

The Eglington Parish Neighbourhood Plan – Background Information

Part 1 - Introduction and Principal Objectives

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

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

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

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

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

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

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

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

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

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

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

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

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

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

⁷ Chapter 12.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Part 2 - Community Engagement and Involvement

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

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

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

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

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

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

Parish and Settlement Boundaries

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

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

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

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

Demography; Socio-Economic Data; & Local Employment

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

Land Use & Planning

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

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

Housing

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

Eglingham

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

SHLAA 2017:Eglingham Glebe

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

¹⁸ S. Brannigan email 27th June 2019.

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

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

SHLAA 2017:Farm Buildings Eglington Hill Alnwick

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

South Charlton

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

SHLAA 2017:Land East of Ditchburn Road South Charlton

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

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

SHLAA 2017:NE of St James's Church

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

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

Transport

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Historic & Natural Environment & Special Landscape Designations

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

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

In addition to the links referred to in Appendix 4., the following link also provides information regarding the Historic Environment Record (‘HER’):
<https://www.heritagegateway.org.uk/Gateway/>

Urban Design²⁴

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

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

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

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

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

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

Landmarks²⁵

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

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

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

Buildings - scale and design

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

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

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

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

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

Community Infrastructure

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

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

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

NCC's Local Plan

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

Accompanying appendices and plans referred to in this Background Information document

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

Appendix 2: the Eglingham Conservation Area Assessment;

Appendix 3: The Parish's listed structures;

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

Plan 'A': Eglingham Parish boundary;

Plan 'B': Previous Settlement Boundary for Eglingham;

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