

Eglingham Neighbourhood Plan – Regulation 14 (Pre-Submission) Draft Plan

Foreword

In May 2019, the Parish Council resolved to pursue a Neighbourhood plan for the Parish, motivated by the value that our community places on our area as a place to live and work; a sense that the community's approach is positive and forward-looking but in the context of the need to conserve, maintain and enhance features that are particularly valued; and a strong belief that planning decisions should take full account of and respect community views.

As a Parish Council, we hope that this Eglingham Neighbourhood Plan ('the ENP') will help to achieve those ends and will enjoy the continuing support of our constituents both over the next fifteen years and, as the Neighbourhood Plan is thereafter reviewed, in the longer term.

Lorna Turner, Chair of Eglingham Parish Council

21.4.2023

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1 Introduction to the ENP

What is a Neighbourhood Plan?

- 1.1 The Eglingham Neighbourhood Plan will, once ‘made’, become part of the development plan for the Parish of Eglingham (the Neighbourhood Area). It will sit alongside the Northumberland Local Plan (2022) and will be used to determine planning applications and has policies that will steer development at a local level. The National Planning Policy Framework (‘NPPF’) defines a neighbourhood plan as: ‘A plan prepared by a parish council ... for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.’
- 1.2 The NPPF gives guidance about what it is appropriate to include in neighbourhood plans. This is most clearly set out in paragraphs 28-30: *‘Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.’*
- 1.3 The ENP must meet the ‘basic conditions’ which are set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended). The ‘basic conditions’ are that the Neighbourhood Plan must: have regard to national policy; contribute to the achievement of sustainable development; be in general conformity with the strategic policies in the development plan (that is, the Northumberland Local Plan (2022)); and be compatible with EU obligations. Once approved at referendum, a neighbourhood plan will become part of the statutory development plan for the area giving it far more weight than local documents produced in the past, such as parish plans, community plans and village design statements.
- 1.4 This plan will contribute to the achievement of sustainable development; it will address the use and development of land; guide future development; and contain a vision, objectives and planning policies which will, over time, deliver positive and sustainable development in the Neighbourhood Area.

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What is the Eglingham Neighbourhood Plan ('ENP')?

- 1.5 The ENP is motivated by Northumberland County Council's encouragement of Parish Councils and local people to get involved in the planning process. Part of the County Council's declared mission statement 'Residents First' states that *'Parish councils play a pivotal role in the assessment of planning applications and often provide valuable local knowledge of issues which may affect development proposals'*.
- 1.6 It also proceeds on the basis of the NPPF's direction that *"Succinct and up-to-date plans should provide aplatform for local people to shape their surroundings"* and aims to consolidate a local approach to the policy areas it seeks to cover to better ensure the fulfilment of that *'pivotal role'*.
- 1.7 Because the Parish is rural in nature, has a relatively small population and does not presently face the same development pressures as, for instance, larger urban areas, Northumberland's larger villages or its coastal communities, the ambit of the ENP is restricted to those policy areas that are of most concern to the majority of its residents and businesses as indicated in the initial consultation which took place in October 2019. These are articulated through the 'Objectives' set out, alongside its Planning Policies, in section 7 of the ENP.

2 Action to date

- 2.1 Eglingham Parish Council resolved to pursue the adoption of a Neighbourhood Plan on 1st May 2019. A Steering Group was established to oversee its production; substantial background information in relation to the Parish area was collated and local opinion was tested concerning the issues that might be covered by or omitted from the Neighbourhood plan. This led to a focused set of proposals, supported by evidence (see Part 9) and avoiding overlap and conflict with NCC's strategic policies.
- 2.2 One of the key issues raised by the local community was the desire to value local landscapes in the Neighbourhood Area. Grant funding was secured for a professional evaluation of the Parish's landscapes and those surrounding them, by Alison Farmer Associates ('AFA'), leading experts in their field having conducted 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 Alwick and across to the west of Rothbury.
- 2.3 Technical assistance was also provided in relation both to the production of a Design Code by AECOM (the government appointed body to assist with technical details in support of

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neighbourhood planning). AECOM also carried out a Strategic Environmental Assessment of the ENP.

- 2.4 Applying the evidence and the outcomes of community engagement, the Steering Group has developed the vision, aims and policies of the ENP of which this is the pre-submission draft.

3 Next steps

- 3.1 As required by Regulation 14 of the Neighbourhood Planning Regulations (2012) (as amended) the draft ENP will be the subject of a formal pre-submission consultation which will last at least 6 weeks, before it is submitted to Northumberland County Council for a further 6-week stage of consultation, and then an independent examination to test whether the Plan meets the basic conditions as set out in the relevant legislation.
- 3.2 The Plan will be publicised to those who live, work and run businesses in the area. A summary of the details of the proposed neighbourhood plan, where and when it may be viewed, and how and by when to make comments on the plan will be included in the publicity. A range of statutory bodies will also be consulted, including Northumberland County Council, the Environment Agency, Natural England and Historic England.
- 3.3 A simple leaflet setting out the main aims and the focus of the policies in the ENP has been prepared and members of the Steering Group will make themselves available to allow people to ask questions or discuss the plan on a one-to-one basis at a consultation event. The draft ENP is available on the neighbourhood plan website and printed copies are available at each of St. Maurice's Church, Eglington and St. James' Church, South Charlton. The Parish Council will endeavour to assist any resident with serious mobility problems, to visit one of these venues, if required.
- 3.4 The Steering Group will consider all representations and will exercise planning judgement as to whether or not to amend the ENP in response to each representation. The decisions on whether or not to amend the plan, and the reasoning behind them, will be recorded, for incorporation into the Consultation Statement.
- 3.5 Following the pre-submission consultation, any consequential amendments and approval of the resultant draft by the Parish Council, the draft ENP will be submitted to NCC. After submission, responsibility for taking the process forward will lie with NCC which will publicise

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the Neighbourhood plan (Regulation 16) and arrange for its independent examination. This will consider whether the ENP meets the basic conditions and other legal requirements.

- 3.6 If successful at the examination stage, with modifications if necessary, then NCC will arrange for a neighbourhood plan referendum. If there is a majority ‘yes’ vote, then the ENP will become formally adopted as part of the statutory development plan for the area.

4 Strategic Policy Background

- 4.1 The current development plan for the purposes of the NPPF is the Northumberland Local Plan (‘NLP’), adopted on 30.03.2022.
- 4.2 Within the context of the NLP, it is appropriate to note that the Parish falls within the Northern Delivery Area, as therein defined. It contains no Main Towns, Service Centres or Service Villages, as defined by the NLP. Eglingham is defined as a ‘small village’

5 Spatial Portrait.

- 5.1 According to the 2011 Census, the Parish has a population of some 385 living in some 200 households. Home ownership is in line with the County’s average (circa 66%). The Parish population has generally good health, (above the County average) with some 85% in good or very good health. There is a high incidence of car ownership (97%). Levels of those recorded as ‘economically active’ and those holding ‘Level 4 (or above)’ qualifications are higher than the County averages as is the average age of Parish residents (some 25% are 65 +). Agriculture (20.6%), followed by Education (14.3%) and Human Health & Social Work (10.1%) were recorded as residents’ main areas of economic activity. The 2021 Census results for all but the population of the Parish have not yet been released. On population, the new Census suggests a small reduction to 337.
- 5.2 The Parish is well-served by retail and other services in the nearby larger settlements of Wooler and Alnwick. Transport links are strong in terms of road transport, with the ‘dualling’ of the A1 planned during the Plan period. Work on dualling the stretch of the A1 between Alnwick and Ellingham, (the only part of the process within the Eglingham Parish boundaries), is expected to be completed by Spring 2024. There are no rail services in the Plan area, with the nearest railway station at Alnmouth. Bus services, as in many rural areas, are poor.
- 5.3 IT communication is somewhat better, with most properties in the Plan area now served by Super-Fast Broadband but there are a few clusters still awaiting connection.
- 5.4 In terms of the landscape in the Plan area; the Parish sits, broadly, between the National landscape designations of the Northumberland National Park to the west and the Coastal

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AONB to the east. It is predominantly rural and is increasingly popular as a place to visit, both on its own merits and as a base from which to enjoy the County's wider attractions.

- 5.5 The Parish's setting within a wider and exceptional landscape and the interconnectivity of different parts of that landscape form a critical part of the Parish's spatial portrait. Its landscapes contribute to and draw from the quality of that wider landscape. 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. Applying up to date guidance, that assessment was based on extensive research, fieldwork and local consultation, resulting in the production of a key evidence base document for the Plan area and beyond. The study, entitled *The Northumberland Sandstone Ridges and Vales – a Valued Landscape*' – by Alison Farmer Associates January 2021 is included in the list of Evidence Base documents in Part 9.
- 5.6 The character of the landscape varies across the Parish. Open and expansive moorland in the north (Rosebrough Moor) dips gently towards the coast in the east (Rock). Valley landscapes, associated with Eglingham Burn and the Upper Aln (Whittingham Vale and Hulne Park) and the River Breamish (Breamish Vale), and rolling and undulating hills are found through the centre of the Parish. This rolling landform is part of a wider chain of Northumberland sandstone hills with distinct, mostly western, scarp faces (Kylloe and Chillingham Hills and Beanley Moor) and which also form rising land above Hulne Park and Eglingham Burn (Charlton Ridge).





- 5.7 The village of Eglingham sits at a junction of landscapes, framed by rising land to the north (Kyloe and Chillingham Hills) and to the south (Beanley Moor), with land falling northwest into the Breamish Vale, and to the southeast into the Eglingham Burn (a tributary to the Aln). Eglingham village therefore lies close to the watershed between the Breamish and Aln river catchments, the Parish comprising land in both.
- 5.8 The other principal settlement within the Parish, the village of South Charlton, does not sit within a river valley but in the middle of the Charlton Ridge. Its setting comprises steeply rising ground to the north from which there are striking views across to the coast (Dunstanburgh Castle); south east towards Warkworth and Coquet Island; and, north west towards the Cheviots. There are also views across to Hulne Park and west up the Aln valley. The rolling hills seen clearly from the road into the village from the west are unusual and attractive. The A1 lies to the east.
- 5.9 The Parish features a wealth of heritage assets ranging from listed buildings, scheduled monuments, landscapes of archaeological interest and many undesigned heritage assets, some of which are identified and listed as being of particular local historic interest in this plan.
- 5.10 The key issues derived from the Parish’s spatial portrait are the importance of preserving and enhancing its landscapes, regarded, along with those surrounding it, as the Parish’s unique

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selling point. The Parish’s biodiversity and the good design of development within its boundaries are also of considerable importance.

6 Vision and objectives for the plan period

- 6.1 Following consultation with the local community, a vision was identified and agreed by the Parish Council to shape the development of the Neighbourhood Plan. A set of objectives were also set out to achieve the vision over the plan period.

By 2036, the Parish’s rural and historic assets will be better conserved and enhanced, especially the breadth, scale and quality of its valued landscapes and biodiversity.

New development will be well designed, in keeping with the area’s existing and historic character, and it will minimise environmental harm and mitigate the effects of climate change.

The qualities of the Parish as a very high-quality place and landscape, valued greatly by communities and visitors, will be maintained.

The Parish’s rural and visitor economy will prosper, without degrading its most valuable resources, notably its landscapes and biodiversity.

- 6.2 To deliver this vision, the following objectives have been identified:

Objective 1 :Sense Of Place (see policies 1 – 6) -: *To ensure: the location of development in suitable locations; high quality design in all new development; the maintenance and improvement of the individual character of the Parish, its landscapes and its settlements; the accessibility of public spaces and the protection of Local Green Spaces; the protection of the Parish’s non-designated heritage assets; and pride in the Parish as a place to live and work.*

Objective 2 Environment, Biodiversity and Climate Change: (see policies 2, 5 and 8) –*The Parish’s natural, historic and built environments – especially its landscapes, those surrounding the Parish and their interconnected views and biodiversity – will be protected, conserved and, where possible, enhanced, while development will be encouraged to contribute to the reduction of carbon emissions without damaging the Parish’s most important assets.*

Objective 3 – Community Facilities (and see policy 7): *To protect, maintain and improve community and recreational facilities for the benefit of both residents and visitors.*

7 Planning Policies

Interpretation

- 7.1 The ENP must be read as a whole document with each policy read alongside all others that are relevant. Accordingly, the ENP's policies contain only limited explicit cross-referencing, although, in some cases, a specific cross-reference may be relied upon for clarification of the particular policy.
- 7.2 Explanatory text precedes each policy – while not, itself, policy, it is relevant to the interpretation of the policy to which it relates and how it is to be interpreted.

Planning Policy 1: *Settlement boundaries for the villages of Eglingham and South Charlton*

- 7.3 The purpose of Policy 1 is to define settlement boundaries for the villages of Eglingham and South Charlton and to guide decision makers as to the acceptability or otherwise of development within and beyond those boundaries.
- 7.4 The NLP does not seek to direct significant further development to the Parish and, through strategic policy HOU 3, confirms that the designated Neighbourhood Plan area for the ENP (Eglingham Parish) has no housing requirement over the Plan period.
- 7.5 While noting recent housing development and planning permissions in Eglingham and South Charlton, settlement boundaries in both villages, have been drawn relatively tightly around the built-up area. Consultations with the community has indicated support for these boundaries. Other smaller hamlets in the Plan area do not have boundaries and are considered to be hamlets in the open countryside. In these areas, the relevant countryside policies in the Northumberland Local Plan and national planning policy will apply.
- 7.6 These settlement boundaries will provide a higher degree of certainty to communities and developers regarding the appropriate location of future development. They will help to protect the countryside from the encroachment of development, maintain the character and form of settlements and protect the settings of historic and ecological assets.

Policy 1: Settlement boundaries for the villages of Eglingham and South Charlton

Residential development within the settlement boundaries identified on the Policies Maps will be supported, provided it complies with policies set out in the Development Plan.

Non-residential development will be supported within the settlement boundaries provided it does not adversely affect the residential character of the area in which it is proposed, or give rise to unacceptable amenity impacts including noise, smell, fumes, overlooking resulting in unacceptable loss of privacy, unacceptable increase in light levels or impacts on highway safety.

All land outside the defined settlement boundaries will be treated as open countryside, whose intrinsic character and beauty must be recognised in all decision-making on development proposals in those areas.

Rural exception sites will be supported on the edge of the settlements where they are well related to existing development and comply with policies elsewhere in the development plan.

Isolated homes in the open countryside will not be supported except where criteria set down in strategic and national planning policy are met.

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Policy 2: High quality and sustainable design.

- 7.7 The Parish's two principal settlements are Eglingham and South Charlton. There are also a number of smaller settlements in the neighbourhood area, including North Charlton, East and West Ditchburn and Harehope, as well as individual farms and their associated buildings.



Typical building styles in Eglingham



Typical building styles in South Charlton

- 7.8 Consistent with the aim to achieve well designed places, the '*Eglingham Parish Design Code – June 2020*' ('the Design Code') has been produced to apply to all development, including but not restricted to housing. It aims to ensure that local vernacular and design are at the heart of new development proposals. It is also relevant to other ENP policies.
- 7.9 High quality design is expected throughout the Parish. While styles of building and design across the Parish differ, the village of Eglingham is a Conservation Area and policy 3 provides additional criteria specifically in relation to the Conservation Area. Its appraisal was applied in the preparation of the Design Code, where relevant.
- 7.10 The Design Code guides the features and materials which should be incorporated into the design and construction of new buildings and the redevelopment of old ones to reflect the

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character and heritage of the area. It also explains what is typical in the area in terms of design and materials.

- 7.11 Traditional materials in the Parish are stone, with a mixture of mainly Welsh slate but with some pantile roofs (although, the use of such materials is unlikely in functional, agricultural buildings).



- 7.12 This part of Northumberland is valued for its dark skies, so new development will be expected to limit the impact of resultant light pollution (including in the interests of wildlife and the amenity of neighbours). There are mechanisms for reducing the impact of lighting on the night sky, without compromising the necessity for lighting. Further information about how

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this can be achieved is contained in the Northumberland International Dark Sky Park Lighting Management Plan published in November 2015 (which is included in the list of evidence base documents in Part 9).

- 7.13 Development in the Parish should be sustainable, aiming to mitigate the impacts of climate change. High levels of energy efficiency and sustainable design will be expected to be incorporated wherever possible and compatible with heritage conservation objectives.
- 7.14 Where planning permission is required for agricultural buildings outside the villages of Eglingham, North Charlton and South Charlton, the appropriateness of the proposal will be considered in terms of scale, height and the materials and colours to be used serving to minimise visual impact, including on surrounding landscapes.
- 7.15 Paragraph 134 of NPPF sets out that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. The information contained in the Eglingham Design Code is reflected in Policy 2 in detail.

Policy 2: High quality and sustainable design.

All new development in the Parish should incorporate high quality design and demonstrate how it meets the guidance and requirements of the Design Code. Particular regard must be had to the following:

- a) local context and character, in terms of scale, density, height, massing, layout, materials, hard and soft landscaping, means of enclosure and access;***
- b) detailed design features, including windows, doors, roof lights, chimneys, flues, roofs, and boundary treatments should have regard to surrounding character and materials; and***
- c) appropriate landscaping should be incorporated into the scheme including the retention of trees and hedgerows; and***
- d) where appropriate, a Sustainable Drainage system should be incorporated (except, exceptionally, where such a system would not, in such circumstances, be practicable);***
- e) measures should be incorporated to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation;***
- f) the massing, height, scale and proximity of the proposed development should not result in an unacceptable loss of light or overshadowing, or other adverse amenity impacts on existing or future residents or neighbours (including smell, noise or oversight from the new development over or towards existing dwellings and their gardens);***
- g) opportunities should be taken where possible to incorporate embedded renewables, including non-visually obtrusive solar panels, heat pumps and other measures to reduce the carbon footprint of the building; and***
- h) opportunities should be taken in terms of layout and building orientation to minimise energy consumption and maximise passive solar gain.***

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Development that does not incorporate high quality design and demonstrate the matters at a) to h), above, will not be supported.

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Policy 3: Eglingham Village Conservation Area

- 7.16 Eglingham village has a detailed Conservation Area Character Appraisal. This is included in the list of evidence base documents in Part 9. The appraisal identifies a number of key features in Eglingham which it is important to conserve and consider in any future development. The boundary of the conservation area is shown on the Policies Map.
- 7.17 The appraisal recognises the high value of the surrounding landscapes noting: ‘The surrounding hills form the backdrop to the village street, contributing to the peaceful, rural atmosphere, which is part of its special character.’ It summarises the following historical features: ‘*Church and mill as focal points; Ribbon development along single road, lowered in places; Designed landscape of Eglingham Hall and associated features; Development contained within the traditional settlement boundary; Pillboxes, millpond.*’ The mill has now been replaced by the village hall and the mill pond itself is now almost completely depleted due to the dilapidation of the mill dam.
- 7.18 The policy identifies a number of features (CA1-10) which have been identified in the Conservation Area Appraisal as being of particular interest in the Conservation Area. The policy supports proposals which will lead to the restoration and conservation of these identified features which are defined on the Policies Map.
- 7.19 It also noted: ‘...very little backland development’; ‘...tightly framed views between buildings, of the surrounding hills’; ‘At the burn, the road narrows suddenly to the bridge, but views open up dramatically to the south’; ‘Village Farm [is] particularly important in views from the bridge’; ‘...the open spaces surrounding the settlement form a major component of the conservation area. The views thus protected are key to the character of the area...’; ‘Mature trees are important to the conservation area’; ‘In the outlying parts of the conservation area large individual trees in hedgerows is a reminder of the essentially rural nature of the conservation area.’
- 7.20 A key part of the character of the Eglingham Conservation Area is its viewpoints into and out of the village. These significant viewpoints are identified clearly in the evidence base document: ‘Significant viewpoints in the Eglingham Conservation Area’ and are derived from information contained in the Design Code document as well as the Conservation Area Appraisal itself. The full document is available and listed in the evidence base documents in Part 9.

Policy 3: Eglingham Village Conservation Area

Development proposals affecting the Eglingham Village Conservation Area, or its setting will be required to preserve or enhance the character or appearance of the area and to have regard to the guidance set out in the Design Code. All development proposals must make a positive contribution to local context and character.

The assessment of proposals will take into account the impact on the following specific elements identified in the Eglingham Village Conservation Area Character Appraisal:

- a) significant view-points into, out of and across the Conservation Area as shown on the Policies Map and defined in this policy;***
- b) informal open spaces which contribute positively to local character;***
- c) whether the development proposed makes a positive contribution to local context and character;***
- d) layout, materials, landscaping, means of enclosure and access and vernacular design of windows, doors, chimneys, and roofscape;***
- e) the use of traditional building materials in the form of timber framed windows, slate or pantile roofs and local stone using an appropriate mortar mix.***

Proposals which would lead to the enhancement of the appearance of the following buildings will be supported: Eglingham Hall (CA1); the Village Farm (CA2); the Tankerville Arms (CA3); the Village Hall (CA4); St Maurice's Church and churchyard (CA5); and Pillboxes (CA6-8).

The following viewpoints are to be regarded as significant:

- a) From land above Eglingham Village, particularly Beanley Moor; Tarry; West Ditchburn; Eglingham Hill; and the bridleways running along higher ground to the North and South of the Village;***
- b) From within or adjacent to Eglingham Village, views out towards higher ground to the North and South of the Village;***
- c) From or towards Ticket Hill;***
- d) Towards the Cheviot Hills, especially the Cheviot itself, where they or it are visible;***
- e) Towards Hulne Park, where visible;***
- f) Any view from which Eglingham Hall, St Maurice's Church and churchyard or the Village Farm are visible.***

Development of poor design or which, fails to preserve or enhance the character of the Conservation Area will not be supported.

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Policy 4: Local Green Spaces in the villages of Eglingham and South Charlton

- 7.21 Policy 4 sets out a list of Local Green Spaces in South Charlton and Eglingham. These spaces will be protected in a manner consistent with protection of the Green Belt as set out in the NPPF.
- 7.22 Paragraphs 101 and 102 of the NPPF give local communities the opportunity to identify and protect areas of green space which are special to the local community.
- 7.23 In order for land to qualify as Local Green Space it must meet the following tests:
- Be in reasonably close proximity to the community it serves;
 - Be demonstrably special to a local community and hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - Be local in character and not an extensive tract of land.
- 7.24 The local green spaces identified for the purposes of the policy below have been carefully assessed and a detailed report is contained in the evidence base which contains supporting information for each proposed space. Following consultation with the local community, these identified places, are considered to be particularly important. Some of these spaces are already identified as public open space in the Northumberland Local Plan.

Policy 4: Local Green Spaces in the villages of Eglingham and South Charlton.

The following sites are designated as Local Green Space and are shown on the Policies Map:

LGS 1 - South Charlton, Village Hall Wood.

LGS 2 - South Charlton, Village Garden.

LGS 3 - South Charlton, Old Village Site.

LGS 5 - South Charlton, Allotments.

LGS 6 - South Charlton, Old Quarry.

LGS 7 - Eglingham, Woodland adjacent to Eglingham Hall.

LGS 8 - Eglingham, Woodland north of Eglingham Burn.

LGS 9 - Eglingham, Woodland East of Tarry Lane

LGS 10 - Eglingham, Woodland West of Tarry Lane

LGS 11 - Eglingham, Woodland split by Eglingham Burn at eastern end of village.

LGS 12 - Woodland on southern edge of B6346 adjacent to Eglingham Hall.

LGS 13 - Woodland on northern edge of B6346 adjacent to Eglingham Hall.

LGS 14 - The Secret Garden.

LGS 15 - The Bluebell Woods.

LGS 16 - Eglingham, Glebe Field and mixed woodland.

LGS 17 - Eglingham, land adjacent to village farm and to the bridge on B6346.

LGS 18 - Eglingham, Community Field.

LGS 19 - Eglingham, St Maurice's Churchyard

LGS 20 - Eglingham woodland on the South Eastern boundary of the village.

LGS 21 - Eglingham, Eglingham cricket field.

These Local Green Spaces will be protected in a manner consistent with the protection of land within a Greenbelt.

Policy 5. Areas of High Landscape Value



- 7.25 The Parish Council’s initial consultation in relation to the ENP revealed that 89% of respondents supported the local designation of the Parish’s landscapes as of high value, subject to professional appraisal. Under the Alnwick and Berwick Local District Plans, almost the entire Parish (its entirety west of the A1) and much of the wider landscape in which it sits was locally designated an ‘Area of High Landscape Value’ (‘AHLV’). Following the review of all local plan policies in 1997, the AHLV policies were not ‘saved’, and the Neighbourhood Area and its surroundings became vulnerable to development which has had an impact on these landscapes, most notably the windfarms at Middlemoor, Wandylaw and Barmoor.
- 7.26 Although outside the boundary of the neighbourhood area, the proximity and views of the Northumberland AONB and the Northumberland National Park is highly valued by residents, and the role that Eglingham Parish provides in presenting a link between these special landscapes is considered important. The Northumberland Coast AONB Management Plan 2020-24, and Northumberland National Park Local Plan (2020) both recognise the importance of views and landscapes beyond their boundaries, particularly proposals for large scale renewable energy schemes and the impact that they can have on the special qualities of those landscapes.
- 7.27 NPPF paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes.

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In view of this, and the level of support in the community for parts of the neighbourhood area to be designated a detailed report was commissioned by the Parish Council, which supplemented a detailed appraisal on landscape for a much larger part of Northumberland that had already been commissioned by the Northumberland and Newcastle Society. These reports are: *Northumberland Sandstone Ridges and Vales – A Valued Landscape Technical Report – Alison Farmer Associates - January 2022* and the more locally specific *‘Eglingham Parish Neighbourhood Plan- Landscape Assessment Final Report – Alison Farmer Associates - May 2021 (updated January 2022)’* (‘the Eglingham Parish Landscape Assessment’).

- 7.28 Both these documents are key to the interpretation of Policy 5 and are listed in Part 9 as evidence base documents. A background paper has also been produced which explains the history and context of the proposed landscape designations in the neighbourhood plan.
- 7.29 Both the reports (which should be read together) applied up to date national guidance and made good shortcomings of earlier landscape reports. In addition to the extensive evidence collated by the consultants through both desk-top study and detailed field work, local people contributed evidence based on their own local knowledge and experience. The consultants in collaboration with a number of parish councils (including ENP) reviewed and took into account representations made (including those of ENP) before both studies were finalised in January 2022. The ENP Study, in both draft and final forms, was accordingly considered by EPC and publicised on its website. This forms a key evidence base document for the ENP.
- 7.30 The detailed Eglingham Parish Landscape Assessment recommends the designation of an ‘Area of High Landscape Value’ within the Parish and provides evidence in support of that designation. The purpose of Policy 5 is to guide decision makers in the aim, consistent with paragraph 15 of the NPPF, of contributing to and enhancing the natural and local environment by, in particular: *‘a) protecting and enhancing valued landscapes; [and] b) recognising the intrinsic character and beauty of the countryside...’*. Restoring a policy-based recognition of the high value of most of the Parish’s landscapes will assist in protecting the Area of High Landscape Value from inappropriate development.
- 7.31 The Eglingham Parish Landscape Assessment sets out the significance and diversity of landscape character within and beyond the Parish. It identifies existing natural and cultural designations and features of interest including:
- Bewick and Beanley Moors SSSI’s;
 - Hulne Park Registered Park and Garden;
 - the Eglingham Conservation Area;
 - historic features in the Parish from early prehistoric cairns and cup and ring rock art, medieval settlement patterns and ridge and furrow, through to more recent activity such as coal mining and military defence;
 - the Parish’s listed buildings and undesignated heritage assets that make a visual contribution to the interest and qualities of the Parish;

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- a wide range of valued habitats, including patches of upland heath on the fringes of Beanley Moor and lowland heath along Eglingham Burn and Crag Hill;
- notable linear corridors of deciduous woodland along the burns especially Red Burn, Coal Burn and Shipley Burn;
- an area of ancient, replanted woodland at Great Wood, ancient semi-natural woodland at Hannah’s Wood and wood pasture at North Charlton Hall/Park;
- views from elevated moorland, ridges or knolls across the Parish and to distinctive landscapes well beyond its boundary e.g. from Crag Hill looking east towards the Northumberland Coast AONB; westwards from the B6346 across Beanley Moor and to the rounded domes of the Cheviots in the distance; south of Eglingham village, views from the edge of Beanley Moor across Chillingham Vale; from the slopes above Eglingham village, views south across the moorland and to the stepped sandstone scarp at Cloudy Crag; and views 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 west. This list of views is not definitive.

7.32 The special value of the landscape, is detailed in the Eglingham Parish Landscape Assessment concludes: “The results of the Landscape Value Assessment demonstrate that the majority of the Parish is considered to be a valued landscape. Those areas which are excluded lie to the northeast and comprise land which is in transition, predominately sloping gently in an easterly direction towards the coast. Here the landscape has undergone change in terms of agricultural improvement, conifer planting and windfarm development”.

7.33 Section 5 of the landscape study assesses the effects of wind farm development and other work relating to the function of land within the Parish as a setting to the Northumberland Coast AONB and Hulne Park (section 6).

7.34 The Eglingham Parish Landscape Assessment concludes not only that the area shown on Map 5 (forming part of a much wider area of land similarly advised to be designated) should be formally recognised as a ‘valued landscape’ – called an ‘Area of High Landscape Value’ but that:

- In particular, there is considerable interconnectivity between the Parish’s landscapes and those surrounding it, including, close to hand, the Bewick and Beanley Moor SSSI’s (comprising three separate moorland areas) and Hulne Park and, further afield, the Upper Aln valley, the Northumberland National Park and the Northumberland Coast AONB.
- The Parish’s landscapes are, accordingly, sensitive to development which occurs within its boundary but also beyond it, especially in the case of tall vertical structures.
- The review of the impacts of the Wandylaw and Middlemoor windfarms has demonstrated that the effects of these windfarms were underestimated at the time they were proposed and now have an impact on the Parish and wider landscape, greater than anticipated.
- The AONB sensitivity assessment (see evidence base documents in Part 9) raised concerns regarding the cumulative impact of any further development of this kind, in this location. The same also applies to the Area of High Landscape Value.

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- In addition, any further advancement of the Middlemoor and Wandylaw wind farm developments (in terms of extent, number of turbines or height/design and whether within or outside the Area of High Landscape Value) is likely to give rise to significant adverse effects, including cumulative impact, on the Area of High Landscape Value; the setting to Hulne Park; and, in addition, cumulative effects on the AONB as well as potential new effects on the Upper Aln and Northumberland National Park.
- Accordingly, ENP policies, including where their application may be associated with the AONB or National Park, should seek to reflect and support existing policies contained within the relevant protected landscape Management Plans.

7.35 Policy 5 should be read alongside Policy 1.

Policy 5: Area of High Landscape Value and its protection

Development proposals which would have a significant and adverse effect on the Area of High Landscape Value (or part of it) and its setting as shown on the Policies Map will not be supported.

In assessing whether a proposal is likely to have a significant and adverse effect on the Area of High Landscape Value (or part of it), particular attention will be given to the following features:

- a) The interconnectivity between the Parish's special landscapes and those beyond them (including the Bewick and Beanley Moors SSSI's; Hulne Park; the Northumberland National Park; the Northumberland Coast AONB; the Upper Aln valley; the Breamish and Till valley; and the Kyloe Hills);***
- b) traditional vernacular architecture, including at East and West Ditchburn and in Eglingham and South Charlton;***
- c) The role of the Parish in providing a setting to and link between the Northumberland Coast AONB, Hulne Park and Upper Aln and the Northumberland National Park;***
- d) special qualities of the valued landscape including perceptual aspects such as tranquillity and scenic quality ;***
- e) views into, out of and across Eglingham Village Conservation Area and its approaches.***
- f) cumulative impact of tall vertical structures including the intensification of wind farm development***

Where development is likely to have a significant impact on the Area of High Landscape Value (or part of it) and its special qualities as set out above, a Landscape and Visual Impact Assessment (LVIA), prepared by a suitably qualified and experienced person will be required in support of the planning application.

Policy 6 Non-Designated Heritage Assets and Areas of Archaeological Interest

7.36 There are a number of buildings and other assets of historic and archaeological interest in the Neighbourhood Area. Research lead to the listing of a number of those, 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 Appendix A. Neither list is

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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 are shown on the policies map but it is not practicable to show those in Part B, often due to the uncertainty of their extent.

- 7.37 Proposals for development affecting Non-Designated Heritage Assets and Areas of Archaeological Interest will be considered against Policy 6.

Policy 6: Non-Designated Heritage Assets and Areas of Archaeological Interest

Development, including renovation or alteration, affecting any non-designated heritage asset or its setting (identified on the Policies Map or identified subsequently as a non-designated heritage asset) or any area of archaeological interest, should be sensitively designed having regard to the significance of the heritage asset including archaeological, historic and architectural interest and its setting.

Policy 7: Community facilities.

- 7.38 The community facilities listed in Policy 7 have been identified by the local community as highly valued, particularly by residents. The policy seeks to ensure that these community facilities are specifically identified and protected from loss through proposals for change of use or redevelopment.
- 7.39 Some of the community facilities identified have also been/will be registered as Assets of Community Value by the Parish Council.

Policy 7: Community Facilities

The following assets of community value and community facilities are identified on the Policies Map:

CF1 The Tankerville Arms public house, Eglingham

CF2 St Maurice's Church, Eglingham

CF3 Eglingham Village Hall

CF4 St. James' Church, South Charlton

CF5 South Charlton Village Hall

CF6 The Village Allotments, South Charlton

Proposals that will enhance the viability of the identified community facilities will be supported. The provision of new community facilities, including recreational facilities will be supported provided no significant adverse impact arises to residential amenity and highway safety arise and subject to policies elsewhere in the ENP and other relevant development plan policies.

Proposals for development resulting in the loss of any of the identified community will not be supported unless there is robust evidence to demonstrate that there is no longer a need for that facility in the community or that the facility is no longer viable.

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Policy 8: Habitats and Species

7.40 Habitats and the species they support are highly valued by residents of the Parish and an important attraction for visitors.

7.41 In particular, areas within the Parish (to the north and south of Eglingham village) and much larger areas immediately bounding the Parish comprise the Bewick & Beansley Moor Sites of Special Scientific Interest (SSSI). Further afield are coastal areas which have multiple designations. In order to comply with Policy ENV2 in the NLP, this policy ensures that development in the relevant parts of the neighbourhood area will be expected to contribute to the Coastal Mitigation Fund.

Policy 8: Habitats and Species

To ensure that the impacts arising from increasing levels of recreational disturbance on coastal Sites of Special Scientific Interest and European Sites can be addressed, all development within 7km of the coast identified on the Policies Map that will result in a net increase in the number of residential units or tourist accommodation will be required to contribute to the Coastal Mitigation Service, or provide alternative mitigation of demonstrable effectiveness.

Within a zone, as shown on the policies map, extending between 7km and 10km from the coast, only major development will be required to make a contribution to the Coastal Mitigation Service, or provide alternative mitigation of demonstrable effectiveness. All financial contributions required in accordance with this policy will be secured by way of a planning obligation under section 106 of the Town and Country Planning Act 1990, or any subsequent amending legislation.

To ensure that water quality in the River Tweed SAC is not impacted by further development, any development in the plan area which is not connected to the mains sewerage network will be required to provide a suitable foul water package treatment with additional (tertiary) treatment providing a satisfactory level of reduction in nitrates and phosphates. Full details of the foul water treatment system proposed to support the development must be submitted as part of the planning application. Installation of the system prior to first being required to serve the development, and the long-term maintenance of any system approved in accordance with these requirements, will be secured through planning conditions.

Proposals which promote the preservation and restoration of priority habitats in the Parish, without materially conflicting with other policies of the ENP, will be supported.

All development proposals will be required to demonstrate how they will deliver 10% biodiversity net gain or as set out in the latest legislation.

8 Monitoring And Review

- 8.1 Effective monitoring of the ENP by Eglingham Parish Council will be essential, testing the effectiveness of its policies and the need to change them, in the longer term.
- 8.2 The ENP sets out the long-term spatial vision for the area with objectives and policies to deliver that vision in the period up to 2038.
- 8.3 Decision making on planning applications still rests with NCC which has its own monitoring procedures in place. The Parish Council will, however, undertake its own monitoring to evaluate the level of progress being made towards delivering the vision of the ENP.

9 Evidence Base documents

Document	Policy No.	Description
A1	1	Settlement Boundary Maps for the villages of Eglingham and South Charlton
A2	1	<i>'Settlement Boundary Methodology and Background Report Eglingham Neighbourhood Plan'</i>
B	2	<i>'Eglingham Parish Design Code (June 2020)'</i>
C	3	<i>'Eglingham Conservation Area Character Appraisal'</i>
D	4	<i>'Local Greenspace: Methodology and Background Report(February 2023)'</i>
E1	5	<i>'Eglingham Parish Neighbourhood Plan Landscape Assessment Final Report' - Alison Farmer Associates May 2021 (updated January 2022)</i>
E2	5	<i>'Northumberland Sandstone Ridges and Vales A Valued Landscape - Alison Farmer Associates Technical Report January 2022'</i>
E3	3 & 5	Important views divided between those relevant, respectively, to policies 3 and 5.
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>
F	6	<i>'Background Evidence Report – Non-Designated Heritage Assets and Areas of Archaeological Interest – Eglingham Parish Neighbourhood Plan'</i>

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G	7	Assets of community value and community facilities
H1	8	<i>'Strategic Environmental Assessment (SEA) for The Eglingham Neighbourhood Plan - Environmental Report March 2022 (AECOM)'</i>
H2	8	<i>'Strategic Environmental Assessment (SEA) for The Eglingham Neighbourhood Plan - Environmental Report December 2022 (AECOM)'</i>

Other evidence base/background documents

Northumberland Local Plan (2022)

Northumberland Coast AONB Management Plan (2020-2024)

Northumberland National Park Local Plan (2021)

National Planning Practice Guidance (as updated)

National Planning Policy Framework (2021)

10 Glossary of Terms

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

a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Affordable Housing:

Affordable rented housing: Housing let by the local authority or private registered providers of social housing to households who are eligible for social rented housing. Affordable rent is subject to rent controls that require a rent of no more than 80 per cent of the local market rent.

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

Areas of High Landscape Value: These areas have been defined on the Policies Maps and more detail is contained in the accompanying landscape reports in the evidence base to the Neighbourhood Plan.

Area of Outstanding Natural Beauty (AONB): An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. The Neighbourhood Area is not within the Northumberland Coast AONB.

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Asset of Community Value: A local authority maintained list of buildings and land in its area that is of community value as set out in Section 87 of the Localism Act 2011.

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

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

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

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

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

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

Development Plan: The complete set of statutory land use policies and proposals for an area, used in making planning decisions. It includes adopted council development plan documents such as Local Plans and Neighbourhood Plans.

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

Environmental report: The report that documents the assessment of the draft Plan and accompanied the draft Plan for pre-submission consultation. The environmental report needs to contain certain information as set out in Schedule 2 to the SEA Regulations 2004.

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

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

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Habitats Regulations Assessments (HRA): This is a general term which describes the full step-wise process required in making assessments of the impacts on European sites under the Conservation of Habitats and Species Regulations 2010, including the steps of screening for likely significant effects and making appropriate assessments.

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

Heritage Coast: Areas of largely undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors. Northumberland's Heritage Coast stretches from Druridge Bay to the Scottish border, and is outside the Neighbourhood Area.

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

Independent Examination: The process by which an independent person examines a plan document to ensure that it is 'sound' (in the case of a Local Plan) or meets Basic Conditions (in the case of a Neighbourhood Plan).

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

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

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

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

Local Green Space: A designation that provides special protection for green areas of particular importance to local communities. They can be identified by communities in Neighbourhood Plans.

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

Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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Material Consideration: A matter that should be taken into account in making a planning decision.

National Planning Policy Framework (NPPF): A Government document that sets out the Government's planning policies for England and how these are expected to be applied. Most recent version July 2021

National Planning Practice Guidance (NPPG): The Government published the latest National Planning Policy Framework (NPPF) in July 2021 and the National Planning Practice Guidance is regularly updated. Together, the National Planning Policy Framework and National Planning Practice Guidance set out what the Government expects of local authorities.

Neighbourhood Plan: A Plan produced by a Parish or Town Council - the 'qualifying body' - for a particular neighbourhood area. Once it has been accepted by the local community through a Referendum, the Neighbourhood Plan will form part of the Development Plan.

Northumberland County Council: The unitary authority for Northumberland as of 1st April 2009.

Open countryside: Land beyond settlement boundaries or Green Belt inset boundaries, where they are defined on the policies maps.

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

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

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

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

Priority habitats and species: Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing

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family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

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

Special Areas of Conservation: Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Special Protection Areas: Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Bird Directive.

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


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

Sustainable development: Defined by the World Commission of Environment and Development in 1987 as 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'. Also defined in the NPPF, paragraph 8, there are three dimensions to sustainable development: economic, social and environmental.

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APPENDIX A: List of Non-Designated Heritage Assets in the Plan area

PART A: NON-DESIGNATED HERITAGE ASSETS SHOWN ON THE POLICIES MAP FOR THE ENP

Non-Designated Heritage Assets in the Parish of Eglingham	National grid reference	Ref	Interest	Description & Significance
<p>Harehope stone carved tank possibly linked to leper hospital</p> 	E 409400 N620500	Non	Historic Rare	The tank stands on the slope of Tick Law to the north east of Harehope farm, carved from a sandstone outcrop, There is a drain hole in one end. Its function and age is not known but it is a prominent local historical feature on the hillside, which possesses aesthetic appeal and integrity being largely intact.
Tarry Farm lime kiln (Eglingham)	E 411323 N 620183	N5018	Historic and of local interest	The remains of a <u>post-medieval lime kiln</u> stand at Tarry Farm. Little of the kiln is visible other than the top of the pot which is lined in brick and is 3m in diameter. Locally distinctive due to its integrity, the kiln is thought to be largely buried beneath a layer of over burden.
Ellsnook Plantation milepost*	E417877 N619240	N16836	Historic	A <u>milepost</u> has been seen here on this stretch of the B6341, which was the former A1; such monuments were set up to mark the distances between major centres, with the inscription for Alnwick (4 miles) and Belford (10 miles).

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Non-Designated Heritage Assets in the Parish of Eglingham	National grid reference	Ref	Interest	Description & Significance
Home Farm, Charlton Hall (Eglingham)	E417781 N622370	N28217	Architectural, aesthetic and historic interest	<p>The farmstead comprises an E-plan building, small house, gingang, smithy, lean-to shed, detached shed building, and a modern pole barn with later shed. The old buildings are built of the local sandstone with slate roofs, except for the shed building which has a corrugated steel roof. The farmbuildings are shown on the first edition Ordnance Survey map and include the main E-plan building with a building to the south-west. A sale plan of 1878 shows the main block as three buildings around a courtyard, with no gingang and the south-west range and farmhouse detached. The second edition Ordnance Survey map of 1899 shows a shed on the north side of the main range and two detached buildings to the north. The smithy at the north end was added after 1926.</p> <p>The farm buildings are typical of their location and period and retain some features of significance. No original internal features, apart from those in the relatively recent smithy, survive intact. The most unusual feature at Home</p>

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Non-Designated Heritage Assets in the Parish of Eglingham	National grid reference	Ref	Interest	Description & Significance
				Farm is the penciled graffiti on two doors in the old granary. These offer a direct link with the working life of the farm and the people employed there. Selected as a representative example of the vernacular agricultural architecture particular to this area. The buildings are a fine example. Identified in the Conservation Area Appraisal as potentially worthy of listing.
Milepost at Brownieside (Eglingham)*	E416556 N623798	N16856	Historic	A <u>milepost</u> located on the east side of the former A1; this monument was set up to mark the distances between major centre's, giving the distances to Belford and Alnwick. It is included as a representative example of an increasingly rare historic feature.
North Charlton Mill (Eglingham)	E416427 N622847	N25114	Architectural	North Charlton mill is a typical Northumberland estate watermill, finished with fine stonework and ranges of related buildings. It stands three storeys high. The wheel measures about 16ft in diameter and is 2ft 6in wide. It has caused a scratch on the mill wall, but there is also a scratch from a smaller wheel of about 12ft diameter. The smaller wheel is thought to have been the original

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Non-Designated Heritage Assets in the Parish of Eglingham	National grid reference	Ref	Interest	Description & Significance
				<p>wheel before the third floor was added in the mid 19th century. The earliest documentary evidence of a mill at North Charlton is in 1295, when Ralph fitz Roger gave his mills at north Charlton to William de Vesci with a right to force the tenants to use the mill. In 1827, George Hall is listed as miller and in 1855 it is Robert Hindhaugh. Ordnance Survey maps show a 'corn mill' in the 1860s and 1895 editions, but by 1923 there is no evidence of use. Locally significant as a relatively intact example of a historical tradition largely lost within the parish.</p>
West Lodge, Charlton Hall (Eglingham)	E417163 N621932	N30061	Architectural	<p>Gate lodge associated with <u>Charlton Hall</u> giving access from the Great North Road, is shown on the first edition 6-inch Ordnance Survey of 1866. It is a three-storey building with gabled slate roof and high brick stacks. Adjacent octagonal section gate piers and attached sinuous stonewalls and balustrades. Architecturally very distinctive and locally significant, the building is intact and exhibits considerable aesthetic appeal.</p>

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Non-Designated Heritage Assets in the Parish of Eglingham	National grid reference	Ref	Interest	Description & Significance
Eglingham Village Hall	Eglingham Village		Architectural, historic	Originally a flour mill and a focal point in the village, Eglingham Village Hall was leased to the village by the owners of Eglingham Hall to provide a venue for social events. For over 100 years the hall has provided a focus for village activities and events and is an important part of the social history of the village.
Mill Pond	Eglingham Village		Historic	The millpond was constructed in the 1770s, when agricultural improvements upstream meant that the previous mill lade no longer carried enough flow. Now derelict and overgrown, it is an important historical structure.
Second World War Pillboxes, D shaped- part of the Alnwick-Wooler stop line	E609141 N620863	N3661	Historic	On Eglingham /Bewick boundary below Harehope Hill The grouping is locally significant as a record of the defensive preparations made during the 2 nd World War, they are intact and representative of a program of work designed to protect the area from invasion.
	E 410579 N619658	Ref No N4403	Historic	On Tarry Lane near the Eglingham Burn
	E 410340 N619625	Ref No N4404	Historic	On B6346 edge of Eglingham Hall grounds to the west of Eglingham village

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Non-Designated Heritage Assets in the Parish of Eglingham	National grid reference	Ref	Interest	Description & Significance
	E410484 N619436		Historic	Adjacent to Eglingham village farm and Eglingham bridge
	E411857 N619838	Ref No 4406	Historic	To the front and East of Eglingham Hill
	E410620 N620480	Ref No 5025	Historic	To the southwest of Tarry House and close to Ticket Hill
Second World war pillboxes, Polygonal lozenge shaped	E413200 N620200	Ref No 19934	Historic	To the South of West Ditchburn farm The grouping is locally significant as a record of the defensive preparations made during the 2 nd World War, They are intact and representative of a program of work designed to protect the area from invasion.
	E409200 N620600	Ref No 19985	Historic	To the northwest of Harehope Farm on the slopes of Harehope Hill
	E414800 N619300	Ref no 19935	Historic	To the northwest of Shipley Hill farm

PART B: SITES AND AREAS OF ARCHAEOLOGICAL INTEREST IN EGLINGHAM PARISH

Site name	Grid reference			Description of special interest
Site of Brockleyhall Tileworks (Eglingham)	E414475 N620683	N20841	Historic	This is the site of another tileworks. There were many

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Site name	Grid reference			Description of special interest
				<p>small tileworks in Northumberland during the 19th century. The deep and extensive draining of clayey soils was in vogue during this period. This site produced drainage pipes and tiles - for drainage and roofing - probably for the local estates of the area. Agricultural fashions, including the use of soil additives - such as fertilisers, for example <u>guano</u> - on the ground surface often took the place of drainage systems. Many of the smaller tile works - like this one - were unable to change to the economic circumstances of the later 19th century and closed. Some remains of this site may be seen. In other</p>

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Site name	Grid reference			Description of special interest
				cases no traces remain.
Site of Ditchburn Tile Works (Eglingham)	E414286 N620862	N20840	Archaeological	This is the site of a tile works. There were many small tileries established on the upland fringe in the 19th century to provide pipes to drain the poor soils of the area. This site was recorded as working in the 1860s with a large clay pit - now filled by water - and an un-specified structure. It is likely that this structure was a <u>kiln</u> used for firing dried bricks. The moulding and drying sheds may have immediately adjoined the tile kiln - this would be uncommon, but not unique in Northumberland. <u>Aerial photography</u> shows this structure to remain; recording in the

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Site name	Grid reference			Description of special interest
				field would confirm if this was actually the case.
Stone Cists (Eglingham)	E408740 N620610	N3609	Archaeological	<p>When work took place on Harehope Hill in the 19th century several stone-lined coffins were found, one containing a flint knife and other containing several 'silver-hilted' swords. Several <u>cairns</u> can still be seen. These are around 7m in diameter. This is probably the remains of a <u>Bronze Age</u> cemetery. The reports of the swords may mean that the barrows were later re-used for burials in the <u>Anglo-Saxon</u> period. Locally significant for its rarity within the locality and potentially representative of the transition between Bronze age and Anglo Saxon cultures.</p>

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Site name	Grid reference			Description of special interest
Bronze Age burials (Eglingham)	E 415530 N620290	N5038	Archaeological	In the early 20th century a <u>Bronze Age</u> burial cairn was excavated in the side of a sand pit in South Charlton. The primary burial <u>cist</u> was excavated as well as nine secondary burials. A number of pottery vessels were found with the burials including <u>food vessels, urns and incense cups</u> . An important, relatively rare representative Bronze age site selected for its local significance.
Harehope medieval village (Eglingham)	E409390 N620450	N3647	Historic & Archaeological	Records of a <u>medieval</u> settlement at Harehope date back to at least the 12th century. Later that century a leper hospital was established here. It is not known when the village was abandoned, but in the 18th and

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Site name	Grid reference			Description of special interest
				<p>19th centuries there was a small hamlet here comprising a farm and a few cottages. One of these cottages survives as an <u>earthwork</u> as do the remains of a building traditionally associated with the hospital. The site preserves the position of the historic hamlet and its location adjacent to the former leper colony.</p>
Harehope leper hospital (Eglingham)	E409390 N620450	N3618	Historic & Archaeological	<p>Burton Lazars is the site of a <u>medieval leper hospital</u>. It was founded before 1230 and dissolved before 1350, possibly coinciding with the onset of the Black Death in 1348. Pieces of late 13th century stonework have been described built into <u>Eglingham Hall</u> and may have come from the hospital buildings. A</p>

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Site name	Grid reference			Description of special interest
				potentially rare site within the County with interest for Archaeological investigation.
South Charlton medieval village (Eglingham)	E416400 N620300	N5052	Historic & Archaeological	A settlement is known at South Charlton from the late 13th century, when it was a member of the barony of Alnwick. A series of <u>medieval</u> and <u>post-medieval</u> documents give some idea of how big the village was. For example, in 1296 there were 14 taxpayers and in a survey of 1569 there were 16 tenants. The village had two rows of houses facing each other across a village green, but was replanned in the mid-19th century; the south row was removed and the north row was moved forward. Only a few <u>earthworks</u> survive and may show the line of


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Site name	Grid reference			Description of special interest
				the original south row of houses. The site is significant as an archaeological record of the settlement of South Charlton, which has been shaped by this historical context.
South Charlton chapel and tower (Eglingham)	E 416490 N620310	N5040	Historical	A <u>medieval</u> chapel and tower once stood at South Charlton. The chapel is mentioned in 1273 and was probably built by the Lucker family. Services stopped here in 1343, possibly because of war, and it may have fallen into ruin. However, in the middle of the 15th century a tower was built at the end of the chapel to protect the villages from the Scots. Although it became semi-ruinous in the 16th and 17th centuries we know the chapel was in use up to the mid 18th

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Site name	Grid reference			Description of special interest
				<p>century. It stood at the east end of the village, in a field once called Kirk Croft. The churchyard wall and gate were pulled down in 1829 and no trace can be seen today.</p>
<p>Earthworks west of Harehope Farm (Eglingham)</p>	<p>E409074 N620189</p>	<p>N29301</p>	<p>Archaeological</p>	<p>An area of earthworks and stone boulders lies at the edge of the ploughed area on the lower slopes of Harehope Hill, above Hannah's Wood. Four large stones are positioned in front of it to the south-west and the site overlooks the River Breamish to the south-west. It is suggested the site may have been a burial mound. There is a distinct kink in the field and cultivation has made a detour around this area for some time.</p>

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Site name	Grid reference			Description of special interest
<p>Harehope Hill millstone quarry (Eglingham)</p> 	<p>E408700 N620500</p>	<p>N3672</p>	<p>Historic</p>	<p>This is the site of a former quarry that was worked to extract millstones. Traces of partially formed millstones can still be seen, strewn across the hill and measure about 1.2m across. Whilst not particularly rare the site is locally distinctive and representative of the historical activity within the parish</p>
<p>Eglingham medieval village (Eglingham)</p>	<p>E410000 N619000</p>	<p>N4392</p>	<p>Historic</p>	<p>Records of a settlement at Eglingham go back to the early 12th century when it was part of an estate granted to Tynemouth Priory between 1106 and 1116. Priory records exist from the 13th and 14th centuries and give some idea of how many people lived here at this time. In 1296 there were six tenants, yet in</p>

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Site name	Grid reference			Description of special interest
				1378 the village had been visited by the Black Death and all was laid waste. By the early 17th century the population had recovered, with 20 householders listed in the Hearth Tax of 1665.
East Ditchburn medieval village (Eglingham)	E413900 N621400	N5016	Archaeological	This is the site of a <u>deserted medieval village</u> . Old documents record a settlement here as long ago as the 13th century when there was an East and West Ditchburn. No <u>earthworks</u> have survived of the former village.
West Ditchburn medieval village (Eglingham)	E413000 N620700	N5017	Archaeological	This is the site of a <u>deserted medieval village</u> . Old documents record a settlement here as long ago as the 13th century when there was an East and West Ditchburn. An 18th century

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Site name	Grid reference			Description of special interest
				map shows a farm and mansion here. No <u>earthworks</u> have survived of the former village.
Old Shipley medieval village (Eglingham)	E415300 N618200	N4412	Archaeological	This is the site of a <u>deserted medieval village</u> that survives as a series of <u>earthworks</u> . These show the outlines of rows of houses and crofts and a village green. Old documents show that there was a settlement here from at least the 13th century. There used to be a weekly market held here and gravestones are mentioned in a 19th century history of the parish.
East Ditchburn tower (Eglingham)	E414020 N621460	N5009	Historic	An old fortified tower is recorded in a survey of about 1715 at East Ditchburn. In the late 19th century its foundations

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Site name	Grid reference			Description of special interest
				were visible but today there is nothing to be seen.
Shipleigh West Field lime kiln (Eglingham)	E 413000 N619100	N4395	Historic	This <u>lime kiln</u> was substantially intact when recorded in the 1980s although one of the arches had partially collapsed. The pot measures about 3m across and is lined with brick, the remainder is built of stone. Locally distinctive due to its integrity and aesthetic appeal
Cairn on Beanley Moor (Hedgeley; Eglingham)	E411614 N618160	N14110	Archaeological	The first edition Ordnance Survey map of the 1860s shows a cairn on the boundary between Hedgeley and Eglingham parishes. A visit to the cairn in the 1990s showed it had been built up quite recently but this does not mean that

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Site name	Grid reference			Description of special interest
				an earlier structure could not lie beneath
Field system banks on Linkhall Moor (Eglingham)	E415107 N622093	N25689	Archaeological	A series of linear field banks and clearance cairns have been recorded during an archaeological survey of Linkhall Moor in Eglingham parish. These features are thought to be prehistoric, possibly <u>Bronze Age</u> , in date. They may relate to the clearance of the ground for arable or pasture during the more favourable climate for upland agriculture.
Archy Ford's Well (Eglingham)	E415864 N619533	N22423	Historic	A well known as 'Archy Ford's Well' is shown on the first edition Ordnance Survey map.
Bassington medieval village (Eglingham)	E414900 N616000	N4394	Archaeological	This is the suggested site of a <u>medieval</u> village.

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Site name	Grid reference			Description of special interest
Stone carving on Eglingham Moor	E410600 N621000			Recent stone carving partially obliterated on foot of prominent sandstone outcrop, located 75m SW of the triangulation pillar. Included as a significantly rare example of an 18 th century religious graffiti.
Triangulation pillar on Eglingham Moor	E410900 N621000			Prominent disused triangulation pillar at 215m altitude. Remnant of the 1936 retriangulation of the British Isles. Age C 1936 or later
Well in OS field No 144	E410900 N619900		Historic	A disused well, with the date 1794 carved into the header stone, to the north of and adjacent to a concrete water storage tank in the approximate centre of the field. Included for its aesthetic appeal and association with the history of the village and the

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Site name	Grid reference			Description of special interest
				evolution of its water supply.
Buck Well (Eglingham)	E417477 N622728	N22431	Historic	A well is shown on the first edition Ordnance Survey map.

*It may transpire that these mileposts are already designated.