

# **Eglingham Neighbourhood Development Plan**

**2023 – 2036**

**Regulation 15 (Submission Draft Plan)**

**January 2024**



**Prepared by Eglingham Parish Council**

## 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.

*Jane Hamilton, Chair of Eglingham Parish Council.*

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## 1.0 Introduction to the Eglingham Neighbourhood Plan (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.’ 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.’*
- 1.2 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.

- 1.3 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.

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

- 1.4 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'*.
- 1.5 It also proceeds on the basis of the NPPF's direction that *"Succinct and up-to-date plans should provide a ....platform 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'*.
- 1.6 Because the Neighbourhood Area 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.

## 2.0 Action to date

- 2.1 Eglingham Parish Council resolved to pursue the adoption of a Neighbourhood Plan on 1<sup>st</sup> May 2019. A Steering Group was established to oversee its production; substantial background information in relation to the Neighbourhood 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 to give a local focus to strategic policies set out in the Northumberland Local Plan.
- 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 Neighbourhood Area'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 Alnwick 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 neighbourhood planning). AECOM also carried out a Strategic Environmental Assessment of the ENP. 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.

### **3.0 Next steps**

- 3.1 As required by Regulation 16 of the Neighbourhood Planning Regulations (2012) (as amended) the draft ENP will be the subject of a formal consultation which will last 6 weeks, and will be carried out by Northumberland County Council. Following this final stage of consultation, all comments will be forwarded to an independent examiner who will examine the Plan and determine whether it meets the basic conditions as set out in the relevant legislation.
- 3.2 This final version of the draft ENP is available on the neighbourhood plan website and printed copies will be made available at each of St. Maurice's Church, Eglingham and St. Jame's Church, South Charlton. The Parish Council will endeavour to assist any resident with serious mobility problems, to visit one of these venues, if required.
- 3.3 The Parish Council has considered all representations and have exercised their planning judgement as to whether to amend the ENP in response to each representation. The decisions on whether to amend the plan, and the reasoning behind them, are set out in the Consultation Statement submitted with the Plan. A Basic Conditions Statement is also submitted, which sets out why the Parish Council consider the plan meets the Basic Conditions.
- 3.4 If successful at the examination stage, NCC will arrange for a neighbourhood plan

referendum to take place. If there is a majority ‘yes’ vote, then the ENP will become formally adopted as part of the statutory development plan for the area.

### 4.0 Strategic Policy Background

- 4.1 The current development plan for the purposes of the NPPF is the Northumberland Local Plan (‘NLP’), adopted on 30<sup>th</sup> March 2022. The Northumberland Local Plan contains a set of ‘strategic’ and ‘non-strategic’ policies which are clearly set out in that Plan.
- 4.2 Within the context of the NLP, it is appropriate to note that the Neighbourhood Area 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’.

### 5.0 Spatial Portrait.

- 5.1 According to the 2011 Census, the Neighbourhood Area has a population of some 385 living in some 200 households. Home ownership is in line with the County’s average (circa 66%). The Neighbourhood Area 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 Neighbourhood Area 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 Neighbourhood Area have not yet been released. On population, the new Census suggests a small reduction to 337.
- 5.2 The Neighbourhood Area 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 expected to be delivered during the Plan period. 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. 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.
- 5.3 In terms of the landscape in the Plan area; the Neighbourhood Area sits, broadly, between the National landscape designations of the Northumberland National Park to

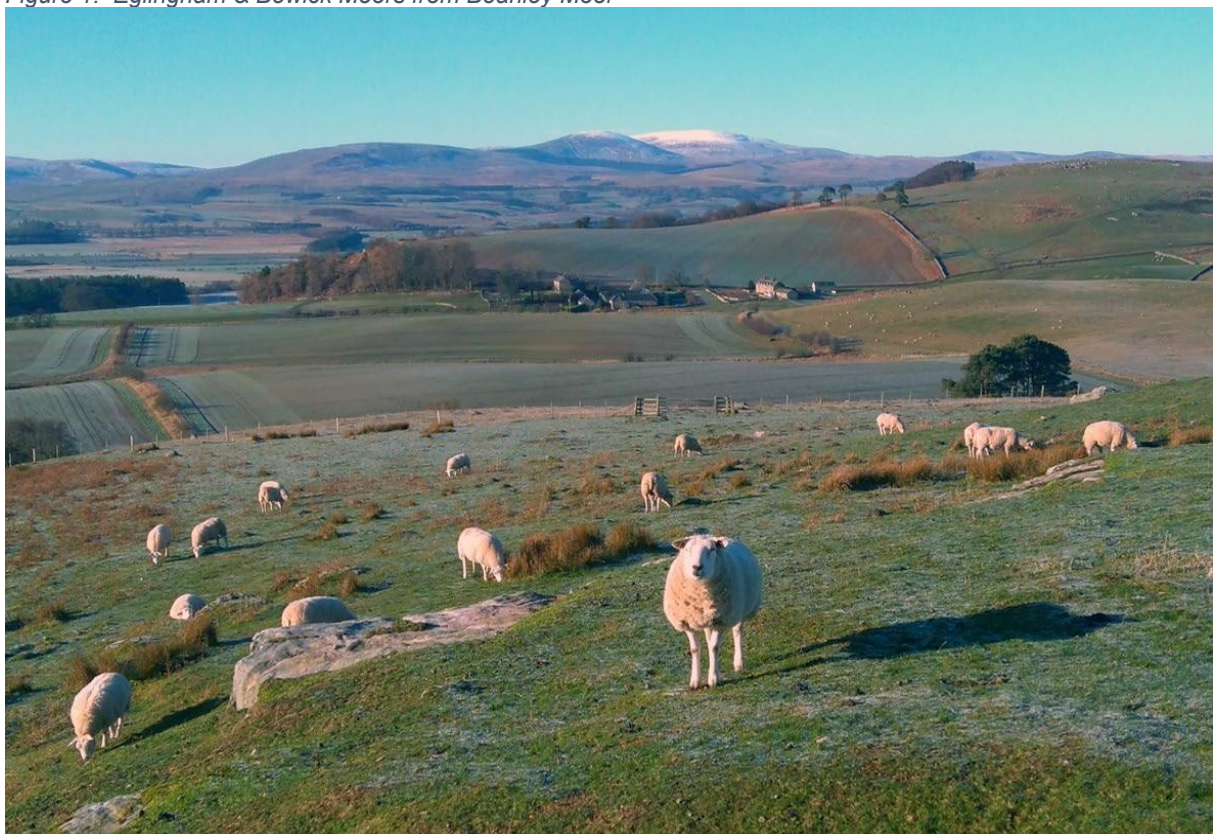
the west and the Coastal AONB to the east. It is predominantly rural and is increasingly popular as a place to visit, both on its own merits and as a base from which to enjoy the County's wider attractions.

- 5.4 The Neighbourhood Area's setting within a wider and exceptional landscape and the interconnectivity of different parts of that landscape form a critical part of the Neighbourhood Area'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 freshly assessed as 'the Northumberland Sandstone Ridges & Vales', with a recommendation that the area should be designated as an 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.
- 5.5 The character of the landscape varies across the Neighbourhood Area. 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 Neighbourhood Area. 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).



*Figure 1: Eglingham & Bewick Moors from Beanley Moor*



*Figure 2: Breamish & Till Valley, Cheviot Beyond*



- 5.6 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 Neighbourhood Area comprising land in both.
- 5.7 The other principal settlement within the Neighbourhood Area, 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.
- 5.8 The Neighbourhood Area features a wealth of heritage assets ranging from listed buildings, scheduled monuments, landscapes of archaeological interest and many undesignated heritage assets, some of which are identified and listed as being of particular local historic interest in this plan.
- 5.9 The key issues derived from the Neighbourhood Area's spatial portrait are the importance of preserving and enhancing its landscapes, regarded, along with those surrounding it, as the Neighbourhood Area's unique selling point. The Neighbourhood Area's biodiversity and the good design of development within its boundaries are also of considerable importance.

## 6.0 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 Neighbourhood Area'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 Neighbourhood Area as a very high-quality place and landscape, valued greatly by communities and visitors, will be maintained. The Neighbourhood Area'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 3 key objectives have been identified:

### **Objective 1: Sense Of Place:**

*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 Neighbourhood Area, its landscapes and its settlements; the accessibility of public spaces and the protection of Local Green Spaces; the protection of the Neighbourhood Area's non-designated heritage assets; and pride in the Neighbourhood Area as a place to live and work.*

### **Objective 2: Environment, Biodiversity and Climate Change:**

*The Neighbourhood Area's natural, historic and built environments – especially its landscapes, those surrounding the Neighbourhood Area 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 Neighbourhood Area's most important assets.*

### **Objective 3: Community Facilities:**

*To protect, maintain and improve community and recreational facilities for the benefit of both residents and visitors.*

## 7.0 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.

### **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 Neighbourhood Area and, through strategic policy HOU 3, confirms that the designated Neighbourhood Plan area for the ENP (Eglingham Parish) has no minimum 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. Consultation 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.

## Policy 2: High quality and sustainable design.

- 7.7 The Neighbourhood Area’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.



Figure 3: Typical building styles in Eglingham showing square coping to boundary walls

- 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. The key Design Code elements of the study are incorporated into this Plan in Appendix B.
- 7.9 High quality design is expected throughout the Neighbourhood Area. While styles of building and design across the Neighbourhood Area 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.



*Figure 4: Typical building styles in South Charlton Cherry - Tree Cottage*

- 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 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 Neighbourhood Area 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).



*Figure 5: Village Farm, Eglingham - From Bridge*

- 7.12 Although not situated within the Dark Sky Park, this part of Northumberland is nevertheless 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 this can be achieved is contained in the Northumberland International Dark Sky Park Lighting Management Plan published in November 2015 or its successor document(s). The latest Management Plan is included in the list of evidence base documents.
- 7.13 Development in the Neighbourhood Area 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 Paragraph 139 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 policy should be read alongside specific design information contained in the Eglingham Design Code included in Appendix B.



### **Policy 2: High quality and sustainable design**

All new development in the Neighbourhood Area should incorporate high quality design and demonstrate how it meets the guidance and requirements of the Design Code contained in Appendix B. Regard must be had to all 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;
- c) appropriate landscaping should be incorporated into the scheme including the retention of trees and hedgerows;
- d) whenever necessary, 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 loss of privacy as a result of new development or unacceptable levels of overlooking in relation to 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 opportunities should be taken in terms of layout and building orientation to minimise energy consumption and maximise passive solar gain.

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

### Policy 3: Eglingham Village Conservation Area

- 7.15 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.
- 7.16 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.
- 7.17 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.
- 7.18 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.’
- 7.19 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.

### 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 consider the impact on the following specific elements identified in the Eglingham Village Conservation Area Character Appraisal:

- a) significant viewpoints into, out of and across the Conservation Area and defined in this policy; and
- b) informal open spaces which contribute positively to local character; and
- c) whether the development proposed makes a positive contribution to local context and character; and
- d) layout, materials, landscaping, means of enclosure and access and vernacular design of windows, doors, chimneys, and roofscape; and
- 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:

- i) 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;
- ii) From within or adjacent to Eglingham Village, views out towards higher ground to the North and South of the Village;
- iii) From or towards Ticket Hill;
- iv) Towards the Cheviot Hills, especially the Cheviot itself, where they or it are visible;
- v) Towards Hulne Park, where visible;
- vi) 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.

## Policy 4: Local Green Spaces

7.20 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. Paragraphs 105 and 106 of the NPPF give local communities the opportunity to identify and protect areas of green space which are special to the local community. 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.

7.21 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**

The following sites shown on the Policies Map are designated as Local Green Space and will be protected in a manner consistent with that of land within the Green Belt:

LGS 1 - South Charlton, Village Hall Wood.

LGS 2 - South Charlton, Village Garden.

LGS 3 – South Charlton, Churchyard

LGS 4 - South Charlton, Allotments.

LGS 5 - South Charlton, Old Quarry.

LGS 6 - Eglingham, Woodland north of Eglingham Burn.

LGS 7 - Eglingham, Woodland East of Tarry Lane

LGS 8 - Eglingham, Woodland West of Tarry Lane

LGS 9 - Eglingham, Woodland split by Eglingham Burn at eastern end of the village.

LGS 10 - Woodland on southern edge of B6346 adjacent to Eglingham Hall.

LGS 11 - Woodland on northern edge of B6346 adjacent to Eglingham Hall.

LGS 12 - The Bluebell Woods.

LGS 13 - Eglingham, land adjacent to village farm and to the bridge on B6346.

LGS 14 - Eglingham, Community Field.

LGS 15 - Eglingham, St Maurice's Churchyard

LGS 16 – Eglingham, cricket field.

## Policy 5: Area of High Landscape Value and its protection and enhancement



*Figure 6: View across Eglingham from Beanley Moor*

- 7.22 The National Planning Framework (December 2023) requires that ‘Planning policies and decisions should contribute to and enhance the natural and local environment by, inter alia, ‘protecting and enhancing valued landscapes …in a manner commensurate with their statutory status or identified quality in the development plan’ and by ‘recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services…’.
- 7.23 The Parish Council’s initial consultation in relation to this Neighbourhood plan revealed that 89% of respondents supported the local designation of the Neighbourhood Area’s landscapes as of high value, subject to professional appraisal. In light of this and as an adjunct to work earlier commissioned by the Northumberland and Newcastle Society, covering a wider area and resulting in ‘Northumberland Sandstone Ridges and Vales – A Valued Landscape Technical Report – Alison Farmer Associates - January 2022’, Eglingham Parish Council commissioned further specialist landscape work, focused on the Neighbourhood Area. The resulting report is 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’).

7.24 Both these reports are key evidence-base, background documents and remain central to the interpretation of Policy. They apply up to date national guidance, detailed and extensive local level study of relevant character areas, through both desk-top study and detailed field work, and establish broad support for, and robust justification of the area chosen for local, protective designation. The consultants reviewed and took into account representations made by Eglingham Parish Council and others before both studies were finalised in January 2022. They explain the history and context of the proposed landscape designation in the neighbourhood plan. A background paper, based on those reports, was also produced.

7.25 Prior to local government re-organisation which abolished the districts and created the Unitary authority area which is now Northumberland County Council, the old Alnwick and Berwick Local District Plans designated almost the entire Neighbourhood Area (its entirety west of the A1) and much of the wider landscape in which it sits as an ‘Area of High Landscape Value’ (‘AHLV’). When the plans were reviewed, the policies were not saved and, for many years, this part of the Northumberland landscape had no protective landscape designation.

7.26 Specifically, the Eglingham Parish Landscape Assessment gathered evidence on the special qualities and sensitivity of the Neighbourhood Area’s landscapes and set out the diversity of their landscape character and the value of the landscape. The Assessment identifies the following features of natural and cultural interest as being of special interest:

- Bewick and Beanley Moors SSSI’s (directly abutting and in small part within the Neighbourhood Area boundary);
- Hulne Park Registered Park and Garden (again, directly abutting and in small part within the Neighbourhood Area boundary);
- the Eglingham Conservation Area;
- historic features in the Neighbourhood Area 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 Neighbourhood Area’s listed buildings and undesignated heritage assets that make a visual contribution to the interest and qualities of the Neighbourhood Area;
- 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;

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- 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; and
- Views from elevated moorland, ridges or knolls across the Neighbourhood Area and to distinctive landscapes well beyond its boundary. It further advised that ‘Views within the Neighbourhood Area are important in contributing to the scenic qualities of the Neighbourhood Area as well as aiding orientation and reinforcing sense of place.’

7.27 With regard to views, the natural beauty of the Neighbourhood Area and its setting is self-evident and appreciable from the many public access ways and areas of ‘right to roam’ that cover the Neighbourhood Area. Important or key views are not shown on the policies map because they are almost innumerable. As a starting point, the Eglingham Parish Landscape Assessment drew attention to examples in its section 3.5, namely those: from Crag Hill, looking east towards the Northumberland Coast AONB; from the B6346, westwards across Beanley Moor and to the rounded domes of the Cheviots in the distance; South of Eglingham village, from the edge of Beanley Moor across Chillingham Vale; from the slopes above Eglingham village south across the moorland and to the stepped sandstone scarp at Cloudy Crag; from outside it, across the Neighbourhood Area where it forms an important foreground e.g. from Heckley Road looking west. The ‘Background Report on Significant Viewpoints’ drew attention to others, evidence for which is provided by the linked photographs.

7.28 The Neighbourhood Area’s landscapes are, accordingly, sensitive to development which occurs within its boundary but also beyond it, especially in the case of tall vertical structures.

7.29 The Eglingham Parish Landscape Assessment also reviews the effects of wind farm development and other work relating to the function of land within the Neighbourhood Area as a setting to, specifically, the Northumberland Coast AONB.

7.30 Although the Northumberland AONB and the Northumberland National Park are outside the boundary of the Neighbourhood Area, their proximity and views of them from within the Neighbourhood Area are highly valued by residents. The Neighbourhood Area has an important role as a link between these special landscapes. The Northumberland Coast AONB Management Plan 2020-24 and the Northumberland National Park Local Plan (2020) both recognise the importance of views and landscapes beyond their

boundaries. Policy ENV5 in the Northumberland Local Plan sets out planning policy in relation to proposals for development in the Northumberland Coast AONB.

7.31 While the Area of High Landscape Value's special characteristics, qualities, sensitivity and diversity and resultant value, as identified by the Eglingham Parish Landscape Assessment, are too numerous to list, here, examples comprise those set out in Policy 5. Taking them into account, the report concludes:

*'...a significant part of Eglingham Parish is regarded as a highly valued landscape. Broadly, this landscape has special qualities that raise it well above ordinary countryside, reflecting a high degree of consensus over several decades as to the special landscape, wildlife and cultural qualities of the area which have been important to conserve and enhance... It is therefore recommended that the special value of this landscape is recognised in terms of Neighbourhood Plan policy and decision making, through designation as a valued landscape such as an **'area of high or great landscape value'** . '*

7.32 Restoring a policy-based recognition of the high value of most of the Neighbourhood Area's landscapes will assist in protecting the Area of High Landscape Value from inappropriate development and in enhancing its character.

7.33 The review of the impacts of the Wandylaw and Middlemoor windfarms has demonstrated that the landscape impacts of these windfarms were underestimated at the time they were permitted and now have an impact on the Neighbourhood Area and wider landscape, greater than anticipated, making the issue of cumulative impact all the more important, now.

7.34 The AONB landscape sensitivity assessment (see evidence base documents) also raised concerns regarding the cumulative impact of any further development of this kind, in this location.

7.35 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 and important features of interest outside that designated area (see above).

### **Policy 5: Area of High Landscape Value and its protection and enhancement**

An Area of High Landscape Value is defined on the Policies Map. The intrinsic character, natural beauty, historic interest, tranquillity and distinctiveness of this landscape will be conserved and enhanced. Proposals for development likely to have an adverse impact on any of the important characteristics or qualities of the Area of High Landscape Value will not be supported.

In assessing whether a proposal is likely to have such an effect, particular attention will be given to those special characteristics and qualities of the Area of High Landscape Value including:

- a) the distinctive knolls, rounded hills and craggy outcrops around Longlee Moor, at Crag Hill, Humble Heugh, Honey Hill, and south of White House Folly;
- b) the landscape's bleak remoteness derived from its large scale, simple topography and semi-natural habitat, coupled with little settlements, imparting a strong sense of remoteness and tranquillity;
- c) the strong character and local distinctiveness of Eglingham Village, set within a high-quality landscape, sheltered along the burn and parkland and yet rapidly exposed on the adjacent moorland;
- d) the visual interconnectivity between the Area of High Landscape Value and those areas beyond them, including the Bewick and Beanley Moors SSSI's; Hulne Park; the Upper Aln valley; the Breamish and Till valley; the Kyloe Hills; the Northumberland National Park; and the Northumberland Coast AONB;
- e) the visual interconnectivity between the Northumberland National Park and the Northumberland Coast AONB;
- f) the traditional vernacular architecture in the settlements including at East and West Ditchburn, Eglingham, South Charlton and North Charlton;
- g) the Neighbourhood Area's innumerable important views which encompass and demonstrate the other above-listed special characteristics and qualities.

In assessing all development proposals, cumulative impact of the development on the special characteristics and qualities of the Area of High Landscape Value will be carefully assessed to ensure its conservation and enhancement.

Proposals which are likely to have a significant impact on the landscape must provide a professional landscape appraisal as part of the application submission which should include reference to mitigation of adverse impacts, and where possible, enhancement of the special characteristics and qualities of the landscape.

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

7.36 There are several buildings and other assets of historic and archaeological interest in the Neighbourhood Area. Research led 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 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 proposals affecting any non-designated heritage asset or its setting should take into account its significance and the scale of any harm or loss. Non-designated heritage assets in the Neighbourhood Area are listed in Appendix A (Part A) and identified on the Policies Map.

If a loss of all or part of a non-designated heritage asset or its significance is permitted, developers will be required to record the asset to advance understanding of its significance.

Where a development has the potential to include heritage assets with archaeological interest identified in Appendix A Part B (or any other areas of archaeological interest which become known), developers will be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation

## 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 registered as Assets of Community Value by the Parish Council. These include the Tankerville Arms, Eglingham Village Hall and South Charlton Village Hall. The Parish Council may take forward the registering of other community facilities as Assets of Community Value.

### Policy 7: Community Facilities

The following community facilities are identified on the Policies Map:

- CF1 The Tankerville Arms public house, Eglingham (ACV)
- CF2 St Maurice's Church, Eglingham
- CF3 Eglingham Village Hall (ACV)
- CF4 The Eglingham Community Field
- CF5 St. James' Church, South Charlton
- CF6 South Charlton Village Hall (ACV)
- CF7 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 facilities 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.



## Policy 8: Habitats and Species

- 7.40 Habitats and the species they support are highly valued by residents of the Neighbourhood Area and an important attraction for visitors.
- 7.41 In particular, areas within the Neighbourhood Area (to the north and south of Eglingham village) and much larger areas immediately bounding the Neighbourhood Area comprising the Bewick & Beansley Moor Sites of Special Scientific Interest (SSSI).
- 7.42 Areas of priority habitat can be seen on the Natural England MAGIC website, which is regularly updated. Specific areas of priority habitat are found in the Neighbourhood Area and listed in Policy 8.

### Policy 8: Habitats and Species

Proposals which promote the preservation and restoration of priority habitats in the Neighbourhood Area will be supported where they comply with policies set out elsewhere in the Development Plan. Priority habitats identified in the Neighbourhood Area are:

Upland Heath,  
Good quality semi-improved grassland,  
Deciduous woodland including ancient woodland,  
Upland calcareous grassland,  
Lowland heath and  
Wood-pasture and Parkland.

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

## Policy 9: Coastal Mitigation Service

7.43 Beyond the boundaries of the Neighbourhood Area towards the east are the coastal areas of Northumberland which have multiple nature conservation designations.

7.44 In order to comply with Policy ENV2 in the Northumberland Local Plan, this policy ensures that development in the relevant parts of the Neighbourhood Area will be expected to contribute to the Coastal Mitigation Fund.

### Policy 9: Coastal Mitigation Service

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.

## Policy 10: River Tweed SAC

7.45 The River Tweed Special Area of Conservation (SAC) is an important habitat and wildlife corridor in the Neighbourhood Area. In order to protect water quality in this important environment, Policy 10 seeks to ensure that any new development that is not connected to mains sewerage can demonstrate that the development will not pollute the River Tweed SAC by way of nitrates and phosphates as set out in the policy below.

### Policy 10: River Tweed SAC

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.

## 8.0 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 2036.
- 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.

## 9.0 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' + Addendum following Reg.14 consultation</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)' – updated following Reg. 14 consultation</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>
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>

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H2	8	<i>'Strategic Environmental Assessment (SEA) for The Eglingham Neighbourhood Plan - Environmental Report December 2022 (AECOM)'</i>
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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 (December 2023)

## 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.

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**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.

**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.

**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.



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**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.

**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 2023 and 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 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.

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

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

Non-Designated Heritage Assets in the Parish of Eglingham	Grid Ref	Ref	Interest	Description and Significance
<p>Harehope stone carved tank possibly linked to leper hospital</p> 	<p>E 409400 N620500</p>	<p>Non</p>	<p>Historic Rare</p>	<p>The tank stands on the slope of Tick Law to the northeast 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.</p>
<p>Tarry Farm lime kiln (Eglingham)</p>	<p>E 411323 N 620183</p>	<p>N5018</p>	<p>Historic and of local interest</p>	<p>The remains of a <u>postmedieval 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.</p>

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Non-Designated Heritage Assets in the Parish of Eglingham	Grid Ref	Ref	Interest	Description and Significance
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).
Home Farm, Charlton Hall (Eglingham)	E417781 N622370	N28217	Architectural, aesthetic, and historic interest	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 farm buildings are shown on the first edition Ordnance Survey map and include the main E-plan building with a building to the southwest. A sale plan of 1878 shows the main block as three buildings around a courtyard, with no gingang and the southwest 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.

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Non-Designated Heritage Assets in the Parish of Eglingham	Grid Ref	Ref	Interest	Description and Significance
				<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 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.</p>
<p>Milepost at Brownieside (Eglingham)*</p>	<p>E416556 N623798</p>	<p>N16856</p>	<p>Historic</p>	<p>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.</p>

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Non-Designated Heritage Assets in the Parish of Eglingham	Grid Ref	Ref	Interest	Description and Significance
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 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.
West Lodge, Charlton Hall (Eglingham)	E417163 N621932	N30061	Architectural	Gate lodge associated with <u>Charlton Hall</u> giving access from the Great North Road, is shown on the first edition 6-inch

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Non-Designated Heritage Assets in the Parish of Eglingham	Grid Ref	Ref	Interest	Description and Significance
				<p>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.</p> <p>Architecturally very distinctive and locally significant, the building is intact and exhibits considerable aesthetic appeal.</p>
Eglingham Village Hall	Eglingham Village		Architectural, historic	<p>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.</p>
Mill Pond	Eglingham Village		Historic	<p>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.</p>



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Non-Designated Heritage Assets in the Parish of Eglingham	Grid Ref	Ref	Interest	Description and Significance
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 <sup>nd</sup> World War, they are intact and representative of a program of work designed to protect the area from invasion.
Second World War Pillboxes, D shaped- part of the Alnwick-Wooler stop line	E 410579 N619658	Ref No N4403	Historic	On Tarry Lane near the Eglingham Burn
Second World War Pillboxes, D shaped- part of the Alnwick-Wooler stop line	E 410340 N619625	Ref No N4404	Historic	On B6346 edge of Eglingham Hall grounds to the west of Eglingham village
Second World war pillboxes, Polygonal lozenge shaped	E410484 N619436		Historic	Adjacent to Eglingham village farm and Eglingham bridge
Second World war pillboxes, Polygonal lozenge shaped	E411857 N619838	Ref No 4406	Historic	To the front and East of Eglingham Hill

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Non-Designated Heritage Assets in the Parish of Eglingham	Grid Ref	Ref	Interest	Description and Significance
Second World war pillboxes, Polygonal lozenge shaped	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 <sup>nd</sup> World War, They are intact and representative of a program of work designed to protect the area from invasion.
Second World war pillboxes, Polygonal lozenge shaped	E409200 N620600	Ref No 19985	Historic	To the northwest of Harehope Farm on the slopes of Harehope Hill
Second World war pillboxes, Polygonal lozenge shaped	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	Ref	Interest	Description of special interest
Site of Brockleyhall Tileworks (Eglingham)	E414475 N620683	N20841	Historic	This is the site of another tileworks. There were many 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 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 unspecified 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

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Site name	Grid reference	Ref	Interest	Description of special interest
				be uncommon, but not unique in Northumberland. <u>Aerial photography</u> shows this structure to remain; recording in the field would confirm if this was actually the case.
Stone Cists (Eglingham)	E408740 N620610	N3609	Archaeological	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 'silverhilted' 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>AngloSaxon</u> period. Locally significant for its rarity within the locality and potentially representative of the transition between Bronze age and Anglo Saxon cultures.
Bronze Age burials (Eglingham)	E415530 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</u> , <u>urns</u> and <u>incense cups</u> . An important, relatively rare representative Bronze age site selected for its local significance.

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Site name	Grid reference	Ref	Interest	Description of special interest
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 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.
Harehope leper hospital (Eglingham)	E409390 N620450	N3618	Historic & Archaeological	Burton Lazars is the site of a <u>medieval</u> leper hospital. 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 potentially rare site in Northumberland of special interest

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Site name	Grid reference	Ref	Interest	Description of special interest
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>postmedieval</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 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 semiruinous in the 16th and 17th centuries we know the chapel was in use up to the mid 18th century. It stood at the east end of the village, in a field once called Kirk Croft. The churchyard wall and gate were

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Site name	Grid reference	Ref	Interest	Description of special interest
				pulled down in 1829 and no trace can be seen today.
Earthworks west of Harehope Farm (Eglingham)	E409074 N620189	N29301	Archaeological	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 southwest. 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.
Harehope Hill millstone quarry (Eglingham)	E408700 N620500	N3672	Historic	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
Eglingham medieval village (Eglingham)	E410000 N619000	N4392	Historic	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 1378 the village had been visited by the Black Death and all was laid waste. By the



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Site name	Grid reference	Ref	Interest	Description of special interest
				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 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

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Site name	Grid reference	Ref	Interest	Description of special interest
				century its foundations 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 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.

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Site name	Grid reference	Ref	Interest	Description of special interest
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
Archy Ford's Well (Eglingham)	E415864 N619533	N22423	Historic	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.
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 <sup>th</sup> century religious graffiti. 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.
Well in OS field No 144 Archy Ford's Well (Eglingham)	E410900 N619900 E415864 N619533	N22423	Historic 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.

## Eglingham Neighbourhood Plan – Regulation 15 (Submission) Draft Plan

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Site name	Grid reference	Ref	Interest	Description of special interest
				Included for its aesthetic appeal and association with the history of the village and the evolution of its water supply. A well known as 'Archy Ford's Well' is shown on the first edition Ordnance Survey map.
Buck Well (Eglingham Bassington medieval village (Eglingham	E417477 N622728 E414900 N616000	N22431 N4394	Historic Archaeological	A well is shown on the first edition Ordnance Survey map. This is the suggested site of a <u>medieval</u> village.

**APPENDIX C: DESIGN CODE TO BE READ ALONGSIDE POLICY 3**





04

Design Codes



## 4. Design Codes

### 4.1. Working with the Site Character and its Context

New development should show an understanding of its context and positively contribute to the character of its surroundings. An understanding of context includes 'responding positively to the features of the site itself and the surrounding context beyond the site boundary'<sup>9</sup>.

#### 4.1.1. EG.CC.01 Retaining Existing Landscape Features

Existing landscape features, for example, notable or distinctive landform, watercourses, hedgerows, woodland and trees, should be retained where feasible and used to inform the layout and character of new development, including buildings, streets and public open space. Retaining in-keeping landscape features helps to maintain the existing landscape character, refer to page 13 for a summary of this.

Key features in the Parish typically include stone wall field boundaries, trees, hedgerows and watercourses.

Where new development is proposed, there should be no net loss of trees and at least two trees shall be planted for each tree lost.

New development should ensure trees and planting have sufficient space. Buildings should be laid out in such a way that there is sufficient room for proposed and/or retained trees, providing the opportunity for

trees to mature and grow to their full size and maximise canopy growth.

New development proposals should identify locally native tree and shrub species which are appropriate for the rural location and vary species to encourage diversity, to ensure longevity and to provide resilience of green infrastructure within new development to pests and disease.

Where trees are removed, replacements trees should be the same species or grow to a similar mature size and habit. Standard or feathered tree sizes will be most appropriate to replace lost specimen trees and transplant trees more suitable for larger areas of woodland or shrub. The inclusion of feathered trees within larger areas of planting should be considered where the woodland is intended to provide screening or visual containment.

Planting within new development should consider the maintenance regime as well as the different conditions of leaf and canopy throughout the seasons.

The above advice should be proportional to the scale of the proposed development.



**Figure 9: Views to notable landform/ landmarks could be used to inform the layout of new developments**



**Figure 10: Ridge and furrow landform is a feature of land surrounding South Charlton**

<sup>9</sup> National Design Guide, 2019, Ministry of Housing, Communities & Local Government



### 4.1.2. EG.CC.02 Green and Blue Infrastructure (Habitat and Biodiversity)

New development should seek to integrate with, join-up and enhance existing green/ blue infrastructure networks adjacent to and within site boundaries and aim to strengthen biodiversity and the natural environment.

The locations and typology of new green/ blue infrastructure delivered as part of new development should be used to strengthen and draw on the rural character of the setting through the settlement, for example, at the rural edge, and within new public space and street frontages.

Existing habitats and biodiversity corridors should be protected and enhanced.





New development proposals should aim for the creation of new habitats and wildlife corridors; e.g. by aligning back and front gardens.

Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for locally important species.



Figure 11: Plan of green and blue infrastructure in Eglingham

#### Key

-  Woodland/ plantation
-  Watercourse
-  Pond
-  Mature trees



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Figure 12: Plan of green and blue infrastructure in South Charlton



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Figure 13: Plan of green and blue infrastructure in North Charlton

Key

- |  |  |
|--|--|
|  Woodland/ plantation |  Watercourse  |
|  Moorland scrub       |  Pond         |
|  Bog                  |  Mature trees |

### 4.1.3. EG.CC.03 Views

New development should reinforce key views outwards towards the rural surroundings of Eglingham Parish.

Inward views, including elevated long distance views from public rights of way from the surrounding hills and at settlement gateways should be protected.

Consideration should be given to maintaining existing slot views and ensure that gaps are created within new development to maintain the strong visual connection between settlements and the countryside.

New development should recognise and, where feasible, incorporate opportunities for views from new public space and streets to existing landmarks, for example, to St. James Church in South Charlton and within Eglingham to St. Maurice Church, Eglingham Hall and to the surrounding hills.



Figure 14: Slot or gap views between properties in Eglingham



Figure 15: Plan of views in Eglingham



Figure 16: Plan of views in South Charlton



Figure 17: Plan of views in North Charlton

#### 4.1.4. EG.CC.04 Gateways and Rural Edge

New development should be sited carefully to fit within the existing settlement pattern and orientation of buildings. For example, this tends to be street facing linear development in Eglingham and cluster development in South Charlton.

The edges of new development should respond positively to the existing settlement by ensuring that new development is facing towards existing frontages and is of a similar scale/ height, as shown in Figure 19.

Where new developments extend settlement approaches they should retain the existing scale and character of current gateways. For example, in Eglingham, development should retain existing tree



Figure 18: Gateway to Eglingham, with built development setback from the road corridor.

lines where feasible and be setback from the road corridor.

Where proposed new development would define the new edge to the settlement (that is to say, where it would extend the 'leading edge' of a settlement and/ or be located at the gateway/ entry to the settlement) it must demonstrate, through good urban design principles, that it responds to local landscape character and enhances the rural setting to existing settlements.

Backland development to the rear of existing properties should be avoided where this is not a feature of the existing settlement pattern.

New settlement boundaries should retain existing landscape features, for example, stone boundary walls and distinctive coping stones, hedgerows and/or trees, and new property curtilage should be large enough to accommodate vegetated boundaries, to help to integrate development within the rural surroundings. See Codes EG.CC.01/02 for more information on green infrastructure.

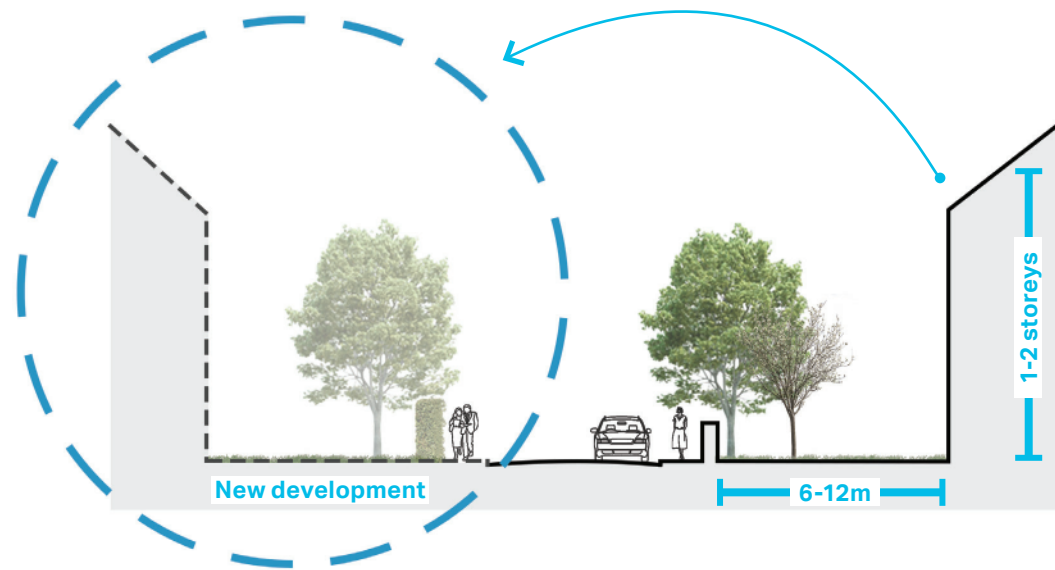


Figure 19: New development at gateways should follow the scale and setback of adjacent development.

## 4.2. Street Scene and Public Open Space

Streets are the places where people walk, meet, and interact; they should be considered as places in their own right and are often the most enduring features of our built environment.

Within Eglingham Parish streets have a distinctly rural character and settlements are typically arranged around one primary route passing through. It is therefore highly unlikely that development will result in any new primary routes, however, development may join on to existing primary routes and result in modifications in this sense. The following provides general guidance for all new routes, more specific guidance on primary, secondary and tertiary routes follows. Figures 3, 4 and 5, in Section 2.3, show the existing types of routes.

### General Guidance

Whilst streets must meet technical highways requirements, they should not be built to maximise vehicle speed or capacity. Aim to create spaces that incorporate integrated and subtle methods of traffic calming such as: narrowing down the carriageway, use of planting and build-outs to incorporate street trees, use of clearly defined on-street parking areas, change of colour/ materials, use of shared surfaces and varying the alignment of the vehicular route and use of tight junction radii.

Streets must incorporate opportunities for landscaping, green infrastructure, and sustainable drainage.

New streets should tend to be linear with gentle meandering, providing interest and evolving views while helping with orientation.

The incorporation of cul-de-sacs may be suitable for cluster developments which join on to existing primary and secondary routes. Any cul-de-sacs should be kept relatively short and include pedestrian connections.

When designing turning areas at the end of roads, think of imaginative solutions that move away from formulaic responses (e.g. hammerheads at the end of a road). For example, a small local square or front court could provide the turning space for refuse vehicles and HGVs whilst also creating an interesting enclosed space.

The distribution of land uses should respect the general character of the area and street network, and take into account the degree of isolation, lack of light pollution, and levels of tranquillity. Pedestrian access to properties should be from the street where possible.

Filtered permeability, where cars are unable to pass but pedestrians and cyclists are, may be suitable in some locations.

Unnecessary signage should be avoided on all types of routes, to reduce streets appearing cluttered.



Figure 20: Primary route B6346 in Eglingham



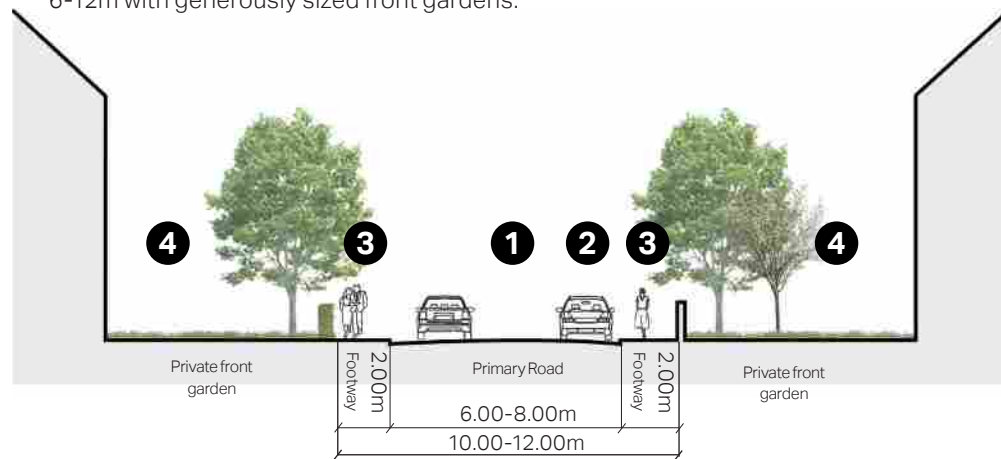
Figure 21: Roads outside of settlements tend to be rural with no markings and reduced widths



### 4.2.1. EG.SS.01 Primary Routes

Settlements within the Parish are structured along primary routes which form the village spines and provide the main access. They are also used for utility and emergency vehicles, as well as buses, where applicable. Future development is highly unlikely to result in any new primary routes and change will be focused on modifications to existing primary routes where development is located adjacent. Thus, new development should maintain the existing character of primary routes.

The setback of new buildings should respect the existing building line, which is typically a setback of 6-12m with generously sized front gardens.



**Figure 22: Section showing indicative dimensions for primary routes (road width may vary to provide space for parking)**

1. Primary road for two way traffic
2. Space for street parking
3. Footways to either side of the road
4. Residential frontage with boundary hedges or stone walls and front gardens

Buildings should be orientated to have frontages facing on to primary routes so that they are outward facing.

Stone wall boundaries with distinctive coping stones are often found along primary routes and contribute to the streetscape. These features should be continued where there is new development along primary routes.

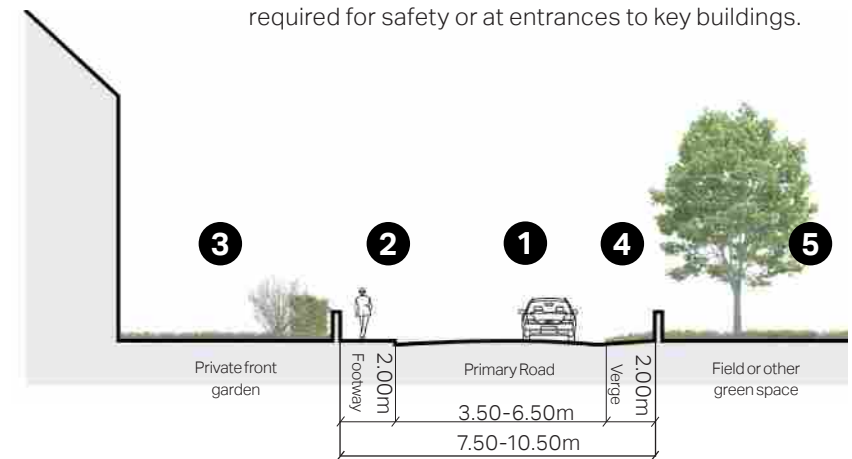
Carriageways must accommodate two-way traffic and provision for cyclists and pedestrians, with the exception of traffic calming areas. They may also include green verges with or without street trees on one or both sides.

The quality of the public realm must be of a high standard and consistent throughout the whole primary route, for example, through the planting of trees and/or green verges along the road.

Front gardens are key to the vegetated character of primary routes and well vegetated front gardens should be provided within new development. See Code EG.US.06 Private Gardens.

Street clutter such as cables and signage should be minimised and services located underground where possible.

Street lighting should be limited to key areas where required for safety or at entrances to key buildings.



**Figure 23: Section showing indicative dimensions for primary routes at rural edge (road width may vary to provide space for parking)**

1. Primary road located to the rural edge of settlement
2. Pedestrian footway
3. Residential frontage with boundary hedges or stone walls and front gardens
4. Grass verges and field boundaries
5. Adjacent green space or fields

## 4.2.2. EG.SS.02 Secondary Rural Routes

Secondary routes provide access between primary roads and clusters of dwellings in settlements or are longer access routes connecting smaller settlements, farmsteads and estates. They are rural and narrow in character with two-way traffic. Typically, footpaths are not provided. They must be designed for lower traffic volumes compared to primary roads, despite often being national speed limit outside of settlements.

Secondary routes must accommodate carriageways wide enough for two-way traffic and grass verges should be provided to both sides of the carriageway for the passing of larger vehicles.

Lay-bys should be provided at key locations or attractive viewpoints to provide informal parking and stopping places.



Figure 24: Example of secondary route in Eglingham, road to Beanley

Field boundaries to either side of the carriageway should be retained or reinstated and may include stone walls or hedgerows/tree belts. Improvements could include the planting of trees within hedgerows or verges.

Within settlements they may also accommodate parallel street parking and tree verges on one or both sides. On-street parking may consist of either marked bays or spaces inset into green verges.

Carriageways must be designed to be shared between motor vehicles and cyclists. Within settlements, vertical traffic calming features such as raised tables may be introduced at key locations, such as junctions and pedestrian crossings.



Figure 25: Tree lined secondary route, North Charlton



Figure 26: Wide verges and mature trees, South Charlton

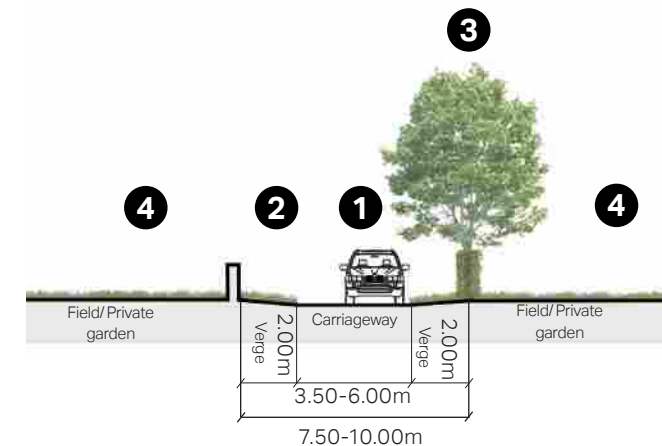


Figure 27: Section showing indicative dimensions for secondary rural route (carriageway width may vary)

1. Secondary road
2. Grass verge and stone wall boundary
3. Grass verge with hedgerow and trees along field boundary
4. Adjacent fields or private gardens



### 4.2.3. EG.SS.03 Tertiary Routes, Lanes and Private Drives

Where settlements are not located along primary routes they tend to be in the form of cluster development, some of which were former farmsteads, organised around the main farmhouse. Roads within these cluster developments are laid out in the form of cul-de-sacs, lanes or private driveways. Lanes and private drives are the access-only types of streets that usually serve a small number of houses.

Lanes and private drives have a strong residential character and provide direct access to residences. They should be designed for low traffic volumes and low speed.



Figure 28: Example of cul-de-sac lane at Taylors Field, South Charlton

#### Lanes and Cul-de-sac Lanes

Carriageways typically consist of a single lane of traffic in either direction and must be minimum 5m wide and serve all types of transport modes, including walking and cycling, and allow enough space for parking manoeuvres.

Opportunities to include green infrastructure, for example, hedges, and/or private gardens to soften the edges, must be incorporated.

Traffic calming features such as raised tables can be used to prevent speeding, particularly at entrances to these streets.

Allocated off road space should be provided for parking so that this does not conflict with movement and turning of other vehicles.

Shared space or home zone<sup>10</sup> streets may be suitable within cluster developments.

Home zones may include lane widths which vary to discourage speeding and introduce a more informal and intimate character. Low upstand kerbs, variations in paving materials and textures can be used instead of high upstand kerbs or road markings.

10. Home Zone - A street or group of streets designed primarily to meet the needs of pedestrians, cyclists, children and residents, and where motor traffic is limited.

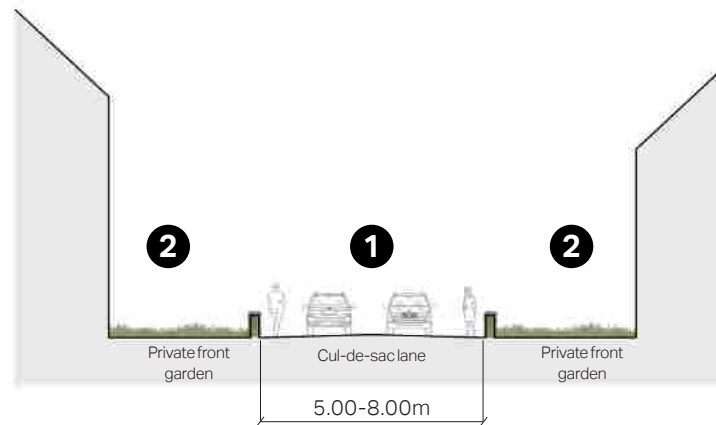


Figure 29: Section showing indicative dimensions for shared space and cul-de-sac lanes

1. Shared lane (local vehicle access, cyclists and pedestrians) widths may vary to provide parking
2. Residential frontage with front hedges/ walls and gardens

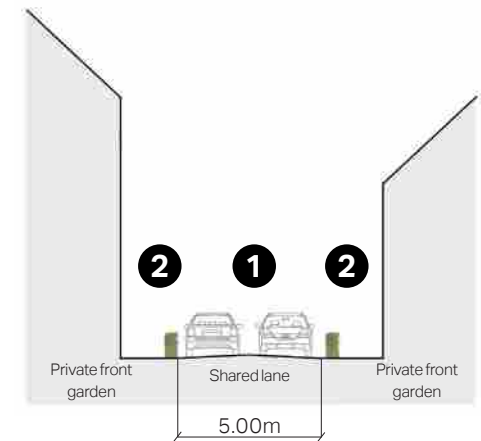


Figure 30: Section showing indicative dimensions for lanes and private drives

1. Shared lane (local vehicle access, cyclists, and pedestrians)
2. Residential frontage with front hedges/ walls and gardens

## 4.2.4. EG.SS.04 Footpaths and Pedestrian Connectivity

Pedestrian connectivity through the Eglingham Parish settlements includes both on and off-road routes and also provides access to the surrounding countryside.

New developments should consider connectivity to existing public rights of way as shown on Figure 31, 32 and 33, and the creation of new public rights of way, where they would integrate with and benefit the existing movement patterns.

Footpaths should be provided along the frontages of houses to join with the existing movement patterns along primary routes. (See Code EG.SS.01)

New development should have a connected street layout. This connected pattern creates a 'walkable neighbourhood'; a place where streets are connected and routes link meaningful places together.

The use of a connected pattern also helps the accessibility of service and emergency vehicles; this enables a smoother operation, improved services and faster response times.

The Police Secured by Design guidelines<sup>11</sup> warn against the "security of development being compromised by excessive permeability, for instance by allowing the criminal legitimate access to the rear or side boundaries of dwellings, or by providing too many or unnecessary segregated footpaths".



Figure 31: Plan of public rights of way in Eglingham

### Key

----- Public right of way

11. [https://www.securedbydesign.com/guidance/design\\_guides](https://www.securedbydesign.com/guidance/design_guides)



**Figure 32: Plan of public rights of way in South Charlton**



**Figure 33: Plan of public rights of way in North Charlton**

**Key**

----- Public right of way

## 4.2.5. EG.SS.05 Vehicle Parking

Parking areas are a necessity of modern development. Parking provision should be appreciated as integral to the exercise of creating distinctive places through good urban design.

When needed, residential car parking can be a mix of on-plot side, front, garage, and courtyard parking, and complemented by on-street parking. Car parking design should be combined with landscaping to make the presence of vehicles less obvious. Parking areas and driveways should, where feasible, contribute to surface water management, for example, using permeable paving.

### On-Plot Side or Front Parking

On-plot parking can be visually attractive when it is combined with high quality and well-designed soft landscaping. Front garden depth from pavement back should be sufficient for a large family car.

Boundary treatment is the key element to help avoid a car-dominated character. This can be achieved by using elements such as hedges, trees, flower beds, low walls, and high-quality paving materials between the private and public space.

Hard standing and driveways should be constructed from porous materials to minimise surface water run-off.



Figure 34: Front parking at Taylors Field, South Charlton



Figure 35: Front parking at Harehope

## On-Plot Garages

Where provided, garages should be designed either as free-standing structures or as an additive form to the main building. In both situations, it should reflect the architectural style of the main building, and visually be an integral part of it rather than a mismatched unit.

Often, garages can be used as a design element to create a link between buildings, ensuring continuity of the building line. However, it should be considered that garages are not prominent elements and they should be designed accordingly.

It should be noted that many garages are not used for storing vehicles, and so may not be the best use of space.

Garages should be large enough for a modern car to fit into them and if smaller should not count as a parking space.

Suggested minimum size for a single garage 3m wide x 6.1m long with a door width of 2.7m.

Considerations should be given to the integration of bicycle parking and/or waste storage into garages. Refer to Code EG.BF.02 Bins, Recycling and Storage for further information.



**Figure 36: Garage at property in Eglington**



## 4.2.6. EG.SS.06 Open Space and Surrounding Landscape

Open space is defined within the NPPF<sup>12</sup> as “All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs), which offer important opportunities for sport and recreation and can act as a visual amenity.”

Northumberland County Council have designated areas of Protected Open Space (POS) and neighbourhood plans can also designate additional POS and/or Local Green Space (LGS), which is differentiated by the requirement to demonstrate that a space is of special value to a local community. Existing and proposed areas of POS/LGS are shown opposite in Figures 37 and 38. These spaces, in addition to the surrounding landscape, are important to creating a positive village environment, fostering community spirit, influencing the character of the settlements and may also provide an extensive recreational resource.

This code is applicable to both POS and LGS and should be read in conjunction with Code EG.SS.04 Footpaths and Pedestrian Connectivity.

All open space should have a purpose and be of a size, location and form appropriate for the intended use, avoiding space left over after planning or pushing open space to the periphery of development.

New and existing open spaces should be located within walking distance from the intended users. If appropriate, these should be linked to create green

networks, which connect with the surrounding landscape. These networks are often more useful for visual amenity, recreational use, and wildlife corridors than isolated parks. Tree lined avenues can achieve a visual and physical connection to open space.

New and existing open spaces should be flexible to accommodate future changes so that spaces meet the needs and desires of all users. For example, outdoor gym equipment, productive gardens, vertical gardens, allotments, etc. offering choices will encourage a healthier lifestyle.

Surrounding buildings should overlook play areas and open spaces where possible and appropriate. Make them central to the neighbourhood or part of the neighbourhood in order to encourage social gatherings. If play areas are proposed or required, the location of play spaces needs to take into account the surrounding context. Factors to consider will be the intended age of the children using the play space, the size of it, the type of equipment and the proximity to existing residential properties.

Reference should be made to existing national guidance on inclusive play. Play areas could also include elements relating to nature and landscape. The equipment and fittings considered should be of high quality and durability, conforming to the relevant standard as defined by the Local Authority.

\* As designated by Northumberland County Council

### Key

- Protected Open Space\*
- Potential locations for future LNG/POS



**Figure 37: POS/LGS, Eglington**



**Figure 38: POS/LGS, South Charlton**

12. Ministry of Housing, Communities & Local Government (2019) National Planning Policy Framework.

## 4.3. Urban Structure

### 4.3.1. EG.US.01 Pattern and Layout of Buildings

The following code gives guidance as to how pattern and layout can be used to create a sense of place.

Where cul-de-sacs are necessary, layouts should end with an informal turning head to correspond with the informal arrangements of dwellings and include green space and planting.

New development proposals must comprise a variety of dwelling types. Architectural styles should avoid 'pastiche', they should incorporate architectural character typical to Eglingham Parish and the region, to enhance a sense of place.

The arrangement and design of gable ends should be carefully considered to avoid blank façades in prominent locations, at entrances to new development, or adjacent to pedestrian routes.

The building line of new development should be used to shape views and define enclosure of adjacent streets or open space.

The size of plots and their pattern should reflect that of Eglingham Parish and be sympathetic to existing residential areas adjacent to new development sites.

Future development in Eglingham Parish should reflect the range of densities found within the settlements. Density should be used to reinforce a transition from central areas to the rural edge, and to define the character of different street typologies.

New development and alterations to existing buildings, shall respect the position of existing buildings relative to the street and within the plot. The proportions of proposed houses should match adjacent houses of the same building type.



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Figure 39: Linear settlement pattern, Eglingham





**Figure 40: Clustered settlement pattern, South Charlton**

**Figure 41: Linear settlement pattern, North Charlton**

**Key**

-  1 to 1.5 storey
-  2 storey
-  3 storey
-  Public building

## 4.3.2. EG.US.02 Housing Typology

### Scale, height, massing and roofline

New development will be more likely to integrate successfully with the settlement if the scale, height, massing and roofline demonstrates consideration for the context of the original buildings within the area.

The height and roofline of proposed development should respond to adjacent buildings and should usually not exceed two storeys.

New development proposals should consider pitched, gable and hipped roofs. Flat roofs are unlikely to be acceptable.

Typical roof features such as chimney stacks, eaves, water tabling, gables and dormers should be incorporated into new development proposals to correspond with the historic and rural character of the local area.

Buildings within Eglington Parish vary between 1 and 2 storeys, and although 3 storey buildings are present, they are the exception to the prevailing built form. It is important that future development is scaled such that it encloses spaces to the benefit of their character, for example, streets and open spaces, and that it relates well to adjoining built form. Refer to Figures 39, 40 and 41 for the heights of existing residential buildings.

3 storey buildings will typically not be appropriate as they are out of scale with most existing development.

Single storey dwellings are appropriate but should be sited in a way to ensure they provide enclosure to streets, for example, in a terraced typology.

Detached properties are the most common typology, although there are also examples of semi-detached and terraced properties.

Isolated properties and farms are found throughout the parish and farmstead conversions are also a common typology detailed further in Code EG.US.03.

The below images summarise the most common typologies of residential properties in the Parish. Future development should consider using similar typologies to these, particularly in relation to scale and mass and follow the distribution/ pattern of existing typologies shown in Figures 48, 49 and 50.



Figure 42: Modern 2-storey detached property in South Charlton



Figure 43: 2-storey detached property in Eglington

### Detached

Height: Two/two and a half storey sometimes with one/two storey extensions. There are also a few examples of detached bungalows, which are of a smaller scale.

Roof: Gable roof, often with pitched widow features and chimneys

Mass: Varied forms although often large, rectangular and with extensions

Distribution: The most common typology through-out Eglington. In South Charlton detached properties tend to be setback from the primary route.



**Figure 44: Short terraced row of bungalows with gable roof and stone chimneys, Eglingham**



**Figure 45: Rectangular semi-detached bungalow with simple gable roof with chimneys, South Charlton**



**Figure 46: Traditional rectangular farmhouse with gable roof at Cockhall**

### Short Terrace

Height: Two, one and a half or one storey. One storey examples are most typical of the area.

Roof: Gable roof with chimneys

Mass: Linear forms of 3 to 5 properties

Distribution: Infrequent although examples are found in all of the settlements.

### Semi-detached

Height: One or two storeys, sometimes with extensions.

Roof: Gable roof with chimneys for each dwelling

Mass: Rectangular forms

Distribution: Most typical of South Charlton where this typology is found along the primary route and has a strong influence on the streetscape.

### Farms

Height: Two storey often with extensions and outbuildings.

Roof: Gable with large chimneys at either side

Mass: Rectangular solid form

Distribution: Sometimes within settlements and scattered throughout the Parish.



Figure 47: Farmstead conversion in North Charlton

### Farmsteads Conversion

Height: One, one and a half or two storeys

Roof: Simple gable, which may include skylight windows. Often without chimneys.

Mass: Connected linear forms of varying heights, sometimes in courtyard arrangements.

Distribution: A key typology found within North Charlton and at isolated locations within the Parish, including Harehope. Several examples can also be found in Eglingham.

### Key

-  Detached
-  Semi-detached
-  Short terrace
-  Farm/ farmstead conversion
-  Flats
-  Public building

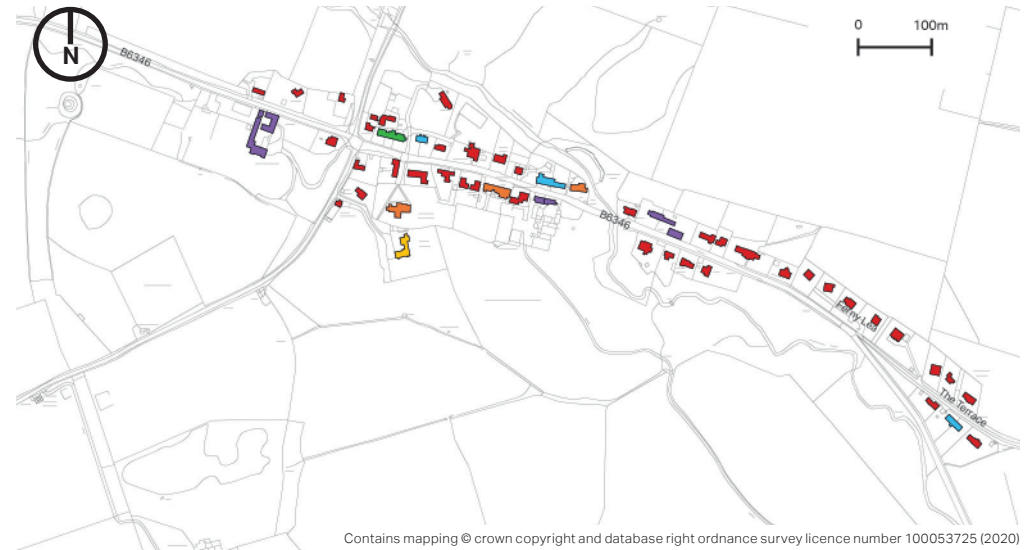


Figure 48: Building typologies, Eglingham



Figure 49: Building typologies, South Charlton



Figure 50: Building typologies, North Charlton



### 4.3.3. EG.US.03 Farmstead Conversions

Conversions of former farmsteads to residential development can be found throughout the Neighbourhood Plan Area. The architecture style and materials of these developments have many similarities to each other, as they often involve the conversion of former farm buildings clustered around a main farmhouse. The developments tend to be one storey, constructed of natural stone blocks with gabled slate roofs and have small simply detailed windows and doors.

In addition to ensuring that farmstead conversions contribute to local vernacular as described in Code EG.BF.01 Architectural Character and Distinctiveness, they should also:

- Sensitively incorporate skylight windows within the existing roofscape, selecting frames which complement the tones of the roof tiles;

- Resist dormer extensions that change the simple nature of rooflines;

- Ensure extensions to existing buildings are subservient to the main structure and match the existing materials;

- Retain existing chimneys and roof features;

Use a consistent material palette across a farmstead development so that properties appear as a unified settlement rather than a collection of individual properties. For example, the use of the same windows and doors;

Resist the demolition of existing components of farmsteads and instead aim to incorporate these as part of any conversion; and

Retain existing apertures in place to inform the overall design.



Figure 51: Renovated workers cottages, West Ditchburn



Figure 52: Farmstead Conversion at Harehope

### 4.3.4. EG.US.04 Boundaries

New development should use boundary features which are complementary to the street and that enhance the rural character of the settlement.

The materials proposed for new boundary features should be of high quality, responding to the settlement character and have strong attention to architectural detailing. Suitable boundary treatments should be consistent along a street frontage and in-keeping with the local vernacular, for example, hedgerows or stone walls with painted metal gates.

Boundary treatments should be used to reinforce the continuity of the building line along the street.

Stone walls tend to be formed of sandstone rubble with matching coping stones. Coping stones take various patterns including hog back (curved), saddle (pointed) or crenellation.

A maximum height to wall, fence, and hedge of 1m is recommended, unless property is on land elevated above the road level where a higher boundary may be suitable.

Close-board panel fencing should not be used to demarcate property boundaries along street frontages or from publicly visible locations. In these locations hedgerows or other soft landscaping would be more appropriate to soften the appearance of new development.



Figure 53: Mounting steps with squared crenellation coping, Eglington



Figure 54: Terraced garden with retaining stone boundary wall and hedgerow, Eglington



Figure 55: Saddle (pointed) coping stones, North Charlton



Figure 56: Consistent boundary wall frames the street, South Charlton

#### Summary of Boundary Types

Height: 0.8-1m

Stone: Rustic squared large blocks of buff/pink/grey sandstone to complement building

Mortar: Either drystone or matching toned mortar

Coping stones: The most common forms are crenellated, saddle (pointed) and hogs back (curved)

Other: May include features such as mounting steps and distinctive pillar stones at entrances

### 4.3.5. EG.US.05 Building Line

This Code refers to the building lines at the front of properties in relation to neighbouring buildings.

Changes to existing buildings should preserve the building line at the frontages. No major outbuildings or roof projections should be allowed where visible from the street.

New buildings should match the surrounding alignment of the main facade facing the road. In this case small alignment variations of up to +/- 1m are acceptable to provide interest to the streetscape.

#### Key

----- Building line



Figure 57: Building line, Eglingham

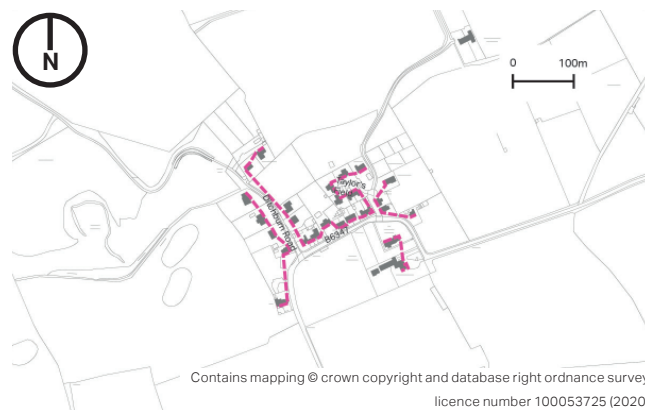


Figure 58: Building line, South Charlton



Figure 59: Building line, North Charlton



### 4.3.6. EG.US.06 Private Gardens

New development should provide sufficient private open space appropriate to the location and size of the dwelling and/or plot, preferably through provision of private gardens. The depth of front gardens will define the setback of built form from the street and sense of enclosure and, therefore, is an integral consideration when defining streetscape character.

Garden types have strong variation throughout the Parish. However, they generally include a front and back garden per property with hedgerow or stone wall boundaries. The following provides minimum sizes for various dwelling types.

Front gardens have a strong influence on the character of the streetscape. They should be a minimum of 8m for detached properties and 5m for terraced or semi-detached properties and accommodate trees and planting where possible.

Within farmsteads or courtyard developments gardens may include shared gardens, however it is important to also include individual front gardens to provide privacy. These should be a minimum of 3m wide.

In some locations existing historic buildings may be located closer to the street and so have smaller front gardens, although these examples tend to be the exception to the rule.

In Eglington many of the front gardens are terraced to accommodate the change in topography.

Rear gardens should, at a minimum, be equal to the ground-floor footprint of the building; however, it is expected that rear gardens in new development should be a minimum of 10.5m in length, although often larger gardens are appropriate within the Parish.



Figure 60: Farmhouse in Eglington with small front garden



Figure 61: Large terraced front garden at detached property in Eglington



Figure 62: Small front gardens with boundary walls in North Charlton



Figure 63: Medium front gardens with walls at terraced property in South Charlton

## 4.4. Built Form

### 4.4.1. EG.BF.01 Architectural Character and Distinctiveness

The materials and architectural detailing of built form contribute to the character of the area and the local vernacular. It is therefore important that the materials used in proposed developments are of a high quality and reinforce local distinctiveness.

Any future development proposals should demonstrate that the palette of materials has been selected based on an understanding of the surrounding built environment.

This section includes examples of architectural styles, building materials and details frequently found within the Neighbourhood Plan boundary which contribute to local vernacular and could be used to inform future development. This list is not exhaustive, and each design proposal should explain its material strategy and how it fits within the context of Eglingham Parish.

#### Architectural Styles

The following images demonstrate typical architectural styles which incorporate many of the locally distinctive features subsequently detailed.



Figure 64: Farmhouse in Eglingham



Figure 65: Detached modern property in South Charlton



Figure 66: One storey conversion in Eglingham



Figure 67: Terraces in North Charlton

## Materials and Details

**Roofs** - Roofs are generally simple in form, although some include dormers, and are primarily finished in welsh slate with slightly raised stone ridge water table stones, hip/ rake edges, and black cast iron gutters and downpipes.

**Chimneys** - Chimneys often constructed of matching sandstone blocks as either single or multiple chimneys. They often create distinctive and symmetrical gable ends to properties.

**Water Tabling** - Water table stones form distinctive ridges along gable ends to many buildings and outbuildings. These are typically constructed of a single course of sawn sandstone. This feature has also been incorporated into modern developments.

**Walls** - Buildings are constructed of local sandstone, typically laid in loosely defined courses with a similar tone and colour of mortar. Dressed stone quoins are used to define window and door openings and at corners of buildings with other decorative features, such as curved window heads, occasionally included.

**Windows** - Windows are usually white painted timber frames with grid patterns. In some places these include arched forms and custom fitted shapes.

**Doors** - Doors tend to be central within the front facade and often include a small porch or canopy. Doors and windows typically form a simple and often symmetrical pattern/ fenestration;

**Other/ Public Realm** - A simple palette strongly influenced by stone wall boundaries and mature boundary and front garden trees.

## Roofs



**Gabled dormer windows**



**Former school bells**



**Gable**



**Split level roofs**



**Welsh slate roof tiles**



**Small dormers**



**Single chimney**

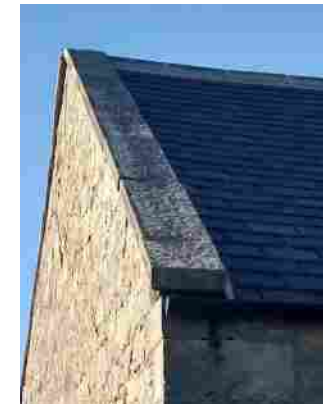


**Weather vane and stone chimney**



**Rectangular chimney stack**

## Water Tabling



**Water tabling**



**Water tabling on outbuilding**



**Water tabling on conversion**



## 4.4.2. Housing within Villages

### Walls



Fell sandstone, Eglington



Quoins at corners



Sandstone rubble wall



Loosely laid courses



Mortar tone matches sandstone



Decorative gable detail



Arched



Curved window head



Decorative painted soffits

### Windows

### Doors

### Public Realm/ Other



Stepped entrance, gable porch



Gable porch



Stone porch canopy



Mature trees



Aubretia grows within walls



Historic signpost



Stone wall field boundaries



Whinstone edging



Memorial benches

### 4.4.3. Farmstead Conversions

#### Roofs



**Mixed heights**



**Small chimney and skylights**



**Simple gable roof**



**Varied roofline with chimneys and small dormers**

Roofs - Roofs are generally simple in form and may include multiple levels where buildings have been joined or extended. Chimneys are not always included.

Doors - Doors are often located at existing apertures, and therefore are often under or over sized in comparison to domestic buildings and may include arches.

#### Doors



**Arched doorway**



**Arched door with shutters**

Windows - Windows are often small picture windows or are customised to fit existing apertures. Skylights are also a common feature.

Walls - Buildings are constructed of local natural stone including sandstones and whinstone at North Charlton.

#### Windows



**Small picture windows**



**Skylight**

#### Walls



**Whinstone**



**Sandstone boundary wall**

#### Public Realm/ Other



**Informal parking areas**



**Signage feature**

Other/ Public Realm - Signage is often found at the entrances to farmstead conversions. Gardens and grounds are often shared amongst residents and include stone wall and hedgerow boundaries.

#### 4.4.4. EG.BF.02 Bins, Recycling and Storage

With modern requirements for waste separation and recycling, the number and size of household bins has increased. This poses a problem with the aesthetics of the property. The following recommendations should be explored in new development.

When dealing with waste storage, servicing arrangements and site conditions should be considered: in some cases, waste management should be from front of building or from the rear.

Waste bins could be stored at the rear of the properties if easily accessible and if access does not harm security and safety, and if rear gardens are not affected.

It is recommended that bins are located away from areas used as amenity space.

Create a specific enclosure of sufficient size for all the necessary bins.

Place it within easy access from the street and, where possible, able to open on the pavement side to ease retrieval.

Refer to Code EG.BF.01 Architectural Character and Distinctiveness to analyse what would be a complementary material; timber and natural stone are likely to fit well within the Parish.

Storage could be incorporated into the property boundary.

Add to the environmentally sustainable design by incorporating a green roof.

It could be combined with cycle storage.

#### 4.4.5. EG.BF.03 Oil and Gas Storage Tanks

Where oil and gas storage tanks or other utilities are required these should be sited to the rear of properties where possible.

Where located in more visible places, they should be concealed, so as not to detract from the character of the settlements. Hedgerow planting can offer a suitable screen.



## 4.5. Sustainable Development Features

Progressively more technologies dealing with energy efficiency, waste and services should be incorporated into buildings. In some cases, these are retrofits to older properties. This section deals with the principles of what is known as 'green building', and their effect on the appearance of buildings.

### 4.5.1. EG.SD.01 Solar Panels

The aesthetics of solar panels over a rooftop can be a matter of concern for many homeowners. Some hesitate to incorporate them because they believe these diminish the home aesthetics in a context where looks are often a matter of pride among the owners. This is especially acute in the case of historic or listed buildings and conservation areas and within Eglington Conservation Area solar panels should not face the road or be visible from adjacent premises. The following solutions to the inclusion of solar panels are suggested.

#### On new builds:

Design this feature from the start, forming part of the design concept. Some attractive options are: solar shingles and photovoltaic slates; and

Use the solar panels as a material in their own right.

#### On retrofits:

Analyse the proportions of the building and roof surface in order to identify the best location and sizing of panels;

Aim to conceal wiring and other necessary installations;

Consider introducing other tile or slate colours to create a composition with the solar panel materials;

Conversely, aim to introduce contrast and boldness with proportion. For example, there has been increased interest in black panels due to their more attractive appearance. Black solar panels with black mounting systems and frames can be an appealing alternative to blue panels.

### 4.5.2. EG.SD.02 Green Roofs and Walls

Green roofs and green walls are generally acceptable. Whether they are partially or completely covered with vegetation, their design should follow some design principles such as:

Where applicable, plan and design this feature from the start and consider their use to improve a dull facade or roof;

Develop a green roof that is easy to reach and maintain; climbing plants are a good example of this;

Ensure the design, materials and proportions complement the surrounding landscape and help it integrate with the surrounding countryside; and

Design comprehensively with other eco-solutions such as water harvesting and permeable paving.



Figure 68: Example of green roof at tourist information shelter

### 4.5.3. EG.SD.03 Sustainable Drainage Features

This refers to the systems allowing the capture and storage of rainwater as well as those enabling the reuse of in-situ grey water i.e. all waste water except that from toilets. These systems can involve pipes and storage devices that could be unsightly if added without an integral vision for design. Other options include above ground solutions such as rain gardens. Some design recommendations would be to:

Conceal tanks by cladding them in materials complementary to the main building such as timber;

Minimise visible pipes and consider using contrasting but attractive materials or finishes;

Combine landscape/ planters with water capture systems;

Consider using underground tanks;

Utilise water bodies for storage, which in turn could be an attractive feature (e.g. pond);

Plant rain gardens to add amenity and biodiversity benefits; and

Utilise permeable surfaces which reduce flood risk. These materials should respect the local material palette; be easy to navigate by people with mobility aids; be in harmony with the landscape treatment of the property, and help to define the property boundary.



Figure 69: Rural SuDS pond

### 4.5.4. EG.SD.04 Electric Charging Points

Infrastructure required for charging electric vehicles (EVs) will be increasing required within residential areas and at the time of writing the Government is undertaking consultation on this as part of their Road to Zero strategy<sup>13</sup>. Building Regulations will provide the technical standards for EV charge points, and other design advice and standards may also become available and should be followed where relevant. The following design considerations should be taken into account.

EV charge points should be carefully sited to minimise street clutter and come either in the form of a wall box or free standing pillar, located within the curtilage of properties.

Maintain a street scene that does not negatively impact on pedestrians or road users and ensures there is adequate room for pedestrian movement.

They may be appropriate in public areas such as the car parks of the Village Halls in Eglington and South Charlton.