Date: 2019

Name of signatory:

Address of signatory:

If you are signing on behalf of a business or other stakeholder, please specify:

.....

APPENDIX D: BACKGROUND DOCUMENT TO SUPPORT QUESTIONNAIRE

The Eglington Parish Neighbourhood Plan – Background Information

Part 1 - Introduction and Principal Objectives

Neighbourhood planning was introduced by the Localism Act 2011 to ensure that as much decision-making as possible is passed-down to a more local level, ultimately to local communities¹.

Broadly a Neighbourhood plan may “...put in place planning policy for a neighbourhood area to guide future development. It may contain a vision, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development. It may deal with a wide range of social, economic and environmental issues (such as housing, employment, design, heritage and transport) or it may focus on one or two issues only. These may be issues that are relevant to the whole neighbourhood or just to part of the neighbourhood. It is for those producing the plan to decide on its scope and content as a planning document. If successful at referendum, a neighbourhood plan will become part of the statutory development plan for the area. This statutory status gives neighbourhood plans far more weight than some other local documents, such as parish plans, community plans and village design statements. Neighbourhood plans can be a powerful tool in shaping the development of a neighbourhood.”

That said, a Neighbourhood plan is subject to ‘basic conditions’ requiring it to:

- have regard to national policy;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies in the development plan for the local area²; and
- be compatible with EU obligations.

The timeframe for the Neighbourhood plan will be for our community to decide³. However, and dependent on consultation, the Parish Council presently proposes a 20-year plan, subject to regular review over that period.

The Eglington Parish Council (‘EPC’) has concluded that the Parish would benefit from an ‘Eglington Parish Neighbourhood Plan’ (‘EPNP’) because it would represent “*a powerful tool in shaping the development of... the Parish*”, helping to ensure that, wherever possible, decision-making affecting the Parish *is* passed-down to our local communities. This objective is consistent with that stated by the recently appointed Director of Planning for Northumberland County Council (‘NCC’) who has recognised the current ‘democratic deficit’.

¹ There are now believed to be some 38 Neighbourhood plans adopted or in course of preparation throughout the County.

² The Publication Draft of the Northumberland Local Plan (‘NLP’) is to be considered by a government appointed Inspector at an Examination in Public (‘EIP’) beginning in early October. As most of its relevant policies are expected to be approved by the Inspector and the NLP adopted before the EPNP is itself submitted to NCC for independent examination, the PC intends to treat the NLP as the ‘development plan for the local area’ (of which the EPNP, once adopted, will become part).

³ 5, 10, 15 or 20-year plan are the norm.

That said, the Parish population is small and it is not considered necessary or desirable to produce a plan that would simply duplicate provisions of the Northumberland Local Plan ('NLP'). The intention is to 'keep it simple' and, subject to community feedback, to focus on the following areas which are not covered by the NLP:

- **The re-establishment of settlement boundaries⁴** for Eglington and South Charlton (see further below under 'Information about the Parish') and their possible introduction at North Charlton because they would represent a valuable planning tool for guiding, controlling and identifying limits to development for each village (whether the boundaries should alter from those used in the past will be a matter for consultation). Their principal advantages are thought to be as follows:
 - Certainty: with a 'black line' being plotted on a plan it is easy to identify the 'settlement' from 'open countryside'.
 - Locally, settlement boundaries are an understood and accepted planning tool for guiding and controlling developments.
 - They ensure a more plan-led and controlled approach to future housing growth, allowing for allocating sites within a village rather than windfalls.
 - They serve to protect the countryside from unnecessary development and prevent ribbon development.
 - They help to provide a coordinated and consistent approach providing a firm basis for refusing planning applications which are unacceptable in planning terms.
 - They allow for more certainty to developers/land owners with sites/land within the boundary, as long as they adhere to all other plan policies.
 - They may allow the development of small sites which cannot be identified as allocations.
- **The production and introduction of a design code^{5 6}** for (in particular), residential development in the Parish. The National Planning Policy Framework⁷ (NPPF) encourages the use of design codes (or, as proposed in this case, guidelines) to help deliver high quality outcomes for new development⁸. The PC aims to adopt the following principles of the NPPF's current guidance:

⁴ Para. 4.37 of the NLP endorses the use of settlement boundaries "*for all Main Towns, Service Centres, and Service Villages*" (settlement categories that do not include Eglington, North or South Charlton – none are 'service villages') while para. 4.38 effectively leaves "*local communities through the neighbourhood planning process...*" to decide whether or not to define them and their extent.

⁵ '*A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.*' (Definition from NPPF Glossary – February 2019 edition)

⁶ Per para. 8.23 of the NLP, preceding Policy QOP 6, "*The Council will encourage the use of design processes and tools which can be valuable in improving the quality of a development proposal. In particular, the use of ... frameworks and codes, and design review will be supported.*"

⁷ Chapter 12.

⁸ Specifically, to provide "*a framework for creating distinctive places, with a consistent and high-quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.*"

- A recognition that *“the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*
- That the Neighbourhood plan *“should....set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. ... grounded in an understanding and evaluation of [the] area’s defining characteristics”* and should *“play an important role in identifying the special qualities of [its] area and explaining how this should be reflected in developmentensur[ing] that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding.”*
- The Neighbourhood plan’s design guidelines will balance *“the promotion and reinforcement of local distinctiveness with allowing for innovation and originality.”*

Subject to the availability of funding⁹, it is proposed that consultants be engaged to prepare appropriate design guidelines.

- **The designation of Local Green Spaces¹⁰** because certain areas within the Parish’s settlements (notably Eglington’s community field and South Charlton’s Village Garden) demonstrably meet the criteria set by national policy, namely they are:
 - in reasonably close proximity to the community they serve;
 - demonstrably special to the local community and hold a particular local significance, for example because of their beauty, historic significance, recreational value, tranquillity or richness of their wildlife; and
 - local in character and are not extensive tracts of land.
- **An evaluation and (if appropriate) recognition of the ‘value’ of the landscapes within and surrounding the Parish** because while the NLP acknowledges the importance of the County’s *“valued landscapes”¹¹*, there have been important and material changes and

⁹ In the form of ‘Technical Support funding from ‘Capacity’.

¹⁰ Para. 99 of the NPPF states: *“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.”* while, for instance, para. 4.50 of the NLP states: *“Allotments, community gardens, community orchards and private gardens, in addition to providing green space in an area, also provide opportunities for outdoor recreation, contribute to physical and mental wellbeing by providing a place for people to interact, and to produce healthy locally grown food.”*

¹¹ Para. 2.6: *“Northumberland’s environment is distinctive in terms of its natural beauty and historic significance. The sweeping landscapes iconic landmarks and characteristic towns and villages are hugely valued, not just by local inhabitants, but also by the many visitors from across the region and beyond.”*; para. 3.2: *“The Strategic Objectives of the plan have been developed to deliver the vision for Northumberland. They clearly relate to the issues identified within the spatial portrait of the County. Given the importance of Northumberland’s environment, the overarching aim is to deliver sustainable economic growth whilst conserving and enhancing Northumberland’s distinctive and valued natural, historic and built environment.”* This aim is confirmed in bolder terms as a *“strategic objective”*. Per para 3.18 *“Quality of Space: The way in which we experience the places that we live, work and spend our leisure time in has a huge impact on our sense of well being. Northumberland has many very high quality places and landscapes that are valued greatly by communities and visitors.”* Para. 10.1 confirms: *“Northumberland’s environment is distinctive and valued; it is a significant asset.”* policy ENV 1 confirms: *“The character and significance of Northumberland’s distinctive and valued naturalenvironments will be conserved,*

advances in the field of landscape-value assessment since the Northumberland Landscape Character Assessment of 2010¹² ('NLCA'). Indeed, the NLCA recognised its own limitations¹³.

The entire area of the Parish and surrounding landscapes was previously locally designated as an 'Area of High Landscape Value', a designation abandoned by the NLCA on the grounds that the much earlier studies supporting the designation were insufficiently "robust".

The Parish Council is aware of wide local concern that the Parish's distinctive and varied landscapes and settings require an updated evaluation of 'value' based on up-to-date guidance leading, where appropriate, to a formal recognition of that 'value'. Such an assessment and any appropriate recognition of 'local value' will add a 'local' layer to NCC's more strategic approach, consistent with practise followed by many Neighbourhood plans, nationwide. Subject to the availability of funding, consultants have been retained to carry-out the proposed evaluation¹⁴.

The Parish Council's objective is, in particular, consistent with policy ENV 3 of the NLP which recognises "*The contribution of the landscape to Northumberland's environment, economy and communities*" and confirms the role of "*other relevant studies*" (e.g. of the sort the Parish Council proposes) "*in assessing development proposals*".

- **Other potential matters that the Neighbourhood plan might address** - We invite suggestions of other possible areas that the EPNP might cover. In general terms and subject to consistency with other policies in the Neighbourhood plan, it will support community-led initiatives for renewable and low carbon energy.

In terms of housing, the Parish lies within NCC's 'Northern Delivery Area'. As with other areas, NCC considers that "*in each parish however, it is expected that the majority of development will be delivered in the main settlements [if any], rather than the smaller villages and Countryside.*" Eglington, South Charlton and North Charlton are 'smaller villages' in respect of which NCC has concluded that existing building commitments exceed housing need¹⁵. In 2013, survey work conducted in connection with the putative Eglington Trust identified 'affordable housing' as a subordinate but highly divisive issue such that given the absence of housing need identified by the NLP and subject to the EPNP consultation, the Parish Council does not propose housing policies within the EPNP going beyond those in the NLP (see policy HOU6). The Parish Council is reinforced in this view by the fact that NCC's Homefinder website and data (often used as a means of

protected and enhanced...", the approach is to give "*appropriate weight to the.... special qualities of the hierarchy of international, national and local designated and non-designatedassets or sites and their settings...*" [emphasis added]

¹² For instance: PPS7, on which the NLCA was based, is long defunct (replaced by the NPPF in 2012); in March 2011, Natural England produced their own guidance for designating landscapes (which while focussing on National designations, have a strong read-across in the context of local designations); the Guidelines for Landscape and Visual Impact Assessment (3rd edition) were published in 2013 – specifically, at page 84, the factors which assist the identification of valued landscapes are sets out, materially assisting greater transparency; and many decisions of Inspectors and the Courts have highlighted the role and importance of local designations.

¹³ Para. 1.2 of Part B: "*In the event that this document is used by the Council as the basis for a landscape strategy, the contents of the present document would be updated through further consultation and an agreed adoption process.*"

¹⁴ Again, an application to 'Capacity' for such funding is proposed.

¹⁵ See NCC's Housing Distribution Technical Paper published in support of the NLP.

gauging an area's 'need' for affordable housing, shows that, over the last twelve months, there were no registered or the taken-up of opportunities recorded for the Parish of Eglingham¹⁶.

Part 2 - Community Engagement and Involvement

We are at only the beginning of the exhaustive and time-consuming preparation and adoption of the EPNP but the Parish has already been designated as an appropriate area; we have established a steering group¹⁷; assembled background information (see below); and, as is the purpose of this paper, begun the crucial exercise of engaging our communities in the process.

The PC aims to engage all the Parish's residents, businesses and other stakeholders in what it hopes will be an inclusive project. To that end:

- This paper, its supporting documents and updates regarding the process will be published on the PC's website: <http://www.eglingham.info/>
- It will also be publicised in Hearabouts (which is delivered to every address in the Parish) where regular updates will also appear;
- Parish residents, businesses and stakeholders are encouraged to complete and return the questionnaire accompanying this document. Copies are also available from Eglingham and South Charlton Village Halls (guidance on how to complete and return the questionnaire is contained within it) .
- There will be meetings at Eglingham and South Charlton village halls on, respectively, Monday 30th September and Tuesday 1st October from 6 – 7 p.m. At these meetings, members of the steering group will be available to listen to constituents' ideas and to answer their questions;
- In addition or alternatively, local people are invited to submit their further questions and/or ideas in writing to: eglinghamclerk@gmail.com . Those questions and comments should be submitted by not later than Friday 11th October.

As the Neighbourhood Plan takes shape, the Parish Council will keep local people informed of developments. It is hoped that the eventual document will serve the community well and enhance its influence and input in terms of NCC's decisions affecting our communities.

The following sections of this paper cover material information which will be taken into account in drafting the Neighbourhood plan's policies and proposals.

Part 3 - Information About the Parish, Update on the NLP and Index of Documents

Parish and Settlement Boundaries

The Parish Boundaries are delineated on the attached Plan 'A'. 'Settlement Boundaries' were abandoned by the former Alnwick District Council ('ADC') and NCC has not reinstated

¹⁶ Confirmed by S. Brannigan for NCC by email on 30th August 2019.

¹⁷ The Steering Group: David Alston (Chairman of Eglingham Parish Council); Andy Gray (Parish Councillor for South Charlton); Peter Ridgway (Harehope resident and planning expert); and David Biesterfeld (Parish Councillor for Eglingham).

them for Eglingham, South or North Charlton, although the NLP has renewed those boundaries for some settlements (e.g. Rennington). Those earlier established for Eglingham and South Charlton are shown on Plans 'B' and 'C' (no settlement boundary for North Charlton is understood ever to have been set).

Demography; Socio-Economic Data; & Local Employment

The 2011 Census is the principal source of information. Data based on it, provided by NCC, is at Appendix 1. While there is likely to have been some change in these data since 2011, it is believed that such change will have been limited and is unlikely to impact on the policy areas upon which the EPNP is likely to focus.

Land Use & Planning

Self-evidently and with the exception of the above-mentioned settlements, almost the entire land area of the Parish is in long term agricultural use. Although significant areas within the established estates are substantially uncultivated, they provide an exceptional amenity and sense of 'setting'. They also feature a significant array of sites of scientific interest and heritage assets (see below).

There are no known derelict sites; areas of contamination; or 'green-belts'.

Housing

Appendix 1 provides data on this subject. The NLP contains no local housing requirement figure¹⁸ for the Parish and only the following sites within it were identified as potential sources of land for residential development by NCC's Strategic Housing Land Availability Assessment ('SHLAA')¹⁹ (the details of each site are copied below and can be more clearly seen by accessing the links supplied):

Eglingham

<http://northumberland.maps.arcgis.com/apps/webappviewer/index.html?id=c1b801d50f8040efbf8c9bc9f916cfae>

SHLAA 2017:Eglingham Glebe

SHLAA Reference	0296
Site Name	Eglingham Glebe
Site Area (ha)	2.25
Time Frame	6-10 Years

¹⁸ S. Brannigan email 27th June 2019.

¹⁹ NCC's SHLAA provides information about potential sources of land for future residential development in Northumberland. It identifies sites with potential for housing, before making an assessment of the suitability of the site and the likelihood of development coming forward in the future (the availability and achievability). The SHLAA is not a policy document and, therefore, does not determine whether a site should be allocated for housing, or whether it should be granted planning permission. The SHLAA informs NCC's assessment of the five-year supply position and identifies the potential supply of housing land for the next 15 years and beyond.

Present Planning Status (at 31 March 2017)	No planning status
Suitable?	Suitable In Part
Available?	Available
Achievable?	Achievable
Total Potential Number of Dwellings	20
Potential Dwellings 0-5 Years	0
Potential Dwellings 6-10 Years	20
Potential Dwellings 11-15 Years	0
Potential Dwellings 15+ Years	0

SHLAA 2017:Farm Buildings Eglington Hill Alnwick

SHLAA Reference	9013
Site Name	Farm Buildings Eglington Hill Alnwick
Site Area (ha)	1.00
Timeframe	0-5 Years
Present Planning Status (at 31 March 2017)	Permitted - not started
Suitable?	Suitable
Available?	Available
Achievable?	Achievable
Total Potential Number of Dwellings	5
Potential Dwellings 0-5 Years	5
Potential Dwellings 6-10 Years	0
Potential Dwellings 11-15 Years	0
Potential Dwellings 15+ Years	0

South Charlton

<http://northumberland.maps.arcgis.com/apps/webappviewer/index.html?id=c1b801d50f8040efbf8c9bc9f916cfae>

SHLAA 2017:Land East of Ditchburn Road South Charlton

SHLAA Reference	9340
Site Name	Land East of Ditchburn Road South Charlton
Site Area (ha)	0.52
Time Frame	6-10 Years
Present Planning Status (at 31 March 2017)	No planning status

Suitable?	Suitable
Available?	Available
Achievable?	Achievable
Total Potential Number of Dwellings	8
Potential Dwellings 0-5 Years	0
Potential Dwellings 6-10 Years	8
Potential Dwellings 11-15 Years	0
Potential Dwellings 15+ Years	0

SHLAA 2017:NE of St James's Church

SHLAA Reference	0049
Site Name	NE of St James's Church
Site Area (ha)	1.16
Time Frame	6-10 Years
Present Planning Status (at 31 March 2017)	No planning status
Suitable?	Suitable
Available?	Available
Achievable?	Achievable
Total Potential Number of Dwellings	10
Potential Dwellings 0-5 Years	0
Potential Dwellings 6-10 Years	10
Potential Dwellings 11-15 Years	0
Potential Dwellings 15+ Years	0

The availability of these sites has been apparent for some years. Other sites in Eglington, South Charlton and North Charlton have been specifically discounted as 'not suitable' (again, see the links provided for more detail)²⁰. House prices are believed to have been stable in recent years. No land within the Parish is identified on NCC's 'Brownfield Register'²¹.

Transport

The proximity of major transport routes (e.g. the A1, including when 'dualled'; other A roads; and the North-South rail route stopping at Alnmouth railway station) is well known and, it is considered, do not require further investigation, although it is anticipated that the

²⁰ Per para. 69 of the NPPF, the steering group has considered the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area.

²¹ The Northumberland Brownfield Register outlines how much brownfield land the Council has identified as being suitable for future housing development. The Northumberland Brownfield Register was prepared in accordance with Planning Practice Guidance and published in December 2017 to meet the requirements of the Town and County Planning (Brownfield Register) Regulations.

EPNP will draw attention to the vital importance of Alnmouth railway station to the sustainable accessibility of the area for both business and leisure purposes.

Unfortunately, a neighbourhood plan may deal with transport only insofar as it relates to new development. It may not deal with things like traffic management of existing networks, unless such management would be necessary to allow development to be approved²².

Many traffic matters therefore fall outside of the scope of planning and, hence, the EPNP. For example, changes to traffic management on existing transport networks, including speed limits, are usually a matter for the highways authority.

Nevertheless, comments are invited on the perceived capacity of the Parish's transport network, public transport systems and hubs, facilities and safety for pedestrians and cyclists and car parking facilities.

Recently, considerable concern has been expressed on the impact of heavy lorries passing through Eglington and South Charlton. Both the B6346 (from the A697, through New Bewick and Eglington) and the B6347 (through South Charlton to the A1) are 'agreed, unrestricted logging routes', implying the absence of any limit on the type and volume of heavy vehicles using them. The Parish Council has been informed that the County Council's "*functional hierarchies for its roads...*" were approved in 2008 resulting in the following classifications:-

- "*B6346 Alnwick to Wooperton (via Eglington village) - defined as a **Secondary Distributor Route**, linking smaller towns and larger villages, known as service centres, and significant HGV generators to the Resilient Road Network or Main Distributor Network. The primary function of these roads is to facilitate the efficient movement of vehicular traffic, including freight distribution. Where possible we would like to encourage traffic to use these roads rather than smaller local routes. Consequently, it is likely that this route will continue to be included on the Agreed Route Map.*
- *B6347, A1 to B6346 (via South Charlton) - This is defined as a **Minor Link Route**. These roads serve smaller villages, local communities and residential estates that may or may not have small schools and individual shops or facilities such as pubs or cafes. These are likely to serve areas with a population less than 500. The roads are likely to be of varying width or have a significant number of vehicles parking on them and are therefore reliant on drivers being considerate as the roads are not always capable of carrying two-way traffic."*²³

NCC has further stated: "*....the use of Traffic Regulation Orders (TROs) [could be used] to restrict or prevent access should circumstances deem it appropriate. TROs are subject to*

²² Examples of transport considerations relevant to planning include: ensuring that new development has adequate parking and servicing provision (this could include car parking, cycle storage and delivery areas for commercial development); making sure the layout of development allows for pedestrian convenience and safety; ensuring development includes cycle paths and storage; considering whether access arrangements to a site, existing or proposed, are adequate; making sure that local transport capacity is adequate to serve development. This could include consideration of highway capacity, train services, bus services and other modes of transport.

²³ It is suggested that the route through South Charlton "*...will be subject to future review with North East Timber Transport Group (NETTG) regarding its future inclusion on the Agreed Route Map.*"

a publicity and consultation process..... It is intended, this Autumn, to further consult with the NETTG.”

‘The PC is investigating the extent to which it and our communities will be able to take part in consultations regarding the above issues but in terms of the scope for the EPNP to deal with them, one option could be to produce a supplement or an annex to the EPNP, setting out proposed actions to address these issues. These would not form part of the statutory neighbourhood plan, so would not be subject to the independent examination and referendum.

The Historic & Natural Environment & Special Landscape Designations

Appendices 2. to 4. list these critical assets which so strongly indicate the exceptional character and value of the Parish’s historic, natural and scientific landscapes and the built environment of its settlements.

Eglingham represents the only Conservation Area within the Parish (Appendix 2. contains the Conservation Area Assessment (‘CAA’)). The Parish contains many Listed Buildings and Registered Monuments (Appendix 3. comprises lists of the Parish’s listed structures) while the number of relevant entries on DEFRA’s register of important assets speaks for itself (Appendix 4.).

In addition to the links referred to in Appendix 4., the following link also provides information regarding the Historic Environment Record (‘HER’):

<https://www.heritagegateway.org.uk/Gateway/>

Urban Design²⁴

There are key green spaces in Eglingham (notably, the Community Field) and in South Charlton (notably, the Village Garden]. It is proposed to recognize these as Local Green Spaces.

The Parish is served by a variety of public footpaths and bridleways providing highly valued public amenity access to wide areas of open countryside. These rights of way are also a source of commercial benefit for tourist facilities in the Parish in that they attract and are widely used by walkers and cyclists visiting the area.

The road network is more restricted with the principal arteries comprising: the A1 on the eastern side of the Parish; the B6346 towards its western boundary, essentially linking Eglingham and Alnwick; and the B6347 linking the B6346 and the A1, through South Charlton.

The most significant aspect of the Parish in terms of urban design is the setting that its settlements enjoy within outstandingly beautiful landscapes. In turn, while these offer and

²⁴ N.B. The term ‘urban design’ does not imply that it relates to urban areas only. It is an established term that applies to the design of both urban and rural areas.

comprise a more limited number of landmarks, they feature some spectacular and highly valued views. The following are only examples:

Landmarks²⁵

- Eglingham Hall;
- Hulne Park;
- Brizlee Tower;
- Harehope Hall;
- Lilburn Tower;
- Beanley Woods;
- The Great Wood;
- Ros Castle;
- (Adversely) The Middlemoor and Wandylaw windfarms.

Views [the following represent only a few within and over the Parish]

- From Beanley Moor – across towards Eglingham and beyond, south towards Brizlee and Hulne Park;
- From Beanley Bank – north west up the Breamish/Till valley with the Kyloe Hills and Charlton Ridge to the north and east and the Cheviots to the north and west;
- From Eglingham Moor (including Ticket Hill) – west and north across the Breamish/Till valley, towards the Cheviots; north, across varied moorland towards Blawearie;
- and to the east; east and south east towards the coast and south, back towards Brizlee and Hulne Park;
- From the Charlton Ridge above South Charlton - east and south east towards the coast and Coquet Island and across to Walkworth Castle and, panoramically west to north-west spanning from Brizlee and Hulne Park towards Titlington and northward towards the Cheviots.
- From Heckley and at various points along the B6346.

Buildings - scale and design

Buildings are generally small in scale, with the existing settlements comprising mostly houses originally used by farm and agricultural workers, now and with the decline in their numbers, occupied by local residents engaged in other occupations (see Appendix 1.).

These houses have been supplemented by ‘new-builds’ mainly, but not in all cases, built sympathetically with the older stock. Stone (both structural and facing) is the most usual building material with slate being most commonly used for roofing. Fenestration varies but is more usually timber framed with a variety of glazing treatments.

²⁵ An object or feature of a landscape or town that is easily seen and recognized from a distance, especially one that enables someone to establish their location – ‘landmarks’ may therefore include those beyond the Parish boundaries.

The main settlements are mainly linear with some 'back-fill' development, especially in South Charlton. The settlements feature both detached and terraced properties with limited semi-detached examples.

The Parish's 'urban character' remains distinctly rural and, in the main, has so far avoided the building of substantial housing estates comprised of incongruous building styles (a problem afflicting some other villages outside the Parish).

Community Infrastructure

There are no longer any schools or shops within the Parish. However, there remain: two churches (St. Maurice's, in Eglingham; and St. James' at South Charlton – Parish residents also frequent the listed Holy Trinity chapel at Old Bewick); two village halls (at Eglingham and South Charlton – both recently refurbished); the Tankerville Arms (comprising a public house, restaurant and accommodation); and a variety of 'bed and breakfasts' and holiday cottages.

For doctor's and dentist's surgeries, local emergency health care, schools and shops, Parish residents rely on facilities in Alnwick, Wooler or further afield.

The Tankerville Arms and the two village halls are registered 'Community Assets'.

NCC's Local Plan

Because the NLP, due for Examination in Public from 6th October 2019, is likely to have been adopted by the time the NP is ready for submission, the PC has decided to test the NP's proposed policies against those of the NLP (although they are presently only draft policies).

Accompanying appendices and plans referred to in this Background Information document

Appendix 1: Census information (Demography; Socio-Economic Data; & Local Employment);

Appendix 2: the Eglingham Conservation Area Assessment;

Appendix 3: The Parish's listed structures;

Appendix 4: Extracts from DEFRA's register of important assets;

Plan 'A': Eglingham Parish boundary;

Plan 'B': Previous Settlement Boundary for Eglingham;

Plan 'C': Previous Settlement Boundary for South Charlton.

APPENDIX E: QUESTIONNAIRE ANALYSIS

The Proposed Eglingham Parish Neighbourhood Plan – Analysis of the Results of the Initial Consultation September – October 2019

Introduction

Between September and October 2019, the Steering Group established by Eglingham Parish Council conducted a consultation on the Proposed Eglingham Parish Neighbourhood plan, supported by a base of existing evidence, in relation to the Parish area, largely supplied by Northumberland County Council. A copy of the questionnaire and the background information on which the consultation was based are available on the Parish Council's website: <http://www.eglingham.info/nplan>

Those documents and their content are not repeated, here, but may be referred to when noting the following summary of the consultation's outcome. For a more detailed, tabulated summary of the responses, see the document '*Analysis of the results of the Draft Eglingham Parish Neighbourhood Plan Initial Consultation/Questionnaire*' (referred to below as 'the tabular analysis'), also downloaded to the Parish website. That document has, of course, been anonymised. A summary of the small number of '*Additional Comments*' (unmanageable to show, in full, on the published spreadsheet) appears, below.

Consultation Outcomes

It is believed that all residents and businesses within the Parish were notified of the consultation and had the opportunity to respond.

The following breakdown shows the number of individual respondents (including those whose submissions were on behalf of businesses) and their location:

- Eglingham: 75;
- South Charlton: 20;
- North Charlton: 2;
- Outside the Parish' boundaries: 6 (N.B. those in this category were either resident immediately adjacent to the Parish boundaries or had continuing, close association with the Parish).

Noting that, inevitably, some respondents chose to limit their answers on particular subjects (e.g. settlement boundaries) to the settlement in which they resided or conducted business, the broad results show, in relation to the main topics for which Neighbourhood plan policies are proposed:

Settlement Boundaries

The consultation responses showed substantial support for the reintroduction of settlement boundaries in Eglingham and South Charlton (73%). In North Charlton, both respondents favoured the introduction of a settlement boundary. The exact, revised settlement boundaries upon which the Steering Group is minded to proceed will be the subject of the next round of consultation.

Introduction of a Design Code

Again, there was substantial support for this proposal at 81%, overall. This being a technical area of expertise, the Steering Group commissioned AECOM to produce the code. AECOM are required to work to a strict timetable which has made a further round of consultation on the document produced, impracticable. However, the Steering Group believes that the final document represents a sound basis for the guidance of development in the Parish and, at its meeting on 26th August, the PC adopted the code, pending formal adoption of the Neighbourhood plan, itself. The Design Code is available on the Parish website and, in hard copy, at each of Eglingham and South Charlton Village.

The Identification of 'Local Greenspace'

Again, there was substantial support for this at 85%, overall. Similar to the case of settlement boundaries, the Steering Group's suggestions as to the actual areas to be identified will be the subject of the next round of consultation.

'Valued Landscape'

Across the Parish, the consultation results indicated a very high level of support (89%) for the local designation of our landscapes as of high value, subject to professional appraisal. The landscape consultants commissioned by the Steering Group to carry out that evaluation have produced a draft report which will be subject to its own consultation, before its finalisation.

Housing

79% of respondents said their existing housing met their needs. In addition, the County Council's Strategic Housing Assessment concludes that the Parish's existing housing provision exceeds its needs and neither does it identify any material need for affordable housing in the Parish. On that basis, the Steering Group did not commission its own Strategic Housing Assessment as it was felt the substantial expense would be unjustified. Subsequently, a commercial developer has indicated an intention to carry out a survey of affordable housing need, in relation to a proposed development at South Charlton (although this may extend beyond the Parish). The Steering Group proposes to await the outcome of that survey and to consider any amendments to the approach of the Neighbourhood plan in that context.

Impact of Heavy Lorries etc.

Although the issue is not one which the Neighbourhood plan is permitted to formally address, the consultation indicated a substantial level of concern in relation to it (over 60% in both Eglingham and South Charlton). Outside the Neighbourhood plan,

the Parish Council hopes to pursue its concerns in this regard, with the County Council.

Other Comments

A small number of respondents made '*Additional Comments*'. One sought larger houses on the basis that his/her own was too small; several highlighted the need for 'energy efficiency'; a similar number emphasised concerns about 'speeding' heavy lorries; and three suggested that Eglingham's war memorial be designated as 'Local Greenspace'.

Summary

In broad terms, the Steering Group were encouraged by the wide support for the central proposals for the Neighbourhood plan. As explained, above, further consultation will serve to refine the proposed policies. Members of the Steering Group are available to answer any further questions in relation to the original consultation outcomes or other aspects of the emerging Neighbourhood plan (see, again, the Parish website for details).

August 2020

Analysis of the results of the Draft Eglingham Parish Neighbourhood Plan Initial Consultation/Questionnaire

Number of Respondents	Support Settlement Boundaries	Support Same SB in Eglingham	Support Same SB in South Charlton	Support New SB in North Charlton	Support Design Code	Support Existing Local Green Space in Eglingham	Support Existing Local Green Space in South Charlton	Support New Local Green Space in North Charlton	Recommend Additional Green Space	Value Local Landscape	Support Professional Appraisal	House meets Housing Needs	Other matters	Background Info. Ok	Concerns for Existing or increased Heavy Lorries - Eglingham	Concerns for Existing or increased Heavy Lorries - S Charlton	Concerns for Existing or increased Heavy Lorries - N Charlton	Unrestricted logging routes known	Support review in Eglingham	Support review in South Charlton	Additional Comments
	Eglingham																				
1	1	-1	1	1	1	1	1	0	1	1	1	1	1	-1	1	1	0	-1	1	1	1
2	1	1	1	0	1	1	1	-1	-1	1	1	1	0	1	1	1	1	-1	1	1	0
3	1	1	1	0	1	1	1	-1	-1	1	1	1	0	1	1	1	1	-1	1	1	0
4	1	1	1	0	1	1	1	0	0	1	1	1	0	1	1	1	1	1	1	1	0
5	1	1	1	0	1	1	1	0	0	1	1	1	0	1	1	1	1	1	1	1	0
6	1	1	0	0	1	1	1	0	0	1	1	1	0	1	1	0	0	1	1	0	0
7	1	0	0	0	1	1	0	0	0	1	1	-1	0	1	1	0	0	-1	1	0	1
8	1	1	1	0	1	1	1	0	0	1	1	1	0	1	1	1	1	1	1	1	0
9	1	1	1	0	1	1	1	0	0	1	1	1	0	1	1	1	1	1	1	1	0
10																					
	1	1	0	0	1	1	0	0	0	1	1	1	0	1	1	1	0	1	1	1	0
11	1	1	0	0	1	1	0	0	0	1	1	1	0	1	1	1	0	1	1	1	0
12	1	1	1	0	1	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1
13	1	1	1	0	1	1	1	0	0	1	1	1	1	1	1	1	0	1	1	1	1
14	1	1	1	1	1	1	1	0	0	1	1	1	1	-1	1	1	1	1	1	1	1
15	1	1	1	0	1	1	1	0	1	1	1	1	0	1	1	1	1	-1	1	1	1
16	1	1	1	0	1	1	1	-1	1	1	1	1	0	1	1	1	1	-1	1	1	1
17	1	1	1	0	1	1	1	0	0	1	1	1	1	1	1	1	0	-1	1	1	1
18	1	1	1	0	1	1	1	0	0	1	1	1	0	1	1	1	0	1	1	1	0
19	1	1	1	0	1	1	0	0	0	1	1	1	1	1	1	1	0	1	1	1	1
20	1	1	1	0	1	1	0	0	0	1	1	1	1	1	1	1	0	1	1	1	1
21	-1	-1	-1	-1	1	1	-1	-1	-1	1	0	-1	0	1	1	1	-1	-1	1	1	1
22	-1	-1	-1	-1	1	1	-1	-1	-1	1	0	-1	0	1	1	1	-1	-1	1	1	1
23	0	0	0	0	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	1
24	0	0	0	0	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	1
25	1	1	1	1	1	1	1	1	0	1	0	0	0	1	1	1	1	1	1	1	1
26	-1	-1	-1	0	1	1	1	0	-1	1	1	1	1	1	-1	-1	-1	1	-1	-1	1
27	-1	-1	-1	0	1	1	1	0	-1	1	1	1	1	1	-1	-1	-1	1	-1	-1	1
28	-1	-1	-1	0	1	1	1	0	-1	1	1	1	1	1	-1	-1	-1	1	-1	-1	1
29	1	1	0	0	1	1	0	0	-1	1	1	1	0	1	1	1	1	-1	1	1	0
30	1	1	1	1	1	1	1	0	0	1	1	1	0	1	1	0	0	-1	1	0	0
31	1	1	1	0	1	1	1	0	-1	1	1	1	0	1	1	1	1	-1	1	1	0
32	1	1	1	0	1	1	1	0	-1	1	1	1	0	1	1	1	1	-1	1	1	0
33	1	1	1	0	1	1	1	0	0	1	1	1	0	1	1	1	0	-1	1	1	0
34	1	1	1	0	1	1	1	0	0	1	1	1	0	1	1	1	0	-1	1	1	0
35																					
36	1	1	0	0	1	1	0	0	0	1	1	1	0	0	1	0	0	-1	-1	0	0
37	1	1	1	0	1	1	1	0	-1	1	0	1	0	1	1	1	0	1	1	1	0
38	1	1	1	0	1	1	1	0	-1	1	0	1	0	1	1	1	0	1	1	1	0
39	1	1	0	0	1	1	0	0	-1	1	1	1	0	1	1	0	0	-1	1	0	0
40	1	1	0	0	1	1	0	0	-1	1	1	1	0	1	1	0	0	-1	1	0	0
41	-1	-1	0	0	-1	1	0	0	0	1	1	1	1	0	1	0	0	-1	-1	0	1
42	0	0	0	0	0	1	1	0	0	1	0	1	0	0	1	0	0	-1	0	0	0
43	1	1	1	0	1	1	1	0	-1	1	1	1	0	-1	1	0	0	1	1	0	1
44	1	1	1	0	1	1	0	0	0	1	1	1	0	1	1	0	0	1	1	0	0
45	1	1	1	0	1	1	0	0	0	1	1	1	0	1	1	0	0	1	1	0	0
46	1	1	0	0	1	1	0	0	0	1	1	1	0	1	1	0	0	-1	1	0	0
47	1	1	1	0	1	1	1	0	-1	1	1	1	0	-1	1	1	0	-1	1	1	0
48	1	1	0	0	1	1	0	0	-1	1	1	1	0	1	1	0	0	-1	1	1	0
49	1	1	0	0	1	1	0	0	-1	1	1	1	0	1	1	1	0	-1	1	1	0
50	1	1	0	0	1	1	0	0	-1	1	1	1	0	1	1	1	0	-1	1	1	0
51	1	1	0	0	1	1	0	0	-1	1	1	1	0	1	1	1	0	-1	1	1	0
52																					
53																					
54	1	1	1	0	1	1	1	0	-1	1	1	1	1	1	1	1	0	-1	1	1	1
55	1	1	1	0	1	1	1	0	-1	1	1	1	1	1	1	1	0	-1	1	1	1
56	1	1	1	0	1	1	1	0	-1	1	1	1	1	1	1	1	0	-1	1	1	1

57	1	1	1	0	1	1	1	0	-1	1	1	1	1	1	1	1	0	-1	1	1	1
58	1	1	1	0	1	1	1	0	-1	1	1	1	0	1	1	1	1	1	1	1	0
59	1	1	1	0	1	1	1	0	-1	1	1	1	0	1	1	1	1	1	1	1	0
60	1	1	1	1	1	1	1	0	-1	1	1	1	1	1	1	1	0	-1	1	1	1
61	1	1	1	1	1	1	1	0	-1	1	1	1	1	1	1	1	0	-1	1	1	1
62																					
63																					
64	1	1	1	0	1	1	1	0	-1	1	1	1	0	1	1	1	1	-1	1	1	0
65	1	1	0	0	1	1	0	0	-1	1	1	1	0	1	1	0	0	1	1	0	0
66	1	1	1	0	1	1	1	0	0	1	1	1	0	1	1	1	0	1	1	1	0
67	1	1	1	0	1	1	1	0	0	1	1	1	0	1	1	1	1	1	1	1	0
68	1	1	0	0	1	1	0	0	0	1	1	1	0	1	-1	0	0	-1	-1	0	0
69	1	1	0	0	1	1	0	0	0	1	1	1	0	1	-1	0	0	-1	-1	0	0
70																					
71																					
72																					
73																					
74																					
75	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	1	1	1	0

Totals	49	46	34	4	61	64	38	-5	-26	64	58	55	17	50	53	41	12	-7	48	42	26
% of responses	65%	61%	45%	5%	81%	85%	51%	-7%	-35%	85%	77%	73%	23%	67%	71%	55%	16%	-9%	64%	56%	35%

Total - Eglingham 75

South Charlton

South Charlton	1	1	1	0	1	1	1	0	0	1	1	1	0	1	1	1	1	-1	1	1	0
	2	1	1	0	1	1	1	0	0	1	1	1	0	1	1	1	1	-1	1	1	0
	3	1	0	1	0	-1	0	1	0	-1	1	1	0	0	0	1	0	1	0	1	0
	4	1	0	1	0	-1	0	1	0	-1	1	1	0	0	0	1	0	1	0	1	0
	5	1	1	1	0	1	1	1	0	-1	1	1	0	-1	-1	-1	-1	1	-1	-1	1
	6	1	1	-1	0	1	1	1	0	-1	1	1	0	1	0	1	1	1	0	1	1
	7	1	1	1	0	0	1	1	0	-1	1	0	1	0	0	1	0	-1	0	1	1
	8	1	1	1	0	1	1	1	0	0	1	1	1	0	1	1	1	1	1	1	0
	9	1	0	1	0	1	1	1	0	1	1	1	0	1	0	1	0	1	1	1	1
	10	1	1	1	0	1	1	1	0	-1	1	1	1	1	1	1	1	-1	1	1	1
	11	1	0	0	0	0	0	1	0	0	1	1	0	1	0	1	0	1	0	0	0
	12	1	1	1	0	1	1	1	0	1	1	1	0	1	0	1	0	-1	1	1	1
	13	1	1	-1	0	1	1	1	0	1	1	1	0	1	1	1	1	-1	1	1	1
	14	1	1	1	0	1	1	1	0	1	1	1	0	1	1	1	0	-1	1	1	1
	15	1	0	-1	0	1	1	1	0	-1	1	1	0	1	-1	1	-1	1	-1	1	1
	16	1	0	-1	0	1	1	1	0	-1	1	1	0	1	-1	1	-1	1	-1	1	1
	17	1	0	1	0	1	1	1	0	-1	1	1	1	0	1	0	0	-1	0	1	1
	18	1	0	1	0	1	1	1	-1	-1	1	1	0	1	1	1	1	1	1	1	1
	19	1	1	0	0	1	1	1	-1	-1	1	1	0	1	1	1	1	1	1	1	1
	20	1	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Totals	20	12	10	0	14	16	20	-1	-6	20	19	20	3	14	7	17	6	4	8	17	14
% of responses	100%	60%	50%	0%	70%	80%	100%	-5%	-30%	100%	95%	100%	15%	70%	35%	85%	30%	20%	40%	85%	70%

Total - S Charlton 20

North Charlton

North Charlton	1	1	1	1	1	1	1	-1	-1	1	1	1	0	0	1	1	1	-1	1	1	0
	2	1	0	0	1	1	1	1	1	1	1	1	1	1	0	0	1	-1	1	1	1

Totals	2	1	1	2	2	2	2	0	0	2	2	2	1	1	1	1	2	-2	2	2	1
% of responses	100%	50%	50%	100%	100%	100%	100%	0%	0%	100%	100%	100%	50%	50%	50%	50%	100%	-100%	100%	100%	50%

Total N
Charlton 2

Grand Totals (Eglin gham Parish)	71	59	45	6	77	82	60	-6	-32	86	79	77	21	65	61	59	20	-5	58	61	41
% of re	73%	61%	46%	6%	79%	85%	62%	-6%	-33%	89%	81%	79%	22%	67%	63%	61%	21%	-5%	60%	63%	42%

Total for Parish 97

Outside the Parish

Outside Parish Boundaries 1

1	1	1	1	0	1	1	1	0	0	1	1	1	0	1	0	0	0	0	0	0	0
2	1	1	1	0	1	1	1	0	0	1	1	1	0	1	0	0	0	0	0	0	0
3	1	1	1	0	1	1	1	0	0	1	1	1	0	-1	1	1	1	-1	1	1	1
4	1	1	1	0	1	1	1	-1	0	1	1	1	0	-1	1	1	1	-1	1	1	1
5	1	1	1	0	1	1	0	0	0	1	1	1	0	1	1	0	0	-1	1	0	0
6	1	1	1	0	1	1	0	0	0	1	1	1	0	1	1	0	0	-1	1	0	0

Totals	6	6	6	0	6	6	4	-1	0	6	6	6	0	2	4	2	2	-4	4	2	2
% responses	100%	100%	100%	0%	100%	100%	67%	-17%	0%	100%	100%	100%	0%	33%	67%	33%	33%	-67%	67%	33%	33%

Total - Outside Parish Boundaries 6

Grand Totals	103	77	65	51	6	83	88	64	-7	-32	92	85	83	21	67	65	61	22	-9	62	63	43
% responses	75%	63%	50%	6%	81%	85%	62%	-7%	-31%	89%	83%	81%	20%	65%	63%	59%	21%	-9%	60%	61%	42%	

APPENDIX F: COPY OF SUMMARY DOCUMENT INCLUDED WITH REG.14 CONSULTATION

The Eglington Neighbourhood Plan – Overarching Background Document

N.B. This document is for guidance – those wishing to make representations in response to the Regulation 14 Consultation should ensure they do so by reference to the draft Eglington Neighbourhood Plan, itself.

1. Introduction

- 1.1. This Overarching Background Document summarises the evolution, to date, of the proposed Eglington Neighbourhood Plan ('ENP'); the steps taken up to now; the evidence supporting the recommended policies; and 'next steps'.
- 1.2. Eglington Parish Council ('EPC') resolved to pursue the adoption of a Neighbourhood Plan (*'the Eglington Neighbourhood Plan or 'ENP'*) on 1st May 2019. 'Covid', the protracted adoption of the Northumberland Local Plan and EPC's temporary hiatus have all, in part, held up the ENP's progress.
- 1.3. A Steering Group¹ ('the SG') was established to oversee its production and, at all times, acted with the authority of EPC.
- 1.4. The SG collated substantial background information in relation to the Parish area, for instance, the Parish's demographics, its socio-economic profile, economic and employment data, *'the Eglington Conservation Area Character Appraisal'* ('the ECACA'), details of the Parish's listed structures, DEFRA's register of important assets, the history of Settlement Boundaries in the villages of Eglington and South Charlton, key 'green spaces', important views, community infrastructure and the text of the (now adopted) Northumberland Local Plan ('the NLP').
- 1.5. With guidance from Northumberland County Council ('NCC'), the SG carried out an initial consultation in August 2019 to test the PC's ideas for the scope of the ENP's policies. The Background Paper to that consultation is at **Appendix 1.1** (though not the appendices to it). There were 103 responses and a summary of the broad views expressed is at **Appendix 1.2**.
- 1.6. Local opinion was tested concerning the issues that might be covered by or omitted from the ENP. This led to a focused set of proposals, supported by evidence and avoiding overlap and conflict with the strategic policies of the NLP.
- 1.7. A dedicated page was created on the PC's website and periodically updated to keep constituents and the wider public informed of progress. In particular, the webpage drew attention to the Design Code referred to at **Appendix B** and two landscape studies commissioned by, respectively, the Northumberland and Newcastle Society and the PC, referred to at **Appendices E1 and E2**.
- 1.8. At each meeting of the PC, a report of the ENP's progress was made with successive members of the PC able to interrogate the SG on issues arising. Minutes of PC meetings are published in Hearabouts, so, likewise, residents, local businesses and the general public had a continuing opportunity to ask questions about the ENP's evolution.

¹ Originally, David Alston; Andy Gray; David Biesterfeld; & Peter Ridgeway. The first three members were successive chairmen of Eglington Parish Council and the last is a former Chief Planner and Local Authority Chief Executive. Mr. Biesterfeld and Mr. Gray are no longer Parish Councillors but Mr. Gray is now the PC's Clerk. Mr. Alston resigned from the SG in 2022 but has been replaced by Parish Councillors Jamie Logan and Joanne Angus. Mr. Alston has helpfully continued to assist with certain aspects of the draft ENP and Julian Tyley has helped with the provision of some excellent photographs of the Parish's landscapes and buildings.

1.9. Through 'Locality', a Government-funded body, the SG has applied for and received both grant funding and 'Technical Assistance', for the following:

- The preparation of the Design Code at **Appendix B**;
- The completion of the landscape study at **Appendix E1**;
- The Strategic Environmental Assessment and its update at **Appendices H1 and H2**;
- General planning advice from retained planning consultants, Ludman Planning Ltd.

These inputs are referenced, below.

1.10. Certain policy areas required new or more localised evidence and/or research. This was collated by the SG and is also referenced, below. Throughout the development of the draft policies, the SG took into account both the National Planning Policy Framework ('the NPPF'), the provisions of the Northumberland Local Plan ('NLP'); the helpful guidance of Northumberland County Council ('NCC'); and the advice of planning consultants, Ludman Planning Ltd.

1.11. At its meeting on 18th April 2023, EPC:

- Approved the draft ENP at Appendix 2.1 and the associated policies map (with Eglington and South Charlton Village insets) at Appendix 2.2, based on this Background Paper and its supporting documents; and
- Authorised EPC's Chair and Clerk to initiate the consultation required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 ('the Reg. 14 Consultation').

2. Evidence by Policy

1) Policy 1 – Settlement boundaries for the villages of Eglington and South Charlton.

- i) The Steering Group took, as its starting point, the settlement boundaries applied to the villages of Eglington and South Charlton by earlier development plan documents, considered subsequent and prospective planning applications for development in the respective villages and applied the strictures of the NPPF. **Appendix A** comprises:

- (1) **A1:** The SG's '*Settlement Boundary Methodology and Background Report Eglington Neighbourhood Plan (December 2020)*'; and
- (2) **A2:** maps of the proposed settlement boundaries that the SG has recommended and the PC has approved.

As will be noted, the proposed settlement boundaries are based on earlier delineations comprised in the Alnwick District-Wide Local Plan (now superseded) but adjusted for subsequent developments. As the draft policy explains, the NLP (strategic policy HOU 3) identifies no housing requirement for the Parish of Eglington over the Plan period such that the suggested boundaries have been drawn fairly tightly. It is important to note that development may still be pursued within the boundaries and, per the policies, may, in limited circumstances, occur beyond them.

- ii) Later in the process, local soundings were taken as to the creation of a settlement boundary at North Charlton. In September 2021, a site visit took place at North Charlton, attended by a member of the SG, the North Charlton resident who had raised the issue and a representative of NCC. This led to a leaflet being prepared as a basis for an informal consultation in North Charlton. It was circulated to all North Charlton Residents. The only response was from the resident who had first raised the issue. The SG was subsequently advised that, on reflection, the establishment of a Settlement Boundary for North Charlton would offer no more, indeed probably less, protection against inappropriate development, there, than leaving the area classified as 'open countryside', as it is under the NLP.

2) Policy 2 - High quality and sustainable design.

- i) Through 'Locality' and using a Technical Assistance package for which the Steering Group applied, 'AECOM'² were engaged to review the Parish and nearby settlements, notably Chatton, and to prepare a Design Code. The Steering Group held a number of meetings with AECOM and drew their attention to examples of both good and bad design in and near to the Parish. Again, the NPPF was taken into account.
- ii) The result was '*the Eglington Design Code*' of June 2020 which comprises the evidence base for Policy 2. It is at **Appendix B**.

3) Policy 3 - Eglington Conservation Area.

- a) The village of Eglington is the subject of '*The Eglington Conservation Area Character Appraisal*' ('the ECACA'). Though somewhat out of date, the SG took the view that the ECACA remains broadly valid.
- b) Accordingly, while no additional evidence was obtained in relation to the Conservation Area beyond noting the impact of additional housing development, particularly along the Terrace, its findings were reviewed and it was used alongside the Steering Group's local knowledge, as the evidence base for Policy 3 – the ECACA is at **Appendix C**. The ECACA and the SG's local knowledge also fed into the landscape study referred to below. Reference should also be made to **Appendix E3** which comprises a list of important views divided between those relevant, respectively, to policies 3 and 5.

4) Policy 4 - Local Green Spaces in the villages of Eglington and South Charlton.

- i) Applying the *Neighbourhood Planning Advice Notes - Advice Note: Local Green Space*, the Steering Group identified a number of Local Greenspaces ('LGS's') in both Eglington and South Charlton and tested them against the requisite criteria.

² AECOM is the body appointed by the Ministry of Housing Communities and Local Government ('MHCLG') to advise Neighbourhood planning bodies on the subject of Design Codes.

- ii) The proposed LGS's in each of those villages together with the justifications for their designation are at **Appendix D**.
- iii) The owners of land comprising the proposed LGS's have been advised of the proposed designations.

5) Policy 5 - Area of High Landscape Value

- i) A principal objective of the proposed ENP was always to restore policy recognition of the value of the Parish's special landscapes and to appreciate them not just for themselves but in their broader context. The professional evaluation of the Parish's landscapes and their settings was heavily supported through the first consultation.
- ii) While local people have the evidence of their own eyes on which to base their recognition of the remarkable quality of North Northumberland's landscapes, landscape evaluation is now a technical and highly developed 'science'. Accordingly, grant funding was secured by the SG for a professional evaluation of the Parish's landscapes and those surrounding them, by Alison Farmer Associates ('AFA')³, specifically to inform the policies of the ENP: *'Eglington Parish Neighbourhood Plan Landscape Assessment Final Report' - Alison Farmer Associates May 2021 (updated January 2022)* ('the ENP Study', attached at **Appendix E1**).
- iii) In fact, that ENP Study drew heavily on a much wider study carried out by AFA on behalf of the Northumberland and Newcastle Society: *'The Northumberland Sandstone Ridges & Vales – a Valued Landscape Technical Report' – Alison Farmer Associates January 2021* (as updated, post consultation, in January 2022 - 'the Wider Study' – see **Appendix E2**).
- iv) Reference should also be made to **Appendix E3**, a list of important views divided between those relevant, respectively, to policies 3 and 5, and **Appendix E4**, a collection of photographs kindly taken and collated by Eglington resident, Julian Tyley (the SG thanks him for his considerable assistance).
- v) The Wider Study and the ENP Study, which should be read together, were carried out not only by leading experts but applying the latest guidance from Natural England and the Landscape Institute. Both Studies considered the justification for the local designation of a 'valued landscape' and, based on the evidence on which they relied, recommended such a designation. In so far as the wider advised designation falls within the Parish, the ENP seeks to adopt it, calling it an *'Area of High Landscape Value'* ('AHLV') to provide consistency with terminology used in

³ AFA are leading experts in their field having conducted substantial work for National Park authorities and other specialist bodies requiring advice on landscape quality and related issues. AFA's work conducted for the ENP was an adjunct to a much wider study of, broadly, an area west of the A1 up to the boundary of the Northumberland National Park and stretching from just north of Doddington to Alnwick and across to the west of Rothbury.

the context of an earlier (though slightly wider) designation in the now defunct Alnwick District Wide Local Plan.

vi) Both Studies involved extensive desk-top research and, more importantly, detailed field work; input from a range of local people (including a number with specialist expertise); and were the subject of a consultation process through Parish Councils (including EPC) after which some of the initially recommended designation boundaries (but not those within the Parish) were amended to take account of additional evidence provided by consultees.

vii) In particular, it is to be noted that:

- (1) As mentioned, above, the entire Parish area, west of the A1, was locally designated as an AHLV under the former Alnwick District-Wide Local Plan (as was a substantial, contiguous area to the north-west of the Parish so designated under the former Berwick District Local Plan).
- (2) Prior to the introduction of the National Planning Policy Framework ('NPPF') in 2011 and in the context of the possible renewal, in whole or part, of that AHLV designation for the purposes NCC's then evolving planning policies, NCC were advised by their consultants engaged to prepare the *'Northumberland Landscape Character Assessment 2010'*, that such a renewal would require *'more detailed, local level study of each group of character areas, including field work and consultation, in order to establish broad support for, and robust justification of, the areas chosen [for potential local, protective designation]'* (para. 4.3). However, NCC did not pursue the question of local re-designation and, accordingly, did not act as the consultants advised. This left our treasured landscapes unprotected by any local designation. Worse, the absence of such a designation was used, by some, to argue that the former AHLV lacked 'value'. For those living in or visiting the area, that outcome was perverse.
- (3) The Wider Study and, for the specific purposes of the ENP, the ENP Study, applied the latest guidance of Natural England and the Landscape Institute and made good NCC's earlier omission. Their conclusion was that most of our Parish area and, indeed, areas beyond, were 'valued landscapes' in the context of the NPPF and worthy of local designation and protection, as such.
- (4) The work undertaken by Alison Farmer Associates referenced a wide range of other studies and reports, including *'Assessment of the Extent to which Existing Onshore Wind Developments in Northumberland have been Successfully Accommodated into the Landscape - Main Report and Findings, May 2015' - Bayou Bluenvironment and The Planning and Environment Studio'*, commissioned by NCC and used as part of the ENP evidence base (**Appendix E5**).

6) Policy 6 - Non-designated heritage assets.

- i) There is no need for the ENP to contain any policy protecting the area's nationally designated heritage assets as that designation already invokes national protection. Some of the Parish's non-designated heritage assets do, however, warrant ENP policy protection. This topic was researched by David Alston before his resignation from the SG (the current SG thanks him for his input on which the SG continues to rely). The SG subsequently reviewed and reduced the list of non-designated assets on the basis of the appropriate selection criteria and advice from the PC's planning consultants.
- ii) Research led to the listing of a number of those non-designated assets, above ground, as '*Non-Designated Heritage Assets*' and, below ground, as '*Sites and Areas of Archaeological Interest*'. These are respectively listed in Parts A and B of the document at **Appendix F**. Neither list is exhaustive, and there may be buildings or remains which are still of local historic interest that have not been listed. Those listed in Part A will be shown on the policies map but it is not practicable to show those in Part B, often due to the uncertainty of their extent. Development proposals affecting Non-Designated Heritage Assets and Areas of Archaeological Interest will be considered against Policy 6.
- iii) Respondents to the Reg. 14 Consultation are invited either to suggest additions to these assets, applying the criteria explained in the document and giving reasons for those additions, or to explain why they think a particular asset should be removed from the list.

7) Policy 7 - Assets of community value and community facilities.

The principal assets of community value are regarded as self-evident (so requiring no further evidence). They are listed at **Appendix G**.

8) Habitats and Species

- i) The ENP Study drew attention to a number of habitats and species within the Parish.
- ii) In addition, a Habitats Regulations Assessment (HRA) and a Screening and Strategic Environmental Assessment (SEA) were also required and obtained:
 - (1) NCC's ecologist produced the Habitats Regulations Assessment (HRA) Screening Advice for the draft ENP in September 2021 and, as a result, the SG obtained a further Technical Assistance package through Locality which enabled the retention, again, of AECOM. Their SEA and update are at **Appendices H1 and H2**.
 - (2) NCC's HRA, in final form, is still awaited and will be added, as **Appendix H3**, on receipt (its absence does not impede the Regulation 14 Consultation that this Background Paper supports).

3. Next Steps

- 3.1. The Reg. 14 Consultation will take place over six weeks commencing at 9 a.m. on 25th April 2023 before the draft ENP, adjusted insofar as necessary after that consultation, is submitted to NCC for independent examination.
- 3.2. The draft plan will be publicised, through EPC's website, the Residents' Newsletter and 'Hearabouts', to people who live, work or run businesses in the area and, by direct notification, to requisite statutory consultees, including the Environment Agency, Natural England and Historic England, a list of which has been provided by NCC. Publicity will include details of the proposed ENP, where and when it may be viewed (at each of St. Maurice's Church, Eglington and St. James' Church, South Charlton and on-line, at EPC's website), and how to make comments on the plan and by what date.
- 3.3. A simple leaflet, setting out the main aims and the focus of the ENP's policies will, likewise, be circulated through/with 'Hearabouts' and via the Residents' Newsletter as will details of , planned 'drop-in' events, allowing people to ask questions or discuss the plan on a one-to-one basis with members of the SG. The draft plan and supporting documents have been uploaded to the neighbourhood plan section of EPC's website. Where necessary, the PC will assist the immobile to view the documents at one of the two Churches.
- 3.4. Any comments received by the end of the consultation period will be considered by EPC and a planning judgement taken as to whether or not to amend the ENP in response to them. The decisions on whether or not to amend the plan, and the reasoning behind them, will be recorded for inclusion in a 'consultation statement' prepared and submitted with the ENP when, as it will be, the ENP is sent to NCC.
- 3.5. On receiving the submitted plan proposal and supporting documents, NCC will check that the ENP has followed the proper legal process and is then responsible for publicising the plan, arranging for the requisite independent examination and arranging for a referendum to take place. That publicity gives people another opportunity to make representations that will be passed to the independent examiner.
- 3.6. The plan must then be publicised by NCC for a further 6-week period under Regulation 16. NCC will also notify anyone referred to in the consultation statement that the plan has been received. Any representations received will be passed to the independent examiner for consideration as to whether the ENP meets certain 'basic conditions'.
- 3.7. NCC will appoint an appropriately qualified and experienced person to carry out the independent examination of the ENP, the 'independent examiner' who has to be agreed with EPC.
- 3.8. If the ENP is found to be satisfactory, with modifications if necessary, then NCC will arrange for a referendum to take place, asking the following question: *Do you want*

Northumberland County Council to use the neighbourhood plan for the Eglington Parish area to help it decide planning applications in the neighbourhood area?

3.9. If more than 50% of those voting in the referendum vote ‘yes’, then the ENP will become part of the statutory development plan for the area.

Appendices

Appendix	Policy No.	Description	Comments	Link
1.1	N/A	Background Paper to the initial 2019 consultation		
1.2	N/A	Summary of views in response to that initial consultation		
2.1	N/A	<i>‘The Eglington Neighbourhood Plan’</i>	Regulation 14 draft	
2.2	N/A	<i>‘The Eglington Neighbourhood Plan’ – Policies map</i> (this includes the insets referred to, below)		
A1	1	Settlement Boundary Maps for the villages of:	(See insets mentioned above)	
		Eglington		
		South Charlton		
A2	1	<i>‘Settlement Boundary Methodology and Background Report Eglington Neighbourhood Plan’</i>		
B	2	<i>‘Eglington Parish Design Code (June 2020)’</i>	Prepared by AECOM	
C	3	<i>‘Eglington Conservation Area Character Appraisal’</i>		
			See also supporting photographs at E4	
D	4	<i>‘Local Greenspace: Methodolgy and Background Report(February 2023)’</i>	LGS: 1-6 – at S. Charlton. 7-21 at Eglington	

E1	5	<i>'Eglington Parish Neighbourhood Plan Landscape Assessment Final Report' - Alison Farmer Associates May 2021 (updated January 2022)</i>	'The ENP Study'	
E2	5	<i>'Northumberland Sandstone Ridges and Vales A Valued Landscape - Alison Farmer Associates Technical Report January 2022'</i>	'The Wider Study'	
E3	3 & 5	Important views divided between those relevant, respectively, to policies 3 and 5.	See also supporting photographs at E4	
E4	3 & 5	Supporting photographs		
E5	5	<i>'Assessment of the Extent to which Existing Onshore Wind Developments in Northumberland have been Successfully Accommodated into the Landscape - Main Report and Findings, May 2015' - Bayou Bluenvironment and The Planning and Environment Studio.</i>	This study was commissioned by NCC and is referenced by Alison Farmer Associates in their above work at E1 and E2	
F	6	<i>'Background Evidence Report – Non-Designated Heritage Assets and Areas of Archaeological Interest – Eglington Parish Neighbourhood Plan'</i>		
G	7	Assets of community value and community facilities		
H1	8	<i>'Strategic Environmental Assessment (SEA) for The Eglington Neighbourhood Plan - Environmental Report March 2022 (AECOM)'</i>		
H2	8	<i>'Strategic Environmental Assessment (SEA) for The Eglington Neighbourhood Plan - Environmental Report</i>		

		<i>December 2022 (AECOM)' - update</i>		
H3	8	NCC's Habitats Regulations Assessment	To follow – NCC has advised that the HRA's absence will not impede the Reg.14 Consultation	

APPENDIX G: COMMENTS RECEIVED AND RESPONSES AND AMENDMENTS (REG 14 CONSULTATION)

RESPONSES FROM STATUTORY CONSULTEES

NCC	<p>Thank you for consulting the County Council on the Pre-Submission Draft Eglingham Neighbourhood Plan. Our comments are presented in the schedule that follows this letter.</p> <p>Comments have been made about both the supporting text, which sets the context for the policies, and on the policies proposed for inclusion in the Plan.</p> <p>There are a number of areas where we have identified concerns in terms of how well the Plan currently meets the 'basic conditions'. We would hope that you will see these comments as critical support. They are intended to inform modification to the Plan so that it best meets the expectations of the Parish Council in terms of the future determination of development proposals, and, crucially, that the Plan can proceed to independent examination once it has been submitted, with a greater expectation of a positive outcome.</p> <p>I hope the comments made by the County Council are helpful in reaching a conclusion to plan preparation. We will, of course, continue to support the Parish Council and the Steering Group with advice as necessary and with practical support on any modifications required to the Plan once you have had a chance to review all of the representations received in response to the current consultation.</p> <p>Finally, I would advise that the comments made by the County Council in response to this consultation on the Pre-Submission Draft Plan do not constitute a formal opinion about whether the Plan as currently drafted meets the 'basic conditions'. The County Council is not required to issue a decision statement in respect of that matter until the independent examination has been completed. We would therefore reserve the right to make further representations as necessary following the submission of the Plan to the County Council.</p> <p><i>General Comments</i></p>	
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	<p>All All policies Contents Page Section 7</p> <p>Para 5.4</p> <p>Para 5.5</p> <p>All photos incorporated into the Plan should have titles so their purpose is clear.</p> <p>For ease of use, it would be helpful to number the paragraphs in each policy.</p> <p>The names of some of the policies differ from those in Section 7. These should be corrected.</p> <p>It is potentially confusing that the sub-headings for the preliminary explanatory text for the policies are also headed by Policy numbers - suggest delete the words " Policy X:" at the start of these sub-headings, so it's just the actual policy that is titled as being a policy.</p> <p>This paragraph states that the dualling of the A1 between Alnwick and Ellingham is expected to be completed by Spring 2024. However the announcements have been delayed and it will only be known in September 2023 (at the earliest), whether it will proceed at all.</p> <p>This paragraph states the following:</p> <p><i>“To the west of the A1, these interconnected landscapes include what have been described as ‘the Northumberland Sandstone Ridges & Vales’, a freshly assessed and recommended Area of High Landscape Value.”</i></p> <p>For clarity, and given that such a designation has not been confirmed, a better wording would be:</p> <p><i>“To the west of the A1, these interconnected landscapes include what have been freshly</i></p>	<p>Noted and altered</p> <p>Noted</p> <p>Noted and corrected</p> <p>Noted and altered</p> <p>Noted, text altered</p> <p>Noted and altered.</p>
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	<p><i>assessed as ‘the Northumberland Sandstone Ridges & Vales’, with a recommendation that an Area of High Landscape Value should be designated.”</i></p> <p>This paragraph refers Local Plan Policy HOU 3: It would be more accurate to say that “...<i>the designated Neighbourhood Plan area for the ENP (Eglington Parish) has no minimum housing requirement over the Plan period.</i>”</p> <p>Para 7.4</p> <p>Section 7 – Policies</p> <p>Comments are given on the supporting text and policy wording.</p> <p>POLICY 1 – Settlement boundaries for the villages of Eglington and South Charlton</p> <p>Supporting Text</p> <p>No comments.</p> <p>Policy</p> <p>No comments.</p> <p>POLICY 2 - High quality and sustainable design</p> <p>Supporting Text</p> <p>Para 7.12 This paragraph refers to the Northumberland International Dark Sky Park Lighting Management Plan published in November 2015. A replacement for this is under preparation</p>	<p>Noted and altered</p> <p>Noted and altered</p>
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	<p>and is likely to cover the whole county, rather than just be geared to the Dark Sky Park. It may therefore be sensible to add the phrase “<i>or its successor document(s)</i>” or words to that effect.</p> <p>N.B. The paragraph as read <i>could</i> suggest that the Parish lies in the Dark Sky Park. We recommend adding text to clarify that this is not the case.</p> <p>Para 7.14 This paragraph reads as policy, i.e. an instruction on how to judge a planning proposal. This is not the purpose of supporting text which is to explain the reasoning behind a particular policy. We suggest deleting this paragraph.</p> <p>Policy</p> <p>This Policy should be strongly supported insofar as it references the very detailed Design Code document, which adds to the local distinctiveness.</p> <p>To ensure the code carries weight in decision-making, we would advise extracting the ‘code’ section of the document (sections 4 and 6) and appending these to the Plan. This would reflect national planning policy, which says:</p> <p><i>129. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents.</i></p> <p>The wording of the first paragraph of the Policy should then be amended accordingly.</p> <p>In part d), the phrase “<i>where appropriate</i>” should be replaced by a stronger phrase, such as “<i>whenever necessary</i>”, as SuDS should be incorporated in all cases involving the development of a site. The wording in brackets gives a useful summary of the exceptional circumstance when it could be less necessary, (which is fleshed out in Local Plan Policy WAT 4).</p>	<p>Noted and altered</p> <p>Noted, text altered.</p> <p>Paragraph deleted.</p> <p>Noted and amended.</p> <p>Noted and added to plan as a further appendix</p> <p>Noted and altered</p> <p>Noted and altered</p>
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	<p>In part f), it is not clear what is meant by the term ‘oversight’. If ‘overlooking’ is meant then this term should be used. N.B. some overlooking of gardens is to be expected and would not be a significant adverse impact. This bullet point, as worded, does not make this clear and as such would be difficult to use in decision making.</p> <p>POLICY 3 - Eglington Conservation Area Supporting Text No comments. Policy</p> <p>The bullet points are confusing because the same system (a, b, c etc.) is used twice in the policy. A different system should be used for the viewpoints.</p> <p>Regarding the viewpoints listed a) to f), it is difficult to see where the evidence is to support their inclusion in the policy. The supporting text makes reference to the Conservation Area Appraisal and the Design Code. The former document highlights two particular viewpoints, the latter document is much wider ranging as it covers the whole Parish. It is therefore impossible to judge the ‘significance’ of each viewpoint relative to the Conservation Area and therefore to understand why they have been included in the policy.</p> <p>POLICY 4 - Local Green Spaces in the villages of Eglington and South Charlton</p> <p>Supporting Text</p> <p>No comments.</p> <p>Policy</p> <p>The Council supports this approach, which seeks to protect green spaces that are of demonstrable importance to the local community, however, we would question the robustness of the evidence to support several individual spaces: LGS20, LGS16, LGS7 and LGS3.</p>	<p>Noted and altered</p> <p>These viewpoints were identified by the PC and noted in the background report on viewpoints included in the list of consultation documents. The viewpoints are also set out in the design code. The policy and supporting text has been amended to make reference to the design code which provided evidence to support the policy.</p> <p>Those LGS designations have been removed after careful consideration and as a result of other responses.</p>
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	<p>It would be useful to have relevant information on ‘extensiveness’ included in the LGS background paper, particularly with regard to LGS14. The County Council can provide this information for each site.</p> <p>Policy 5 - Area of High Landscape Value and its protection</p> <p>Supporting Text</p> <p>Paragraph 7.25 This paragraph contains some factual inaccuracies within the commentary relating to the Local Plans and planning policy background.</p> <p>The Alnwick District Wide Local Plan was adopted in 1997. Many of the policies in this document were subsequently superseded by the Alnwick Core Strategy, which was adopted in October 2007. The Alnwick Core Strategy incorporated a landscape character led approach to landscape protection and enhancement with the policies replacing those from the Alnwick District Wide Local Plan which designated a substantial area of land across the district as an area of high landscape value.</p> <p>It is also questioned whether this commentary is necessary in the plan itself. It would be best to focus on the evidence work that has been used to underpin the policy. This wider background information would be better dealt with in a background paper and would help to make the supporting text more concise and focussed.</p> <p>We advise amending this paragraph to correct the factual inaccuracies.</p> <p>Paragraph 7.26 This paragraph refers to the Northumberland Coast AONB and the Northumberland National Park. Reference is made to the AONB Management Plan and the National Park Local Plan, but no reference is made to Policy ENV 5 (Northumberland Coast AONB) from the Northumberland Local Plan, which is important for the context of this neighbourhood plan.</p>	<p>LGS14 is fully explained in the supporting Evidence Base.</p> <p>Noted and altered.</p> <p>Noted, however the PC consider this information to be both relevant and important.</p> <p>Noted and corrected.</p>
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	<p>We advise adding a reference to Policy ENV 5 of the Northumberland Local Plan.</p> <p>Paragraph 7.26 The landscapes between the Northumberland Coast AONB and Northumberland National Park provide a visual link between these nationally important landscapes. Page 13 of the Northumberland Coast AONB Management Plan, for example, provides a useful reference to the role of the landscapes to the west of the AONB in providing a context and setting to the AONB.</p> <p>Paragraph 7.26 refers to the Northumberland National Park Local Plan (July 2020). The text in Paragraph 7.26 implies that this Local Plan provides commentary on large- scale renewable energy proposals beyond the boundary of the National Park, but this is not the case.</p> <p>The AONB management plan also specifically refers to wind farm development and not other types of renewable energy schemes.</p> <p>The above references should be clarified to ensure accuracy and consistency.</p> <p>Paragraph 7.28 Reference is made to a background paper in this paragraph, but this is not available to view on the consultation website. It should also be more clearly referenced so the reader can find the correct document.</p> <p>Paragraph 7.29 There are a couple of instances where “ENP” is referenced but it seems that these should instead refer to “Eglington Parish Council”.</p> <p>Paragraph 7.30 The final sentence refers to protecting the area covered by the proposed local landscape</p>	<p>Noted – paragraph altered</p> <p>Noted and altered.</p> <p>Noted and altered.</p> <p>Noted and altered.</p> <p>The Landscape Assessment reports are available on the website as in the background paper which substantially relies on them</p> <p>Noted and altered.</p>
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	<p>designation from inappropriate development. To ensure consistency with the NPPF, it should be amended to refer to both the protection and enhancement of the valued landscape.</p> <p>Paragraph 7.31 Only a small part of the Hulne Park Registered Park and Garden is located within the neighbourhood area. This should be made clear in this paragraph. We recommend amending the text to make clear the extent to which some of the features extend beyond the boundaries of the Parish.</p> <p>Paragraph 7.32 As currently drafted, Policy 5 and the supporting text do not clearly articulate what the 'special characteristics' of the proposed local landscape designation are.</p> <p>Planning Practice Guidance (Natural Environment, Paragraph: 036 Reference ID: 8- 036-20190721) states where landscapes have a particular local value, it is important for policies to identify their special characteristics.</p> <p>The supporting text should be amended to set out a clear summary of the special characteristics and qualities of this local landscape designation or more clearly cross-reference where this can be found.</p> <p>Paragraph 7.33 This paragraph does not seem necessary and may be more appropriate to reference the relevant parts of the evidence study when referring to the points about wind farm development in Paragraph 7.34.</p> <p>Paragraph 7.34 In its current format this paragraph is cumbersome and is not communicating clearly the points that will be relevant to applicants and decision makers in applying Policy 5. This paragraph could be made more concise to be clear about the elements and qualities of the</p>	<p>Noted and altered.</p> <p>Noted, amendments made</p> <p>We disagree, and consider the policy is locally specific and meets the basic conditions in that regard</p> <p>Noted, paragraph removed.</p>
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	<p>landscape designation that are sensitive to change. It perhaps needs a separate paragraph dealing with the points about wind farm development.</p> <p>We advise that the paragraph is amended to provide clarity on the qualities and characteristics of the area of landscape designated that are relevant to the consideration of development proposals.</p> <p>Policy</p> <p>As currently drafted, the policy criteria and supporting text are not clear enough for applicants, decision-makers and members of the local community to understand how development proposals should respond in order to protect and enhance this landscape area.</p> <p>Area of High Landscape Value</p> <p>It is considered that the terminology ‘Area of High Landscape Value’ implies a level of protection that is stronger than actually intended, which seems to be, more, a general guideline of protecting the landscape characteristics that are most important and valued while also considering other landscape characteristics.</p> <p>It is suggested that the first paragraphs of this Policy be rewritten to be consistent with the emerging Belford Neighbourhood Plan (which draws on the same evidence to justify a defined AHLV), as follows: <i>“An Area of Valued Landscape is defined on the Policies Map. Any development that has a significant adverse impact on important characteristics or qualities of the landscape in this area, as described in the ‘Eglington Parish Landscape Assessment’, will not be supported.</i></p> <p>In the second and final paragraphs of the Policy and in various parts of the supporting text, the term “Area of High Landscape Value” should be replaced with “Area of Valued Landscape”</p>	<p>Noted, paragraph amended</p> <p>Noted and paragraph amended</p> <p>Some amendments have been made.</p> <p>‘Noted, however the PC regards it as important to retain the designation as an ‘AHLV’. The objective in doing so is to maintain continuity with the earlier designation, based on the strong</p>
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	<p>Enhancement</p> <p>We recommend that the policy title is amended to refer to enhancement as well as protection in line with Paragraph 174 of the NPPF, i.e. ‘Policy 5: Area of Landscape Value and its protection and enhancement’</p> <p>Setting</p> <p>It is considered that the policy, as currently worded, also implies that the setting of the defined area should be protected. This seems overly restrictive, given that this setting is not defined and given that much of the reasoning behind the AHLV definition is that much of the defined area itself is the setting of nearby hills etc..</p> <p>Policy criteria</p> <p>For this policy to be successfully implemented and used in decision-making, it will be important for policy criteria to be clearly set out against which proposals for development affecting these areas can be assessed.</p> <p>Policy 5 states development that would have a significant and adverse effect on the AHLV will not be supported, but it does not clearly set out the how development proposals should both conserve and enhance the landscape, including how development proposals in the parish should avoid significant adverse effects and also any mitigation measures (such as the design of the development or visual screening) that would support this</p> <p>Part 5 of Policy DM11 of the Northumberland National Park Local Plan provides an example of how the policy could be more positively worded to accord with Paragraph 174 of the NPPF and Planning Practice Guidance.</p> <p>We recommend that Policy 5 should be amended to set out the circumstances under which development proposals within this landscape designation could be supported. This could</p>	<p>evidence comprised in the Consultant’s report, which at para. 7.1.2 advises: ‘It is therefore recommended that the special value of this landscape is recognised in terms of Neighbourhood Plan policy and decision making, through designation as a valued landscape such as an <i>‘area of high or great landscape value’</i>.’</p> <p>Noted and altered</p> <p>Noted and altered</p>
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	<p>include, for example, how development can avoid significant adverse effects and any mitigation measures (such as the design of the development or visual screening).</p> <p>Policy 5 (a)</p> <p>This criterion appears to require consideration of the effects of development with the Parish on those landscapes beyond the Parish boundaries, which in part arises from their visual interconnectivity. It is therefore assumed that this criterion is concerned with the impact development within the proposed local landscape designation could have on the visual links between the named areas. This should be made more explicit.</p> <p>In addition, given the national importance of the Northumberland National Park and the Northumberland Coast AONB, the visual links between the two, and the role of the wider landscape in providing a context for these areas it would be appropriate to have separate policy criteria regarding the links to these national designations.</p> <p>Consideration should be given to separate policy criteria regarding the role of this landscape in providing a visual link between the nationally important landscapes of the Northumberland National Park and the Northumberland Coast AONB.</p> <p>Policy 5 (b)</p> <p>This criterion is not clear about what development proposals are required to do to address this.</p> <p>If it is requiring the design of development to reflect the local landscape character and traditional vernacular in order to avoid adverse effects, it should more clearly articulate this requirement.</p> <p>Policy 5 (c)</p>	<p>Noted</p> <p>Noted</p> <p>Policy amended but AHLV reference remains the same</p> <p>Noted and altered</p>
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	<p>It is not clear what criterion (c) is requiring when assessing a development proposal and what aspects of the landscape are required to be considered. It is also unclear how this differs from criterion (a).</p> <p>Policy 5 (d) This criterion refers to the special qualities of the landscapes in the Parish.</p> <p>These special qualities need to be more clearly referenced in the Plan so that applicants and decision-makers can understand how a development proposal would impact on these special qualities and how the development should respond to these special qualities.</p> <p>The supporting should be amended to set out a clear summary of the special qualities of this local landscape designation or more clearly cross-reference where this can be found.</p> <p>Policy 5 (e)</p> <p>Policy 3 of the draft Neighbourhood Plan sets out detailed policy criteria in relation to development proposals affecting the Eglington Conservation Area.</p> <p>This criterion potentially repeats the requirement in Policy 3 so a cross-reference to this policy may be appropriate.</p> <p>Policy 5 (f)</p> <p>Criterion (f) deals with cumulative impact, but only deals with cumulative impact of tall vertical structures.</p> <p>This should be considered for all forms of development that have the potential to have significant adverse effects on landscape character and quality in this local landscape designation.</p>	<p>Noted – reference to setting removed.</p> <p>Altered.</p> <p>Noted and altered</p> <p>Noted and alterations made</p> <p>Noted and incorporated</p> <p>Noted and incorporated</p>
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	<p>We suggest amending the wording of the policy criteria to refer to the cumulative impact of development as suggested: <i>f) cumulative impact of tall vertical structures including the intensification of wind farm development on the quality and character of the landscape.</i></p> <p>Policy 6 - Non-designated heritage assets and areas of archaeological interest</p> <p>Colleagues in our Conservation Team have questioned the wording of this policy specifically in relation to ‘areas of archaeological interest’ and how they should be dealt with. They have suggested that as currently worded, the policy may not confirm with NPPF, which requires developers to submit an appropriate desk-based assessment. They have advised that they would be happy to work with the Parish Council to come up with suitable revised wording.</p> <p>In addition, they suggest that some of the evidence is insufficient to support the identification of particular non-designated heritage assets / areas of archaeological interest. Again, they would be happy to discuss this in more detail with the Parish Council.</p> <p>POLICY 7 - Community facilities</p> <p>Supporting Text</p> <p>Para 7.39 For clarity, we recommend identifying those facilities that are ACV i.e. Tankerville Arms, Eglington Village Hall and South Charlton Village Hall.</p> <p>In a separate sentence we suggest stating that the other facilities will be considered for registration as ACV.</p> <p>Policy</p>	<p>Noted and altered.</p> <p>Noted and altered</p>
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For clarity, we recommend rephrasing the first sentence so it simply reads '*The following community facilities are identified on the Policies Map*'.

In the final paragraph of this Policy, the word 'facilities' is missing after the word 'community'.

POLICY 8 - Habitats and species Supporting Text

No comments.

Policy

This policy covers three different topics, as such, we think it would be easier if they were split into separate policies.

We recommend that the first two paragraphs are put into a 'Coastal Mitigation Service' policy. In addition, the final sentence of the second paragraph should be separated off as it applies to both coastal mitigation zones.

We recommend that the third paragraph is put into a 'River Tweed Special Area of Consideration' policy.

The final two paragraphs relate to biodiversity and priority habitats. The penultimate sentence would be difficult to use by a decision maker as it is not clear which priority habitats are present in the Parish.

The final sentence relates to Biodiversity Net Gain (BNG), which is yet to be introduced. Therefore, we think this part of the policy could not be applied. In any case, we would question the need to include a policy on BNG as it will be a mandatory requirement for all but small sites and some exemptions from November 2023 (and for small sites from April 2024).

		<p>Noted. Policy altered to incorporate specific wording in the NPPF with regard to archaeology</p> <p>The evidence base has been updated.</p> <p>Noted and supporting text amended.</p>
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		<p>Noted and altered</p> <p>Noted – policy split into 3 separate policies</p> <p>Noted, figure of 10% BNG removed.</p>
<p>Coal Authority</p>	<p>Thank you for your notification received on the 24th April 2023 in respect of the above consultation.</p> <p>The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.</p>	<p>Noted with thanks</p>

	<p>Our records indicate that within the identified Neighbourhood Plan area there are recorded coal mining features present at surface and shallow depth including: mine entries, coal workings and reported surface hazards. These features may pose a potential risk to surface stability and public safety.</p> <p>The Coal Authority's records also indicate that surface coal resource is present in the area, although this should not be taken to imply that mineral extraction would be economically viable, technically feasible or environmentally acceptable. As you will be aware those authorities with responsibility for minerals planning and safeguarding will have identified where they consider minerals of national importance are present in your area and related policy considerations. As part of the planning process consideration should be given to such advice in respect of the indicated surface coal resource.</p> <p>It is noted that the Neighbourhood Plan, as proposed, does not allocate any new sites for future development and on this basis the Planning team at the Coal Authority have no specific comments to make on this document.</p> <p>Please do not hesitate to contact me should you wish to discuss this further.</p>	
<p>National Grid</p>	<p>National Grid Electricity Transmission has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid Electricity Transmission</p>	<p>No comments</p>

	<p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.</p> <p>National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.</p> <p>National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.</p> <p>Proposed development sites crossed or in close proximity to NGET assets:</p> <p>An assessment has been carried out with respect to NGET's assets which include high voltage electricity assets and other electricity infrastructure.</p> <p>NGET has identified that it has no record of such assets within the Neighbourhood Plan area. NGET provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/ <p>Please also see attached information outlining guidance on development close to NGET infrastructure.</p> <p>Distribution Networks</p> <p>Information regarding the electricity distribution network is available at the website below:</p> <p>www.energynetworks.org.uk</p> <p>Further Advice</p> <p>Please remember to consult NGET on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:</p>	
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National Highways	<p>National Highways welcomes the opportunity to comment on the submission of the Eglington Neighbourhood Draft Plan (the Neighbourhood Plan). This letter provides an overview of the Strategic Road Network (SRN) in Northumberland, the background to National Highways' engagement in relation to the adopted Northumberland Local Plan and our formal response to this public consultation.</p> <p>Strategic Road Network Context</p> <p>The SRN within Northumberland is represented by the A1, A19 and the A69. Any proposal that has the potential to influence the operation or safety of the SRN are of interest to National Highways.</p> <p>Background</p> <p>We seek to be a proactive planning partner, supporting local and national economic growth and regeneration and aim to actively engage at an early stage on all planning matters that could impact the SRN. The Department for Transport (DfT) <i>Circular 01/2022 The Strategic Road Network and the delivery of sustainable development</i> sets out the way in which National Highways will engage with communities and the development industry to deliver sustainable development and economic growth, whilst maintaining the safe and efficient operation of the SRN.</p> <p><i>The strategic road network - Planning for the future: A guide to working with Highways England on planning matters</i>, details the approach we take to engaging in the planning system. It identifies that, as a statutory consultee in the planning system, we are under a regulatory duty to co-operate and aim to give consideration to all proposals received and to provide appropriate, timely, substantive responses when consulted.</p> <p>We have been actively involved throughout the preparation and development of Northumberland County Council's Local Plan and we have committed to continue to work with</p>	No further comment

	<p>the Council, agreeing a Joint Position Statement (JPS) prior to the Plan's Examination in Public (EiP) and subsequent adoption.</p> <p>National Highway's consideration of the Neighbourhood Plan is within the context of the county's future planning proposals and the potential impact this has on the operation and safety of the SRN.</p> <p>Review</p> <p>Having considered the Neighbourhood Plan, <i>no negative consequence is considered to be associated with the Neighbourhood Plan in relation to the SRN.</i></p> <p>In light of the above, we offer no further comment.</p> <p>I trust this response is helpful, but should you require any further information please do not hesitate to contact me.</p>	
MMO	<p>Thank you for including the Marine Management Organisation (MMO) in your recent consultation submission. I don't believe any further comment is required from the MMO regarding the neighbourhood plan given the area covered is not adjacent to the North East Marine Plan area but I would only advise that you take note of any relevant policies within <u>the North East Marine Plan Documents</u> in regard to any future plans, that may impact the marine environment. An MMO standard response for this consultation should have been received when you originally sent the email to us. If you did not receive this, please see below.</p>	Noted
Natural England	<p>Thank you for your consultation on the above dated 24 April 2023.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p>	Comments noted

	<p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on the Eglington Neighbourhood Plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p>	
<p>National Gas</p>	<p>National Gas Transmission has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Gas Transmission</p> <p>National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>Proposed sites crossed or in close proximity to National Gas Transmission assets</p> <p>An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure.</p> <p>National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>National Gas Transmission provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • https://www.nationalgas.com/land-and-assets/network-route-maps <p>Please also see attached information outlining guidance on development close to National Gas Transmission infrastructure.</p>	<p>Noted</p>

	<p>Distribution Networks</p> <p>Information regarding the gas distribution network is available by contacting:</p> <p>plantprotection@cadentgas.com</p>	
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Landowner's Responses

<p>Mr Paul Grahamslaw</p>	<p>1 INTRODUCTION</p> <p>1.1 George F. White (Planning, Architecture and Development) have been instructed by Mr Geoff Grahamslaw ('the Client'), to submit representations on their behalf, under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012) (as amended) to the Pre-Submission Consultation Draft of the Eglingham Neighbourhood Plan (April 2023), hereafter referred to as ('ENP').</p> <p>1.2 Comments are provided in response to the content of the ENP where these are relevant to the Client's interests.</p> <p>1.3 These comments have considered the ENP and supporting evidence base and assessed compliance against the National Planning Policy Framework ('NPPF'). The comments have regard to whether the ENP meets the 'basic conditions' and other matters as set out in paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990, applied to Neighbourhood Plans by Section 38A of the Planning and Compulsory Purchase Act 2004.</p> <p>1.4 We request to be kept informed of and notified about the progression of the ENP, further stages of consultation, amendments or making of the ENP - by email using the contact details indicated below.</p>	
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	<p>1.5 We would also welcome the opportunity to work proactively with the Neighbourhood Group and to discuss the matters raised in these representations in further detail. Please use the contact details provided below:</p> <p>Email: stephanielinnell@georgefwhite.co.uk and padadminshared@GeorgeFWhite.onmicrosoft.com Phone: 0333 920 2220 / 07702 201401</p> <p>2 BACKGROUND</p> <p>2.1 Our Client has agricultural land and property to the north and east of the settlement of Eglingham which is in agricultural use. It is essential for their business that they plan for the short, medium and longer term and in doing so seek opportunities for diversification and sustainable development to ensure that the farm can maintain itself financially, whilst also seeking to work with the community, the landscape, and environmental conservation.</p> <p>2.2 The rural settlement of Eglingham through the Neighbourhood Plan should have the flexibility to develop sustainably, to grow proportionately, and to provide new opportunities for existing and future residents, their families and the wider community through new residential development, the conversion of buildings, or economic and tourism development.</p> <p>2.3 Our Client wishes to work with the Neighbourhood Plan Steering Group, the Parish Council and the local community in planning positively for the future sustainable development of the village.</p> <p>REPRESENTATION SUMMARY</p> <p>2.4 Our Client seeks amendments to the ENP in respect of:</p> <ul style="list-style-type: none"> • The proposed settlement boundary for Eglingham. Amendments are proposed to identify and include land for future residential development within the settlement boundary. • Makes suggestions on the specific wording of proposed policies. <p>3 REPRESENTATIONS</p>	<p>Agreed. It is considered that the Plan as drafted does support appropriate development in the neighbourhood area.</p>
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	<p>3.1 Overall, the Plan is generally supported - subject to the representations set out in this section.</p> <p>3.2 It is acknowledged that this is a community plan seeking to reflect and address issues identified by local residents, and that there is a strong focus on protecting and enhancing landscapes. However, it is also important that the ENP recognises the economic and social dimensions of sustainable development and that these are also important to the future of the Parish. The policies of the ENP should positively support local rural economic growth and development, including residential development of an appropriate scale, taking a positive approach to sustainable new development and the services and facilities they provide and in turn support. This is the balance the ENP needs to strike to ensure it will enhance and maintain the vitality of the rural community it is representing.</p> <p>The following representations are made in the order they appear in the Plan.</p> <p>Section 1 – Introduction</p> <p>3.3 Attention is drawn in paragraph 1.2 to the NPPF guidance about what is appropriate to include in Neighbourhood Plans. The ENP places its own emphasis on the guidance using ‘bold’ text. It would be a more balanced approach at the outset of the Plan to also emphasise, as set out in the NPPF paragraphs 28-30, that neighbourhood plans:</p> <p><i>can include allocating sites;</i> <i>can shape, direct, and help to deliver sustainable development;</i> and <i>should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.</i></p> <p>Section 5 – Spatial Portrait</p> <p>3.4 A spatial portrait is set out based on the 2011 Census. It is accepted that not all details of the 2021 Census are yet available, however paragraph 5.1 indicates that the parish population has experienced a ‘small reduction’ from 385 persons (2011) to 337 persons (2022). This is actually a reduction of some 48 people or a 12.5% reduction. No analysis is provided of this, or assessment of the impact of this, or how this population decline could or should be addressed. One conclusion which could be drawn in parallel with many other rural areas is the impact of an aging population and out-migration of the younger working age members of the community. It would be helpful if the ENP assessed the impact of this</p>	<p>Overall support is noted.</p> <p>It should be noted that the PC did support an earlier (now completed) housing development submitted by Mr Grahamslaw</p> <p>Noted</p> <p>This is background information which it is not necessary to include in the ENP</p> <p>The economic vitality of the Parish was not an issue that</p>
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	<p>population decline and considered whether any mitigation or positive policies are necessary in order to support the social and economic vitality of the Parish including opportunities for a wider variety of new homes.</p> <p>Section 6 – Vision and Objectives</p> <p>3.5 The overall vision for the Plan following paragraph 6.1 is supported, specifically the support for the rural and visitor economy.</p> <p>Section 7 – Planning Policy</p> <p>Policy 1 – Settlement boundaries for the villages of Eglingham and South Charlton</p> <p>3.6 Comments on this policy and settlement boundaries are restricted to the settlement of Eglingham. Our Client OBJECTS to Policy 1 and the proposed settlement boundary for Eglingham as detailed on Inset Plan 1.</p> <p>3.7 Eglingham is defined in the Northumberland Local Plan (2022)(NLP) Policy STP 1 and Appendix A as a small village. The NLP does not actively direct development to small villages (4.38) however it does recognise that a level of development is required in rural areas to support social and economic vitality, and that development in one village can support services and facilities in another nearby. It states that in small villages, small scale development will be supported subject to a number of criteria. The NLP does not indicate a requirement for the Parish of Eglingham to allocate land for residential development in the plan period. However, as set out in the NPPF (paragraph 29) neighbourhood plans <i>can</i> allocate land for housing, and more importantly they should not promote less development or undermine the strategic policies for the area.</p> <p><i>NPPF indicates at paragraph 29:</i></p> <p><i>Neighbourhood Plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.</i></p> <p>3.8 The summary views (August 2020) of the previous consultation (2019) listed as a background document to the ENP indicated an Affordable Housing Needs Survey (AHNS) was being undertaken by a commercial developer and that this would be considered as part of the approach to the Neighbourhood Plan. No further information is evident regarding the</p>	<p>was raised by any respondents in the initial consultation .</p> <p>Support noted</p> <p>The plan has been prepared in close consultation with the community. More information is contained in the Consultation Statement. However, it was clear that the local community did not want to allocate new housing sites, and that there is strong support for the settlement boundary as drafted. Other responses by residents at this Regulation 14 consultation also re-iterate this point.</p> <p>Furthermore, this site was not submitted at the time of the initial consultation, when all residents of the parish were consulted.</p>
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	<p>findings of the AHNS or how this has been assessed and how this has informed the preparation of the ENP. Further clarification on this matter is requested.</p> <p>3.9 The ENP proposes a tight settlement boundary around the built form of Eglingham leaving little (if any) windfall opportunities (partially due to the further proposed designations as Local Green Spaces) for future small scale residential growth of the settlement which would in turn support the village services and facilities and provide alternative housing options for existing and future residents. The ENP should be sufficiently flexible in defining the proposed settlement boundary and through the wording of related policies to allow for appropriate small scale new residential development over the plan period. The policies as currently written, and the proposed settlement boundary for Eglingham, which severely restrict development opportunities is unlikely to allow the ENP to meet its stated objectives, specifically Objective 1.</p> <p>3.10 The background evidence paper A2 - 'Settlement Boundary Methodology and Background Report Eglingham Neighbourhood Plan' indicates at Table 1 – Extant housing permissions (1 April 2022) that 21 new homes may be completed within the Parish. Clarification is sought on the actual plan period for the ENP and the housing figures used. It is understood that works to the Eglingham C of E first school to change its use to residential use indicated in Table 1 as '1 dwelling under construction' has been completed a number of years ago. In addition, reference to a new build dwelling for staff accommodation at Charlton Hall should not be included in the table as this is a restricted occupancy property – it has also been superseded and implemented as tourism accommodation application 21/00369/FUL refers. An update and reassessment of the data provided in Table 1 is suggested.</p> <p>3.11 The ENP is for a period to 2036 (indicated in the vision) although no baseline date is provided. The proposed tight settlement boundary and associated policies will severely restrict any future housing growth to 2036. The ENP policies and settlement boundaries should be sufficiently flexible to allow for small scale appropriate residential development over the plan period, and the settlement boundary for Eglingham should be amended to facilitate this.</p> <p>3.12 Land within our Clients ownership to the east of Eglingham provides an opportunity for the ENP to have a genuinely plan led approach to new residential development. It is suggested (in the absence of any site selection or assessment process undertaken during the preparation of the ENP) that the land identified below (figures 1 and 2) is considered and</p>	<p>This evidence base was correct at time of issue. The alteration at this stage would make no material difference to the content of the plan, or the conclusions for the level of housing to be provided.</p> <p>This is a community plan, and the community did not support the allocation of new housing sites. No assessment was therefore undertaken, nor was there a requirement to do so.</p> <p>Noted. However, see above.</p> <p>Noted, see above.</p>
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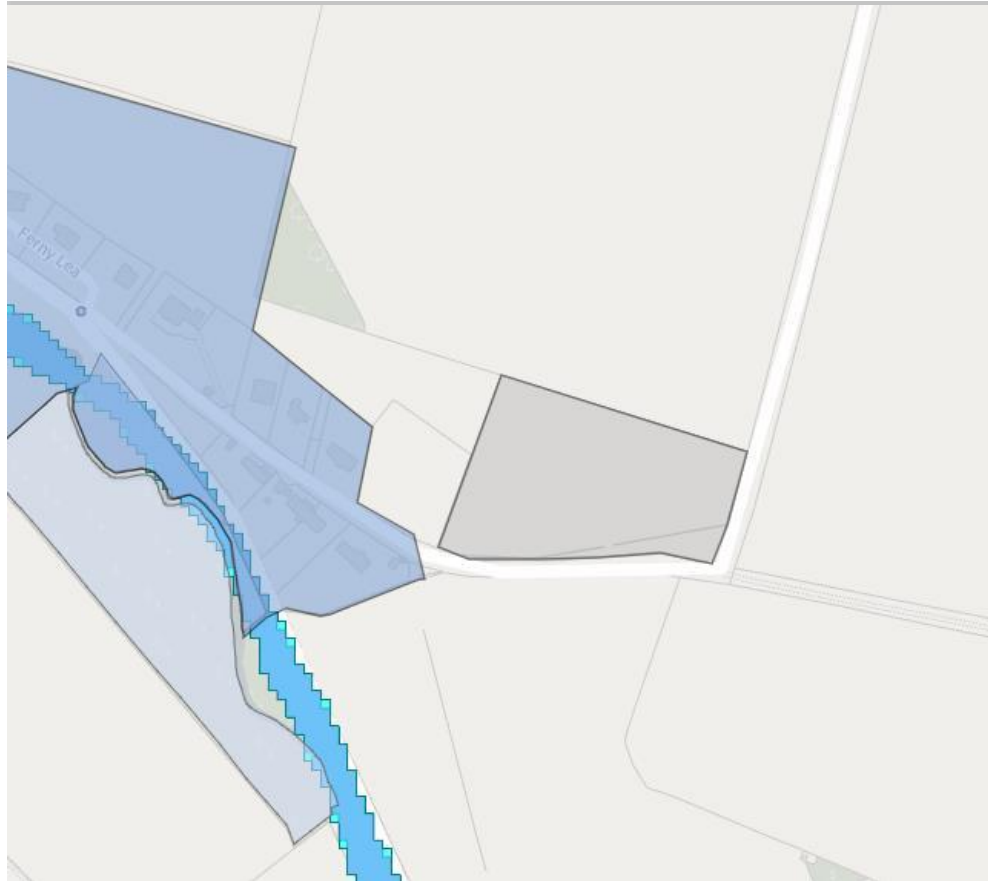
allocated for residential development within the ENP and included within an amended settlement boundary. This submission offers two potential sites: Site A1 and Site A2.

Site A1

3.13 Comprises approximately 3 acres of land to the east of the settlement (figure 1). The site is bounded by existing highway to the south and east including existing field access points, residential development to the west and an established fence line to the north. The land is in agricultural use and is not constrained by any known nationally designated heritage assets or protected habitats. It is anticipated having regard to existing development, the character of the area, and the opportunity to include for landscaping and biodiversity opportunities that the site could accommodate between 5 and 10 new homes and provide the opportunity to deliver small scale affordable homes for the Parish, as well as self build or custom build new homes. It is proposed that the site would be served off a single access onto The Terrace. Surface and foul water drainage can be accommodated on site or on adjoining land also in the same ownership.

3.14 Design and materials would be of a high-quality characteristic of the local area. The scale of the homes would reflect the character of the area and could include family dwellings, and smaller scale single storey properties working with the topography of the site. The development would be of a high standard of design and would seek to respect the landscape and local character creating opportunities to form links and walkways around the settlement edges whilst also creating biodiversity areas and wildlife corridors. This approach provides the opportunity for a planned, logical, sustainable extension to the settlement.

Figure 1 – Site A1 – Land north of The Terrace, Eglingham



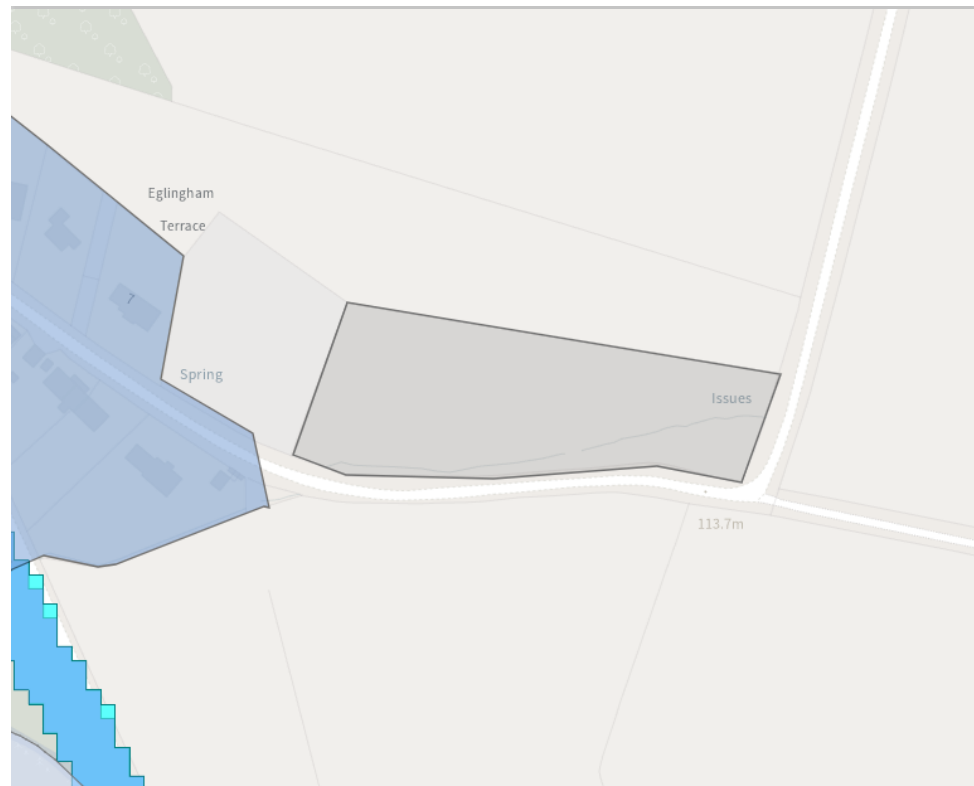
Site A2

3.15 Comprises approximately 1.8 acres of land to the east of the settlement. It is bounded by existing highway to the south and east including existing field access points, residential development to the west and follows the line of existing development and the topography of the land to the north. The land is in agricultural use and is not constrained by any known nationally designated heritage assets or protected habitats. It is anticipated having regard to

The site may be appropriate as an 'exceptions' site but will not be allocated for housing in the ENP as no housing allocations are proposed. Furthermore, the site is on an elevated position, beyond the proposed settlement boundary which has been extended to accommodate recent development already undertaken by the respondent.

existing development, the character of the area, and the opportunity to include for landscaping and biodiversity opportunities that the site could accommodate up to 5 new homes. It is proposed that the plots could be served off individual private drives or from a single access onto The Terrace. Surface and foul water drainage can be accommodated on site or on adjoining land also in the same ownership. It is anticipated given knowledge of the local property market that these plots would be developed as self or custom-built homes.

Figure 2 – Site A2 – Land north of The Terrace, Eglingham



See above and, again, the site could be put forward as an exceptions site and judged on its own merits at that time. The site will not be included in the ENP. The site is beyond the proposed settlement boundary, about which there has been significant consultation.

Noted, see earlier comments.

	<p>Site A2</p> <p>3.16 The proposed settlement boundary for Eglingham as indicated on the Inset Map 1 – Eglingham village is objected to. The proposed settlement boundary is too restrictive in its approach and not in accordance with the NPFF paragraph 16. The ENP should be positive towards development over the plan period and sufficiently flexible to allow for change. Proposed amendments to the settlement boundary are indicated in Figure 3.</p> <p>Figure 3: Proposed amendments (1) and (2) to north-eastern settlement boundary for Eglingham</p> <p>3.17 The amendments to the settlement boundary (proposed lines indicated in red (1) and (2)) follow natural boundaries being the existing highway to the south and east, and fence line to the north or the natural topography of the land.</p> <p>3.18 Our Client would be happy to work with the Neighbourhood Plan Steering Group or Parish Council to develop this concept further to discuss the needs of the community and a phased development of the village during the Plan period and beyond.</p> <p>Policy 2 – High quality and sustainable design</p> <p>3.19 Policy 2 makes reference to the ‘Design Code’. The design code is listed as a background document. If it is the intension of the ENP to apply the design code as policy, it should be included within the ENP and be subject to the same level of scrutiny.</p> <p>3.20 Criterion c) refers to the retention of trees and hedgerows, it is suggested that this should not be a blanket requirement, regard should be had to the species, quality, health, and contribution that a tree or hedgerow makes. For example, the removal of non-native leylandii may be beneficial especially if new native tree or hedge planting is proposed.</p> <p>Policy 3 – Eglingham Village Conservation Area</p> <p>3.21 Policy 3 makes reference to the ‘Design Code’. The design code is listed as a background document. If it is the intension of the ENP to apply the design code as policy, it should be included within the ENP and be subject to the same level of scrutiny.</p>	<p>Noted. Part of the Design Code is to be incorporated into the plan, as suggested also by NCC.</p> <p>No change. These matters will be dealt with on a case by case basis.</p> <p>See above.</p> <p>Noted. These will now be shown in the plan in the design code section.</p>
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3.22 Reference is made under criterion a) to significant view points shown on the Policies Map. There are no view points indicated on the policies map or in the key. Should these be added our client reserves the right to comment further on these through a reconsultation process. Criterion e) suggests development proposals will use traditional building materials, the policy should be more flexible and acknowledge that contemporary design and materials can be high quality and contextually appropriate within a Conservation Area and in association with heritage assets. Reference is also made to a number of view



points within the policy, it would clarify the policy if these were indicated and orientated on the Proposals or Inset Maps.

Policy 6 – Non-designated Heritage Assets and Areas of Archaeological Interest

Policy has been amended following comments from NCC

	<p>3.23 Policy 6 refers to Appendix A, Part A and Part B which are included in the consultation document. Unfortunately, the appendix is not reproduced in full with the description and significance column being truncated and as such not all of the details are available to view. Our client reserves the right to comment further on this once the information is fully available.</p> <p>Policy 8 – Habitats and Species</p> <p>3.24 This policy is not specific to the ENP and unnecessarily repeats policies of the NLP and NPPF.</p> <p>Section 8 – Monitoring and Review</p> <p>3.25 Reference is made at paragraph 8.2 to the ENP plan period being up to 2038, however the vision on page 9 of the ENP states this is 2036. One or the other should be amended for consistency.</p> <p>Section 10 – Glossary of Terms</p> <p>3.26 The ENP helpfully provides a Glossary at section 10, however many of the terms do not relate to the content of the plan and are therefore irrelevant for example the word affordable only appears in the glossary and not throughout the main body of text.</p> <p>4 SUMMARY</p> <p>4.1 Our Client has made comments on the content of the Eglington Neighbourhood Plan and specifically objects to Policy 1 - Eglington Settlement Boundary. It is suggested that the Eglington settlement boundary should be amended and land within our clients ownership allocated for residential development within the plan period.</p> <p>4.2 Our client is willing to work with the Neighbourhood Plan Steering Group and Parish Council to discuss these representations in further detail. Please do contact me on the details provided if you require any further clarification.</p>	<p>Noted and altered.</p> <p>Noted. However, these references remain relevant and useful. No change.</p> <p>No change proposed – see comments above.</p>
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<p>Mrs Potts (represented by Galbraith)</p>	<p>I write on behalf of Mrs Potts, with regard to your letter of 10th March 2023, for which we thank you, in connection with the above.</p> <p>We have studied your letter and plan, and our comments, as illustrated by the annotations on the enclosed plan, are as follows:</p> <ul style="list-style-type: none"> a. LGS11 – the majority of this area is outwith the Neighbourhood Plan area. Consequently, we think that the LGS11 allocation should be restricted to that part of the wood (known as The Terrace Wood) within the Neighbourhood Plan boundary. b. LGS14 – similarly, it should be made clear that the allocation is confined to that part of the woodland within the Neighbourhood Plan area. c. LGS17 – we suggest that the area outlined in blue be excluded as this constitutes an area of land of a different character to the remainder of LGS17. d. LGS20 – this lies entirely outside the Neighbourhood Plan area. Consequently, we suggest that this LGS identification is removed altogether. <p>Other Comments</p> <ul style="list-style-type: none"> 1. Eglingham Hall itself has been identified as CA1. We have not been able to ascertain what the suggested prescriptions are or signify in this case – please could you advise how we can access the text of the Emerging Neighbourhood Plan document itself? 2. We consider that the Settlement Boundary has been drawn inappropriately in three places and have shown the suggested amendments in orange. Area 1 of these is already developed as farmyard and buildings. Area 2 is already developed as yard and buildings used by Messrs Whillis in connection with 	<p>The agent appears to have mistaken the Conservation Area boundary for Eglingham and the Neighbourhood Area. All the LGS designations are within the Neighbourhood Area. Some are reviewed in light of comments also made by NCC. LGS20 has been removed. The boundary of LGS17 has been re-assessed and remains as originally designated. The area in blue is part of the LGS comprising a corner of mature trees in this attractive space in the village.</p> <p>Noted. The policy supports any works to improve the historic significance of Eglingham Hall.</p> <p>Noted. Housing could still be accommodated outside the settlement boundary if it meets certain criteria in relation to affordable housing (i.e. as an exception site).</p>
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	<p>their business. Area 3, while currently a grass paddock at present, between two existing residential properties. Although there are no plan any change of use at present, this would be a sensible location in which future housing need could be met, without changing the overall character of the village.</p> <p>I very much hope that The Council will take these comments on board and forward to seeing the emerging plans and documents in their later iterations.</p>	<p>The settlement boundary has been carefully considered, and has the full support of the community. However, it is clear that Areas 1 and 2 should logically be within the settlement boundary in accordance with the detailed methodology. Site 3 is a paddock and the inclusion of this land in the settlement boundary would substantially change an important green gap within the village and would need a full re-assessment. No change to Area 3 is proposed, but very minor alterations to include Areas 1 and 2 is supported by the Parish Council.</p>
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Resident's Responses: 32 in total

<p>David Alston</p>	<p>I am writing to you as part of the Eglington Neighbourhood Plan regulation 14 consultation exercise to offer my support for the submitted plan.</p> <p>In the past I have been a Steering group member for part of the plan development process, I am also a local resident within the parish and support the broad intentions of the plan to support and define the application of the planning process to Eglington Parish.</p> <p>The plan has been developed by the Parish Council and has commissioned and overseen work to Produce the local Eglington Design code, the definition of Settlement boundaries for the villages within the parish and the identification of Local Green-spaces. Some of the areas defined as Local Green-space and in part forming some of the significant views listed have suffered considerably due to Storm Arwen. It could be advantageous to revisit some of these areas to ascertain any perceived change in their value.</p> <p>The Plan has built on previous work examining landscape character to define local Areas of High Landscape Value as a context for future development adjacent to or within the parish.</p> <p>This has led to the formulation of local policies for protecting the character of the Conservation Area, and for the evaluation of Housing and Employment proposals includes a commitment to a high quality of development and sustainability within our communities. It goes on to list those assets and facilities of Community value.</p> <p>I am in support of all these initiatives and believe that the plan provides a solid basis of locally important policies, significant to the community, to assist the County Council in reaching decisions affecting the quality of life within the parish for its residents.</p>	<p>Support</p>
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Lynne and Tony Sutcliffe	We have read through the plan. May we congratulate the people involved in producing such a comprehensive and professional document. We support all of the proposed policies in the plan and see them as important to maintain the character of our Parish. My wife and I are happy to register our agreement to the Plan and our support for the Eglington Neighbourhood Plan.	Support
Andrew Gray Also representing Anne Gray & Di Faulkner	<p>Notwithstanding my involvement as a member of the steering group tasked with producing the Eglington Parish Local Plan, my past representation as a councillor on Eglington Parish Council, and my current position as temporary Clerk to the Parish Council, I would like to lodge my general support for the policies contained within the current draft of the plan, with a single caveat...</p> <p>In drawing up the plan, the section on settlement boundaries, and being a landowner of land butting up to the proposed boundary in South Charlton, being a member of the steering group I declared an interest and removed myself from any final decisions made. With guidance from NCC the decision was made to exclude my land (a small paddock) thus potentially making any applications more cumbersome and expensive. So, I take this opportunity to ask the PC and its reps to reconsider alignment of the settlement boundary around my land.</p>	Support and suggested alteration. The proposed extension to the settlement boundary would cause a substantial change and would not be in accordance with the methodology consulted on and agreed. No change.
Morrison and Maureen Tate	<p>We are writing to you as part of the Eglington Neighbourhood Plan regulation 14 consultation exercise to offer our support for the broad intentions of the submitted plan.</p> <p>We are extremely supportive of The Design Code, which has the intention of ensuring that any alterations/new builds "fit" with the design of existing buildings.</p> <p>We have only one observation on :</p>	Support and suggested alteration

	<p>Section 4.5.1.EG.SD.01Solar Panels which states that "....within Eglington Conservation Area solar panels should not face the road or be visible from adjacent premises."</p> <p>We think that this should be altered to remove the words "or be visible from adjacent premises";</p> <p>This would bring it into line with the Planning Portal which states :</p> <p><i>If your property is in a conservation area, or in a World Heritage Site, panels must not be fitted to a wall which fronts a highway. (We think that the word "wall" should be "Roof"!)</i></p> <p>As it is under the current design code wording and taken literally, any panels which could be seen eg from a neighbour's back garden would not be allowed. We don't think that this is the actual intention. Whilst this is only a minor matter it is perhaps something which could be clarified.</p> <p>Clearly a massive amount of work has gone into the plan and we would like to pass on our thanks to those who have been involved.</p>	<p>Comments noted, but the reference in the design code is to existing permitted development rights which apply regardless of this plan.</p>
<p>Marion Wilson</p>	<p>Sending this email to show my support for the ENP's proposed policies.</p>	<p>Support</p>
<p>Ronald and Margaret Bell, Eglington</p>	<p>I write to you to offer my support for the aims and objectives set out in the Eglington Neighbourhood Plan, Reg 14 consultation. This is the opinion of both myself Ronald Bell and my wife Margaret Bell, both residing at 8 The Terrace, Eglington, NE66 2UA .</p>	<p>Support</p>

<p>Ian and Sue Smith, Eglingham</p>	<p>As the consultation period for the Eglingham Neighbourhood plan is nearing its end, we are writing to express our appreciation of all the work that has been put into this document by the Parish council subcommittee/steering group dealing with this project, and to lend our support to the policies outlined within it.</p> <p>We are in agreement with the proposed settlement boundaries, the Eglingham Design Code, and the preservation of the designated green spaces. These and the other elements covered in the plan are important in the character, landscape and habitats of the village and its surrounds, and we hope that NCC will accept the document and be guided by it when making future decisions over developments within the area.</p>	<p>Support</p>
<p>Lorna Turner</p>	<p>Work on the Neighbourhood Plan began long before I joined the Parish Council in 2022. It is a prestigious document which, as a Councillor, I am pleased to support. As a resident of the Parish, I approve of the proposed policies, and I would like to thank the volunteer Steering Group for their work, other agencies for their input and in particular, David Biesterfield for his professional know-how, dedication, and willingness to bring the Plan to it's completion.</p>	<p>Support</p>
<p>Pete and Gillian Ridgway</p>	<p>I am writing to you as part of the Eglingham Neighbourhood Plan regulation 14 consultation exercise to offer my support for the submitted plan.</p> <p>Whilst I have been a Steering group member for part of the plan development process, I am also a local resident within the parish and support the broad intentions of the plan to contextualise the application of the planning process to to Eglingham Community.</p> <p>It's my understanding that the plan has been developed over the last few years under the auspices of the Parish Council and has commissioned work to formulate the local Eglingham Design code, the delineation of Settlement boundaries for the villages within the parish and the identification of Local Green-spaces. It has supplemented previous work examining</p>	<p>Support</p>

	<p>landscape character to define local Areas of High Landscape Value as a context for future development adjacent to or within the parish.</p> <p>This work which has led to the formulation of local policies for protecting the character of the Conservation Area, and for the evaluation of Housing and Employment proposals includes a commitment to a high quality of development and sustainability within our communities.</p> <p>It goes on to list those assets and facilities of Community value.</p> <p>I am in support of all these initiatives and believe that the plan provides a sound and solid framework of locally important policies to help guide the County Council in their formulation of decisions affecting the quality of life within the parish for its residents.</p> <p>These views are shared by my wife Gillian Ridgway</p>	
Julian Tyley Eglingham	I would like to support the proposed policies of the Eglingham Neighbourhood Plan and believe the Plan will be of benefit to the community.	Support
Lawrence Holmes	<p>Hello</p> <p>I am writing to express my support for the policies and objectives of the Eglingham Neighbourhood Plan as presented in the various documents. I would also like to express my appreciation for the large amount of work and care that has gone into preparing the plan. I note that the section on green spaces includes, quite rightly, the Glebe field the document says this is owned by the Church of England, this is correct in that it is owned by the Diocese of Newcastle, but not by the ecclesiastical parish of Eglingham. I am sure the Newcastle diocese at Church house has been notified of its inclusion.</p>	<p>Support</p> <p>Noted.</p>
Anne Logan	<p>Dear Sir,</p> <p>I have recently read through the above document as published on the Eglingham</p>	Support

	Parish website. It is a very fulsome and worthy piece of work and I fully support its aims and objects and very much hope it is adopted.	
James Logan	Having read through the Eglington Neighbourhood Plan I would very much like to express my support to this very important and comprehensive proposal and wish for it to be adopted.	Support
Andy, Judith and Hannah Scott	Andy Scott, Judith Scott and Hannah Scott would like to express our support for the proposed Eglington neighbourhood plan.	Support
Marcus Leigh & Kim Smith	<p>Hello.</p> <p>As local residents we are writing to express our backing for the proposed Eglington Neighbourhood Plan.</p> <p>It is our opinion that policies which seek to protect identified Local Green Spaces in the villages of Eglington and South Charlton, that ensure the landscapes in our parish are properly recognised and identified as Areas of High Landscape Value, that support community facilities and policies which seek to identify important features in our historic environment and also promote sensible, appropriate design in any new development in the Parish can only be of benefit to the local community.</p>	Support
Judi Rutherford South Charlton	I wish to express my complete support for the policies of the proposed Eglington Neighbourhood Plan and only wish that the same professional honesty had been given to the grossly misleading plans for the Middlemoor Windfarm	Support
John Rutherford South Charlton	The consultation draft is a robust and comprehensive document clearly setting out the policy priorities for the medium term and I am in complete support of these proposals	Support

	<p>While realising that this may still be outside of the remit of the ENP I should like to urge the Parish Council to restrict the flow of HGVs along the B6347 by removing its status as a recognised <i>Logging Route</i> particularly through the village of South Charlton</p> <p>I thank the PC generally and David Biesterfield in particular for the enormous diligence and effort to complete the Draft so far; its professional approach reflects well on our whole community</p>	Unfortunately this is outside the remit of the ENP.
Tony and Valerie Hooks	We totally support this detailed and welcome neighbourhood plan. We are grateful to those that have worked hard to provide the plan and hope that it is accepted by NCC and a referendum has a positive outcome.	Support
Mr and Mrs Biesterfield	<p>Dear Mr. Gray,</p> <p>We wish to register our strong support for the proposed ENP and its policies.</p> <p>Kind regards,</p> <p>David & Barbara Biesterfield</p>	Support
Mr and Mrs Carr-Ellison	<p>Good morning,</p> <p>Could you kindly put on record that my wife, Katie and I wish to express our support for the policies outlined in the proposed Eglington Neighbourhood Plan.</p> <p>Thank you.</p>	Support