

Background Report on Significant Viewpoints – For the purposes of:

- **Policy 3: ‘Development within Eglington Village Conservation Area’; and**
- **Policy 5: ‘Area of High Landscape Value’.**

The natural beauty of Eglington Parish and its setting is self-evident and there are almost innumerable viewpoints from which it can be appreciated. As a limited starting point, ‘*The Eglington Parish Neighbourhood Plan Landscape Assessment Final Report - May 2021 (updated January 2022)*’ drew attention to important views in section 3.5:

“Views

- 3.5.1 *From elevated moorland, ridges or knolls there are views across the Parish and to distinctive landscapes well beyond its boundary e.g. from Crag Hill looking east towards the Northumberland Coast AONB (refer to section 6 below).*
- 3.5.2 *Views within the Parish are important in contributing to the scenic qualities of the Parish as well as aiding orientation and reinforcing sense of place. Particularly striking views are afforded westwards from the B6346 across Beanley Moor and to the rounded domes of the Cheviots in the distance. South of Eglington village there are views from the edge of Beanley Moor across Chillingham Vale, while from the slopes above the village there are views south across the moorland and to the stepped sandstone scarp at Cloudy Crag.*
- 3.5.3 *There are also views across the Parish from outside of the area where the Parish forms an important foreground e.g. views from Heckley Road looking west.*
- 3.5.4 *The Photographs below reflect some of these wide views as well as the rural character of the area.”*



Over Eglington from Eglington Hill & Eglington/Bewick Moors



Looking across Harehope from Beanley Rd

To be more specific is to miss the point that the Parish's topography results in spectacular vistas from just about wherever one is standing, a situation enhanced by the extensive network of public roads, bridleways and footpaths, combined with wide areas of open access land, within and adjacent to the Parish. It is also important to remember the many country pursuits to which the area lends itself, from ornithology to riding, walking, cycling and field sports. The description of Northumberland as 'the land of far horizons' is particularly apt, within and from outside the Parish. Accordingly, any viewpoint mentioned in this background document or, indeed, in any policy of the Neighbourhood Plan should not be regarded as prescriptive or limiting.

The Steering Group has liaised with the County Council's mapping department to identify some specific viewpoints for use on the proposed policies map for use in conjunction with **Policy 3: Development within Eglington Village Conservation Area** and **Policy 5.**

Protection of the Parish's special landscapes (and those interconnected with them).

Policy 3: Development within Eglington Village Conservation Area

The following specific viewpoints are regarded as pertinent to the Eglington Conservation Area, as commonly appreciated by residents and visitors alike [(by reference to the attached extract from Northumberland County Council's Map of Public Rights of Way)]:

1. From land above Eglington Village:
 - 1.1. To the south, comprising mainly Beanley Moor and Woods especially along the public and non-designated (but widely used) footpaths and tracks shown on the extract ;
 - 1.2. To the north the bridleway running from Tarry to Eglington Moor and from the footpath curving from Tarry House back to the bridleway; and
 - 1.3. From Eglington Hill and, respectively, the road down to Eglington Terrace and the bridleway that runs diagonally back towards Eglington (again, see the extract).
 - 1.4. Any view from which Eglington Hall, St Maurice's Church and churchyard or the Village Farm are visible.
2. From within or adjacent to Eglington Village, views out towards higher ground to the North/North-East and South/South-West of the Village, especially through the gaps that exist in the linear development of the Village;

Policy 5. Area of High Landscape Value and its protection

Likewise, the following specific viewpoints are regarded as pertinent to Policy 5 (N.B. :

1. From:
 - a. The South Charlton to East Ditchburn Road (and land to either side and beyond it along the Charlton Ridge, including Crag Hill) towards:
 - i. The coast (Bamburgh, Warkworth and Coquet Island can be seen);
 - ii. The Cheviots;
 - iii. East Ditchburn;
 - iv. The Upper Aln valley;
 - v. Hulne Park and Cloudy Crag.
 - b. The high ground to the North and North East of Eglington (including from footpaths, bridleways and Tarry and highpoints such as Ticket Hill) towards:
 - i. The Cheviots;
 - ii. The coast;
 - iii. Bewick and Eglington Moors;
 - iv. Eglington Hill;
 - v. West Ditchburn;
 - vi. Beanley Moor and Woods;
 - vii. Titlington Pike;
 - viii. The Upper Aln valley;
 - ix. Jenny's Lantern;
 - x. Hulne Park and Cloudy Crag.
 - c. The high ground to the South and South East of Eglington (including from footpaths, bridleways and the Eglington to Beanley road and offshoots) towards:
 - i. The Breamish/Till Valley;
 - ii. Bewick and Eglington Moors;
 - iii. The Kyo Hills;
 - iv. The Cheviots;
 - v. Tarry and Hagdon, beyond;
 - vi. Eglington Hill;
 - vii. West Ditchburn;
 - viii. The Charlton Ridge;
 - ix. The Upper Aln valley;
 - x. Hulne Park and Cloudy Crag.
 - xi. Jenny's Lantern.
 - d. The B6346 (depending on whether one is travelling towards Chatton or Alnwick): towards Hulne Park; the land to the north; across Beanley Moor; to the rounded domes of the Cheviots in the distance; and, beyond Eglington (say, at Cock Hall), across the Great Wood with, again, the Cheviots in the background; across the Breamish/Till Valley; and up towards the SSSI moorland, across to Blawearie, with Hanging Rock and Ticket Hill etc.
 - e. Across the Parish from outside of the area where the Parish forms an important foreground e.g. views from Heckley Road looking west and north; Titlington Pike, looking north and west; Beanley Woods and the area surrounding them, looking north, east and west; from Hulne Park, looking north and west; from the A697, looking north, west and east; and from the A1 and the coast (although wind turbines are prominent from those perspectives).

2. A selection of photographs demonstrating some of these views follows.

Ref Policy 3: Development within Eglingham Village Conservation Area



1.1 South to Beanley Moor



1.4 Views inc. Eglingham Hall, St Maurice's & Village Farm



2. Views through "gaps" through development within Eglingham village

Ref Policy 5: Area of High Landscape Value and its protection



1. a. i. The coast (left: Dunstanburgh. right: Farne Islands)



1. a. ii. The Cheviots



1. a. iii. East Ditchburn



1. a. iv. The Upper Aln valley



1. a. v. Hulne Park and Cloudy Crag



1. b. i. The Cheviots



1. b. ii. The coast



1. b. iii. Bewick & Eglington Moors

X



1. b. iv. Eglington Hill

X



X

1. b. v. West Ditchburn



1. b. vi. Beanley Moor & Woods



1. b. viii. Upper Aln Valley



1. b. ix. Jenny's Lantern



1. b. x. Hulne Park & Cloudy Crag



1. c. i. Breamish/Till Valley



1. c. ii. Bewick and Eglington Moors



1. c. iii. The Kyloe Hills



1. c. iv. The Cheviots



1. c. v. Tarry, Hagdon & Beyond



1. c. vi. Eglington Hill

X



1. c. vii. West Ditchburn

X



1. c. viii. The Charlton Ridge



1. c. ix. Upper Aln Valley

X



1. c. x. Hulne Park & Cloudy Crag

X



1. c. xi. Jenny's Lantern