Necton

DESIGN GUIDANCE AND CODES

FINAL REPORT | August 2022

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Quality information

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Revision History

Issue no.	Issue date	Details	Issued by	Position
2	26.08.2022	Review	Ben Castell	Director
	26.08.2022	Research, site visit, drawings	Lauren Ielden	Senior Planner
	26.08.2022	Research, site visit, drawings	Hoorieh Morshedi	Urban Designer
1	09/08/2022	Review	Justine Luckhurst	Parish Council Clerk
	14.07.2022	Review	Ben Castell	Director
	14.07.2022	Research, site visit, drawings	Lauren Ielden	Senior Planner
	14.07.2022	Research, site visit, drawings	Hoorieh Morshedi	Urban Designer

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Introduction

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1. Introduction

01

Through the Department for Levelling Up, Housing and Communities Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support to Necton Parish Council. The support is intended to provide design guidance and codes based on the character and local qualities of the area to help influence residential developments.

1.1 Purpose of this document

The Neighbourhood Plan Steering Group has sought to develop a set of design codes guiding any future development in the village.

The National Planning Policy Framework (NPPF; 2021, paragraph 127) states that "Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers."

The stages of production for this document are outlined here:

STEP 1

Meeting with the group and site visit.

STEP 2

Urban design and local character analysis.

STEP 3

Preparation of the design principles, guidelines and codes to be used to inform the design of the Parish and future developments.

STEP 4

Draft report with design guidelines.

STEP 5

Submission of a final report.

1.2 Area of study

Necton is situated within Breckland District Council within Norfolk County. It is situated approximately 5.5km east of Swaffham, 13km west of Dereham and 35km west of Norwich. The village sits just south of the A47.

The village has an organic form with development splaying outwards from the main thoroughfare of Tuns Road/Hale Road. The development pattern of this settlement has evolved from a linear formation to an increasingly nucleated form due to 20th century expansion. The village has a variety of services and facilities, including All Saints Church, Necton Church of England Primary School, Necton Post Office and General Store, Necton Sports and Social Club (which houses Necton Football Club), Necton Butchers, two GP surgeries, a petrol station with convenience store and 8-bay rapid charging station, a drive through coffee takeaway and the Windmill Inn pub. There are also a number of informal green spaces, allotments and play areas.

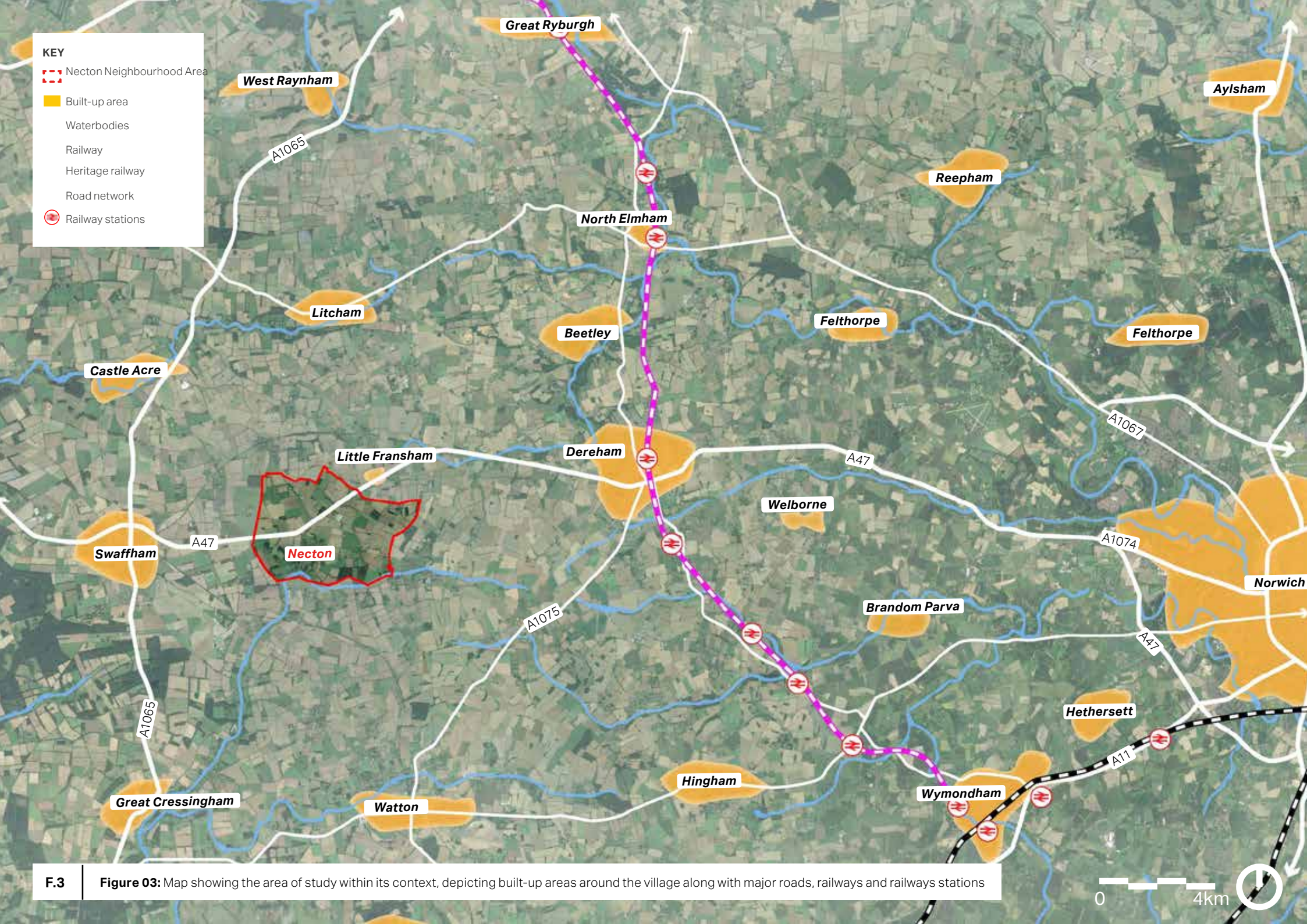
The settlement has developed along link roads such as Tuns Road, Hale Road, North Pickenham Road, Chantry Lane and School Road/Ketts Hill. Cul-de-sacs and closes are commonplace within the settlement.

The village lies just 200m north of the River Wissey. The River Wissey is a small chalk-fed stream, rising in Shipdham and flowing in a westerly direction for nearly 50km before joining the Great Ouse at Fordham. The village sits within a wider landscape of arable fields that are separated by occasional woodland fragments.

Necton is identified as a local service centre within the Breckland Local Plan, which is defined as an area that contains adequate services and facilities to meet the day-to-day requirements of existing residents. The Local Plan states that there are 39 businesses within the parish.

Figure 01: Detached house on Chantry Lane

Figure 02: Row of bungalows in Brackenwoods estate



F.3 | **Figure 03:** Map showing the area of study within its context, depicting built-up areas around the village along with major roads, railways and railways stations

01

1.3 Design guidance and best practice

This section summarises the relevant design policy, guidance and evidence base produced at national, county and district levels which have informed this design code. Any new development application should be familiar with these documents.

National Design Guidance

2021

National Planning Policy Framework - Department for Levelling Up, Housing and Communities

Relevant national planning policy is contained within the National Planning Policy Framework (NPPF, July 2021). The NPPF was updated in July 2021 to include reference to the National Design Guide and National Model Design Code and the use of area, neighbourhood and site-specific design guides. Paragraph 126 states that: "the creation of high quality buildings and places is fundamental to what the planning and development process should achieve" and outlines that "good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

2021

National Design Guide - Department for Levelling Up, Housing and Communities

The National Design Guide sets out the government's ten priorities for well designed places and illustrates how well-designed places can be achieved in practice. The ten characteristics identified include: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. The Guide also reinforces the National Planning Policy Framework's objective in creating high quality buildings and places. The document forms part of the government planning practice guidance.

2021

National Model Design Code - Department for Levelling Up, Housing and Communities

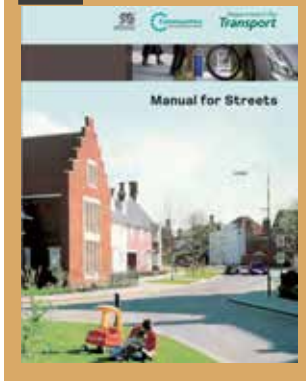
The draft National Model Design Code provides guidance on the production of design codes, guides and policies to promote well-designed places. It sets out the key design parameters that need to be considered when producing design guides and recommends methodology for capturing and reflecting views of the local community.

2020

Building for a Healthy Life - Homes England

Building for a Healthy Life updates Homes England's key measure of design quality as the national housing accelerating body. The document sets out 12 considerations for creating integrated neighbourhoods, distinctive places and streets for all. While it is not part of the national policy, it is recognised as best practice guidance and design tool in assessing the design quality of developments.

2007



Manual for Streets - Department for Transport

Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts and promote active travel.

Local Policy

01

2019

Breckland Local Plan – Breckland District Council

The Breckland Local Plan is part of the Local Development Plan. Adopted in November 2019, the Local Plan sets out the spatial vision and strategy for the District over the period 2019-2036. The Local Plan also includes strategic policies and development management policies which will guide development to ensure the strategic delivery of the vision and objectives for the area. The policies within the Local Plan will be used to determine planning applications within the District.

Neighbourhood Area Context Analysis

02

2. Neighbourhood Area Context Analysis

This section outlines the broad physical, historic and contextual characteristics of the Neighbourhood Area.

2.1 Surrounding context

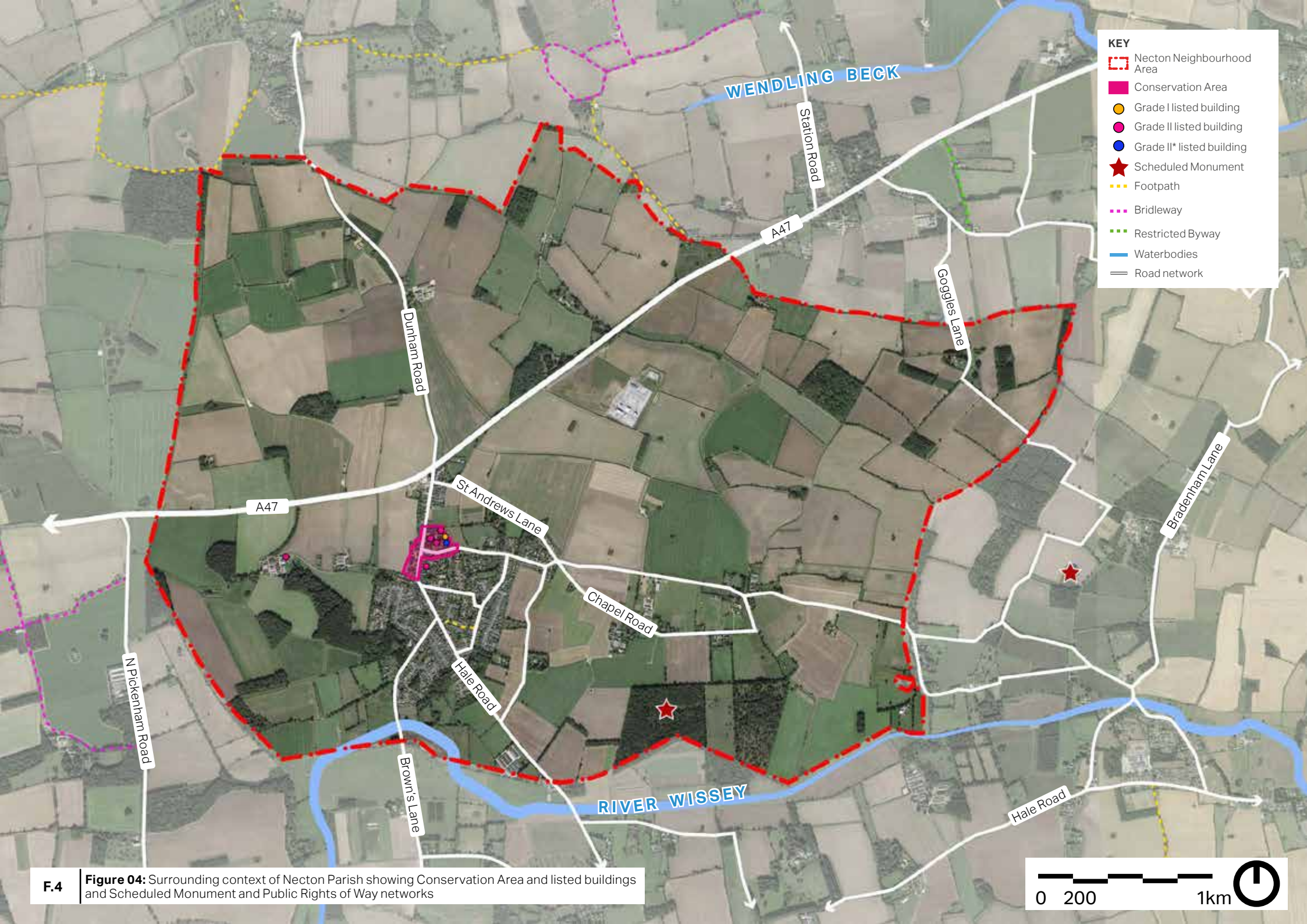
Necton parish is located in the central area of Breckland District. Necton is a large village situated just off the A47. The village originally had a linear form, however, its growth during the 20th century has evolved the shape of the settlement into a more organic and nucleated form.

The parish does not fall within any environmental designations, however, the area does benefit from pockets of deciduous woodland priority habitats. The majority of the parish falls within the River Wissey Settled Tributary Farmland Landscape, which is characterised by undulating arable land that is well-contained by species-rich hedgerows and ditches. The north-east of the parish is characterised as North Pickenham Plateau, which has a more open and flat landscape setting.

The built character includes a mixture of properties, many of which are red brick and low density. Bungalows are also a main typology within the settlement. Typically these bungalows are red brick, with white-cladding, large setbacks and off-street car parking.

Necton Conservation Area is compact and includes a small cluster of Grade I to Grade II listed buildings on the Tuns Road/School Road junction.

The village benefits from a number of local bus services, which link Necton to neighbouring towns and cities such as Swaffham, Dereham and Norwich. The village contains one Public Right of Way and a number of informal grass footpaths in the estates between North Pickenham Road and Hale Road.



F.4 **Figure 04:** Surrounding context of Necton Parish showing Conservation Area and listed buildings and Scheduled Monument and Public Rights of Way networks

Figure 05: Former Church Reading Room and Library on School Road

Figure 06: Modern development along Tuns Road

Figure 07: Approach into Necton with countryside views from Ramm's Lane

Figure 08: A bungalow with driveway and front garden on Chantry Lane

2.2 Movement Network

Necton is accessible via a junction off the A47. The A47 is a main road that connects Necton with King's Lynn to the northwest and Norwich to the east.

The main settlement is developed along a north-south axis, splaying out from the main thoroughfare of Tuns Road/Hale Road. Tuns Road/Hale Road provides onward links to the A47 in the north of the parish, providing southward links to the villages of Holme Hale, Ashill, Saham Toney and eventually reaching Watton via the B1108.

Secondary streets stemming from Tuns Road/hale Road include Mill Street, School Road, North Pickenham Road, Chantry Lane and St Andrews Lane. These roads are relatively narrow and are a mix of both suburban and rural in form. The overall permeability and connectivity of streets in Necton is somewhat limited by the high proportion of cul-de-sacs and dead ends within the settlement.

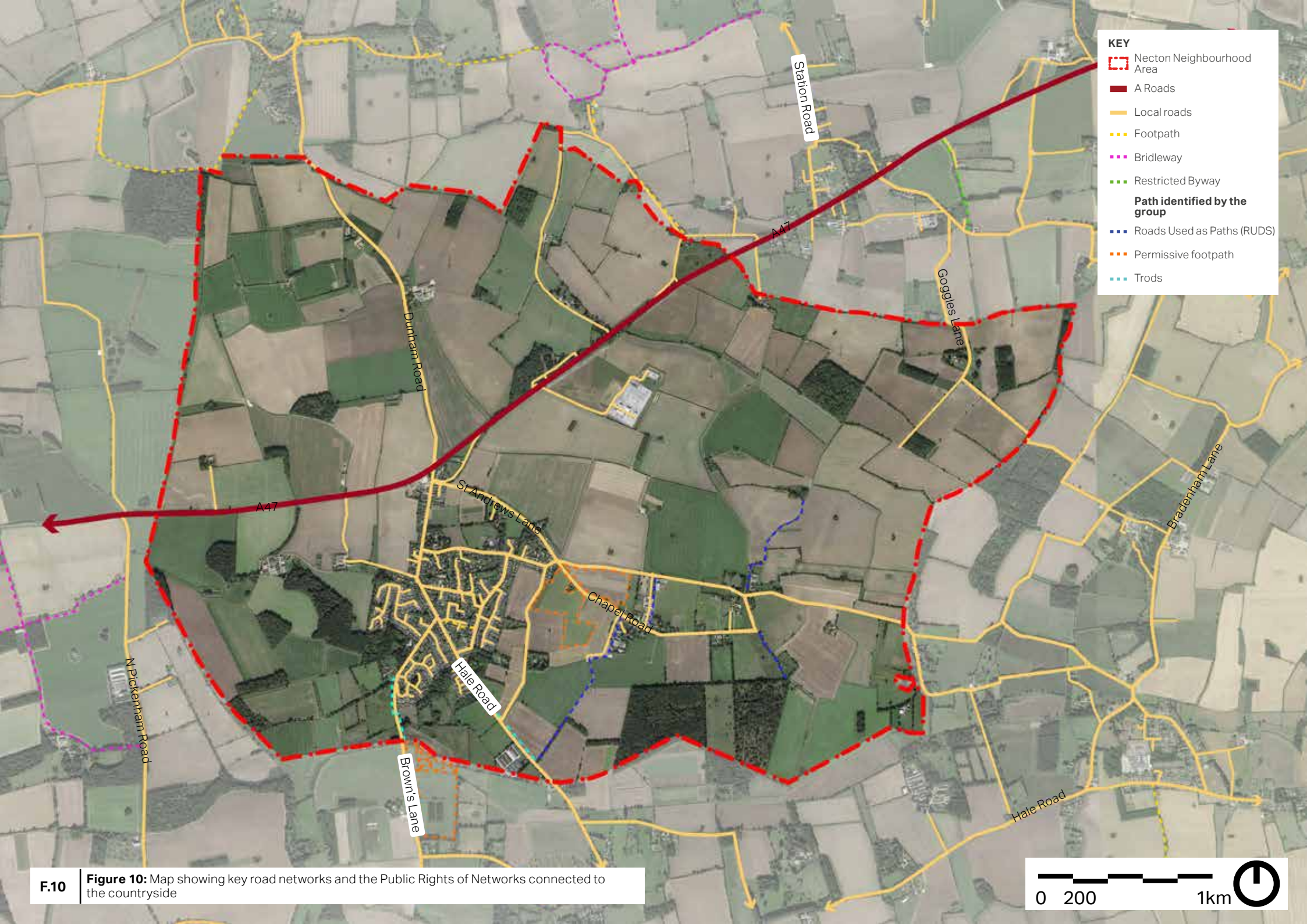
The built-up area of Necton has a flat topography which provides optimal conditions for active travel. Station Road, which lies approximately 1.5km south of the parish boundary, forms a part of the informal local cycle route network. There are no designated cycle routes within the parish.

Necton village has just one Public Right of Way (PRoW) within the parish, which links Chantry Court to Chantry Lane. Peddar's Way national trail is situated approximately 3km west of the main settlement. This trail provides a long-distance route from Knettishall Heath Country Park in Suffolk to Hopton-on-Sea. The A47 provides a degree of separation and severance between Necton and Little Dunham to the north.

Necton is served by Konectbus services 11 (Dereham to Swaffham), 20 (Swaffham to Dereham Schools), 31 (Ashill to Litcham High School), the Go To Town 52 service (Swaffham Market Place to Easton College) and the First Norfolk and Suffolk Excel ABC service (Peterborough to Norwich).

Whilst some facilities have designated off-road car parking, car parking in the centre of Necton is limited. Car parking in the village centre is typically confined to layby parking spaces, or, in the absence of these, on-verge parking.

Figure 09: The Hale Road/North Pickenham Road junction



F.10 **Figure 10:** Map showing key road networks and the Public Rights of Networks connected to the countryside

2.3 Conservation Area

Necton is thought to have grown sporadically up to the late 18th century, with development concentrated around the church, Necton Hall (demolished in 1949) and the edge of Necton Heath. Limited changes to the settlement pattern are thought to have occurred from the late 18th century up to the 1950s. After this period, substantial new estate development occurred along Hale Road, North Pickenham Road and south of School Road.

The Necton Conservation Area is relatively compact, covering properties and the All Saints Church on the Tuns Road/School Road junction. Its northern boundary aligns with the southern edge of the Necton Sports and Social Club playing field and its southern boundary extends to The Follies.

Necton has a range of listed heritage assets ranging from Grade I to Grade II and one Scheduled Ancient Monument within the Parish. Collectively, these heritage assets contribute towards the village's identity and sense of place.

Scheduled Ancient Monuments

Mona Hill (List Entry Number [LEN]: 1003154). This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance.

Listed Buildings:

Church Farmhouse, Tuns Road (List Entry Number [LEN]: 1304867), a Grade II listed farmhouse constructed in 1859 by William Mason of Necton Hall. The farmhouse is built from partly whitewashed red brick with a steeply pitched plain tile roof.

Necton War Memorial (List Entry Number [LEN]: 1454514). Situated within the churchyard extension, the Grade II listed war memorial that pays homage to those who fought and lost their lives in the First World War. The memorial comprises a granite obelisk. It was first unveiled in 1920 and was subject to some additions after the Second World War.

Church of All Saints, School Road (List Entry Number [LEN]: 1152204), a Grade I listed parish church with built fabric dating back to the 14th and 15th centuries, with later 19th century additions. The west tower was built in 1864-65. The church is constructed from flint with limestone dressings with a lead roof and pantile roof above the chancel.

K6 Telephone Kiosk, School Road (List Entry Number [LEN]: 1263622), a Grade II listed 'Type K' telephone kiosk, designed in 1935 by Sir Giles Gilbert Scott. The kiosk was constructed with cast iron with a clouted roof.

Table Tomb 14m South of Aisle of All Saints Church (List Entry Number [LEN]: 1077228), a Grade II* listed chest tomb constructed from limestone in the 14th century. The tomb depicts a supine figure of a woman wearing a veil, her head resting on a tasselled cushion.

Eastgate House (List Entry Number [LEN]: 1342605), a Grade II listed house dated 1600 with later additions. The house is constructed of brick and flint and has a steeply pitched pantile roof.

F.11 | **Figure 11:** Map showing Conservation Area, listed buildings and Scheduled Monuments

Figure 12: Ornate timber interior of the Grade I listed Church of All Saints

Figure 13: Grade II listed Church Farmhouse on Tuns Road

Figure 14: An example of Norfolk flint masonry on Mill Street

Figure 15: Grade II listed telephone kiosk on Tuns Road

Figure 16: Grade II* listed chest tomb in the Church of All Saints churchyard

2.4 Landscape and Open Space Network

The majority of the parish falls within the River Wissey Settled Tributary Farmland Landscape Character Area. A parcel within the northeast of the parish (comprising land east of Dunham Lane protruding south of the A47 to just north of Ivy Todd) falls within the neighbouring North Pickenham Plateau landscape character area.

The River Wissey Settled Tributary Farmland landscape character area defines much of the parish. It comprises undulating arable land, rising up to the Arable Plateau character area in the east of the parish.

Within this area, Lowestoft glacial deposits give rise to gentle landforms with the occasional shallow dry valleys and tributaries. Views across this landscape are usually contained by a mixed enclosure of hedges and hedgerow oaks. Much of this arable landscape was formerly extensive tracts of heathland and common land. This area has an extensive network of rural roads that are lined with species rich hedgerows and ditches.

The North Pickenham Plateau is largely flat with an open landscape, in contrast to the more undulating and contained Settled Tributary Farmland Landscape Character Area. The North Pickenham Plateau is underlain with thick Lowestoft till glacial deposits, creating its elevated position within the wider landscape setting. Due to its elevated position, the plateau provides views across the adjacent farmland and heathland. The character area is strongly rural, with predominantly arable agricultural land cover and some areas of mature mixed plantation woodland.

The parish includes several 'Natural England priority habitat' deciduous woodland fragments interspersed within expanses of arable farmland. There is also a field of lowland dry acid grassland priority habitat adjacent to Necton Common, in addition to an adjoining area of lowland heathland priority habitat.

Policy ENV04 (Open Space, Sport and Recreation) of the Breckland Local Plan has designated nine open spaces within Necton, including: the recreation ground, the All Saint's Church cemetery, the cemetery extension (west of Tuns Road), verge/open space along Folly View, open space along Masons Drive, verge/open space along Briar Close, both open spaces north and south of Jubilee Way and the wooded area off Elizabeth Drive. Development of these spaces will only be permitted where it meets the criteria set out within Policy ENV 04 of the Local Plan. Land off St Andrews Lane (known as the Marl Pit) is currently under consideration by Breckland Council for designation as a designated open space.

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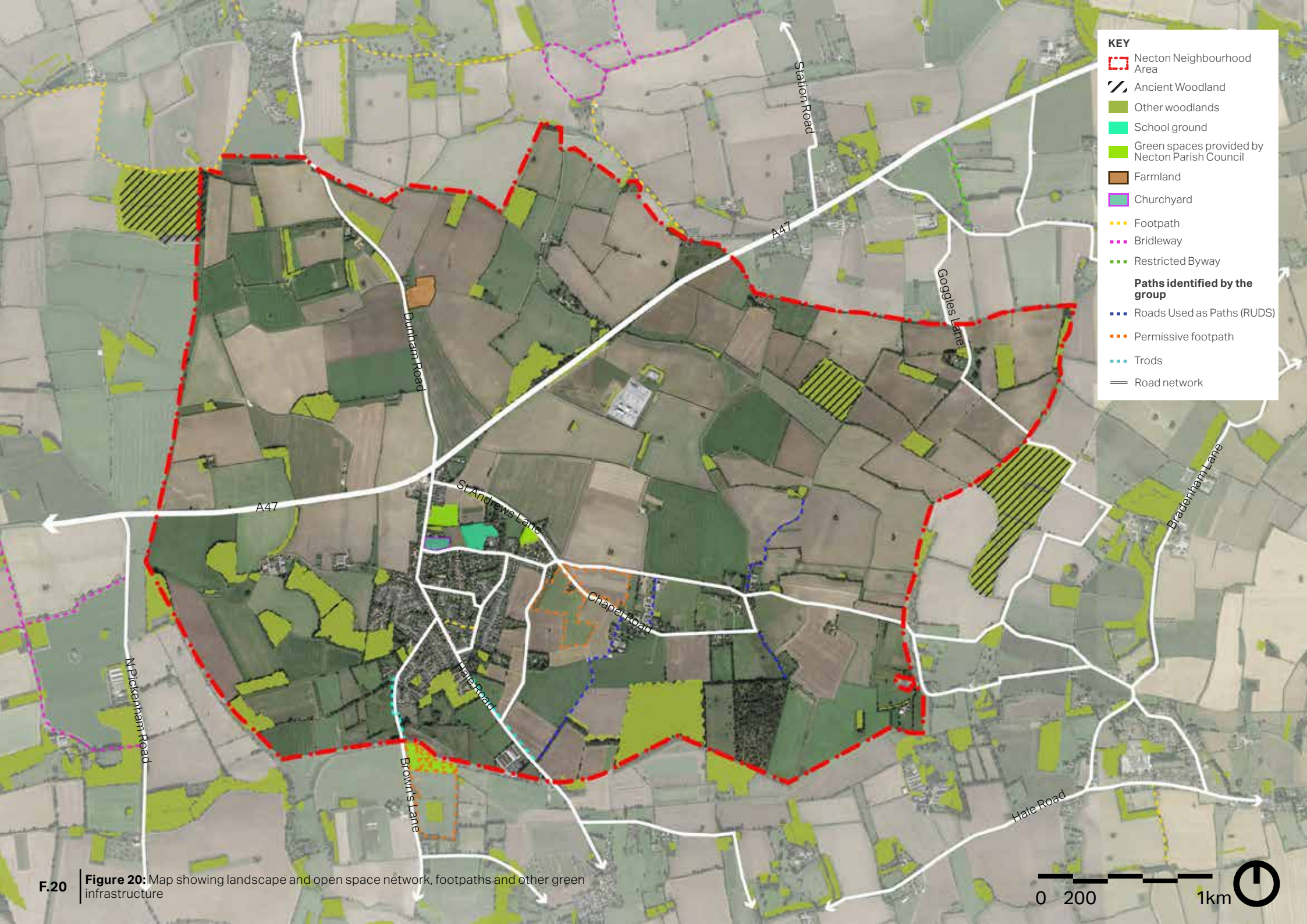
Figure 17: The main cemetery of All Saints Church

Figure 18: View from Hale Road towards Ivy Todd in the south east of parish

Figure 19: Play area and recreation ground adjacent to Tuns Road



F.20 **Figure 20:** Map showing landscape and open space network, footpaths and other green infrastructure

2.5 Topography and Flood Risk

Necton parish has an undulating topography, with elevation ranging from 35m to 80m AOD above sea level.

The River Wissey flows along the southern boundary of the parish in an east-west direction, intersecting Brown's Lane and flowing westwards beyond the parish boundary. The River Wissey flows 31 miles towards its outsource at the Great River Ouse in Fordham.

Whilst much of the parish has a very low flood risk from both seas and rivers, land south of the main built-up settlement (particularly on arable land south of Elizabeth Drive and the Whitby's Plantation) includes areas with medium and high flood risk. With regard to surface water flooding, areas of high flood risk are generally concentrated south of the settlement (also aligning with course of the River Wissey), however high flood risk is also recorded along Hale Road, Chantry Lane and Ramm's Lane in the east. Localised surface water flood risk is also evident along many of the minor roads within the settlement.


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Figure 21: View across flat arable farmland from Ivy Todd Road


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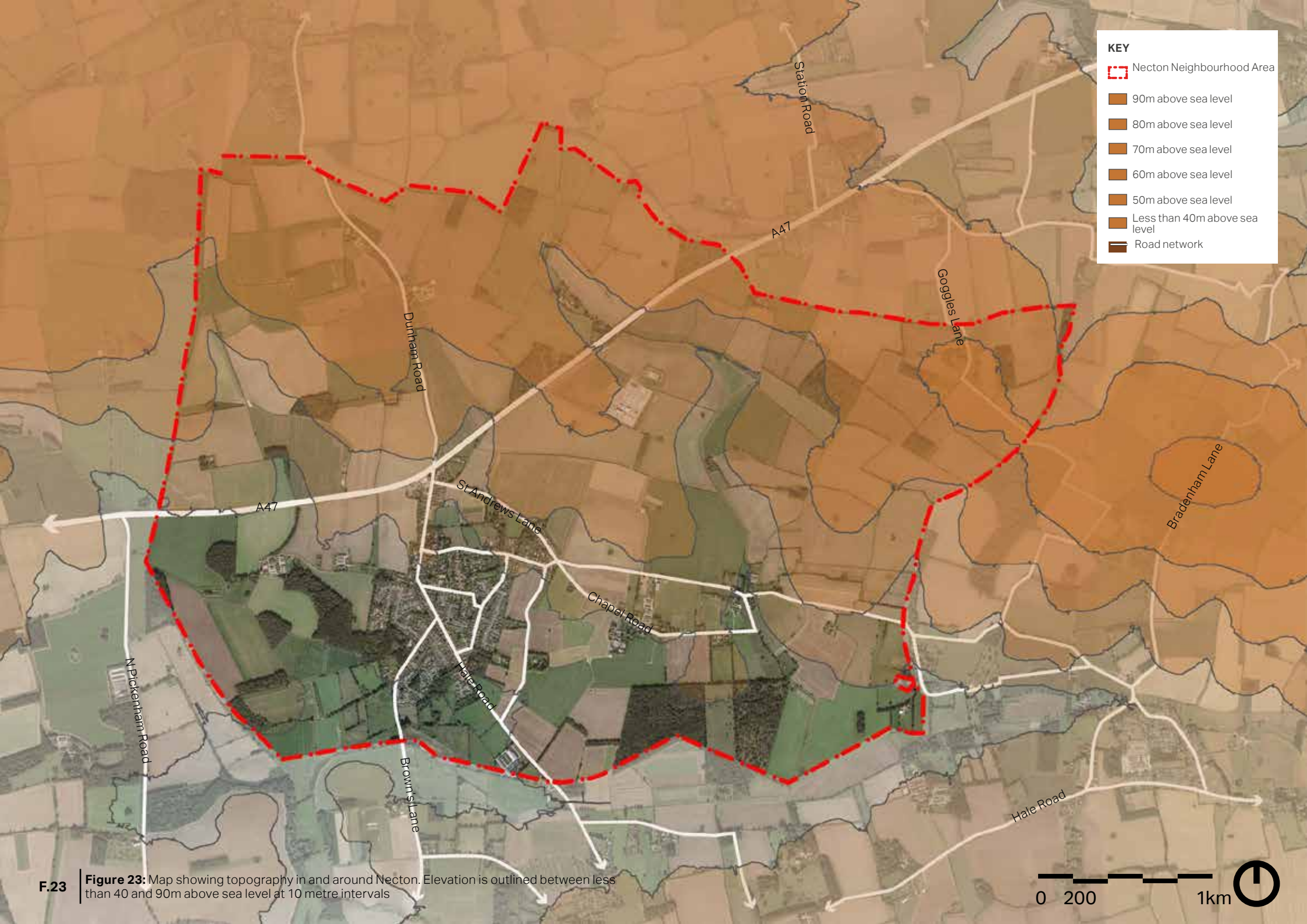
Figure 22: A view of the River Wissey flowing underneath Brown's Lane in the south west of the parish



F.23 **Figure 23:** Map showing topography in and around Necton. Elevation is outlined between less than 40 and 90m above sea level at 10 metre intervals

F.24 **Figure 24:** Map showing surface water flood risk in and around Necton

Character Study

03

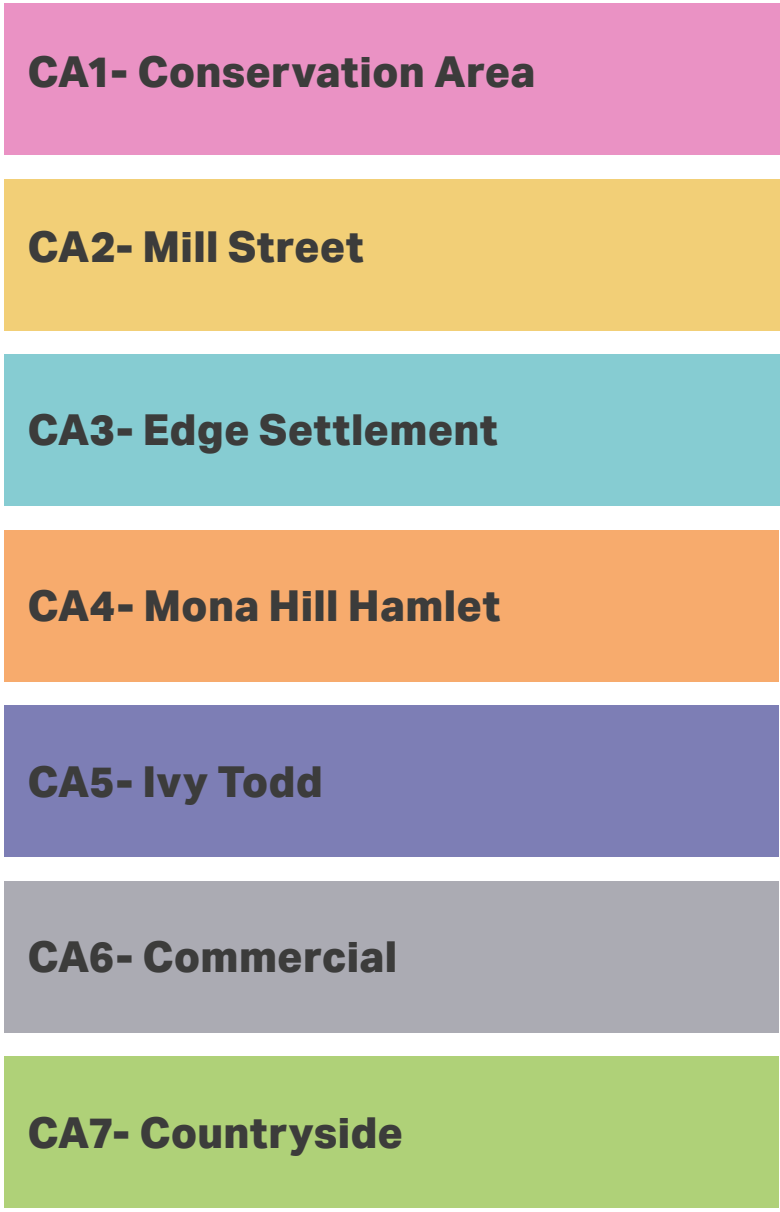
3. Village Character Assessment

3.1 Defining the Character Areas

Following on from the analysis set out above, this part of the report focuses on the different character areas within the parish. The different areas are characterised by variations in topography, movement, views and landmarks, green space and landscape cover, public realm, streetscape, built form and architectural details.

The parish has seven character areas (**See Figure 25**), which have been defined with the Steering Group, and are as follows:

- CA1- Conservation Area
- CA2- Mill Street
- CA3- Edge Settlement
- CA4- Mona Hill Hamlet
- CA5- Ivy Todd
- CA6- Commercial
- CA7- Countryside



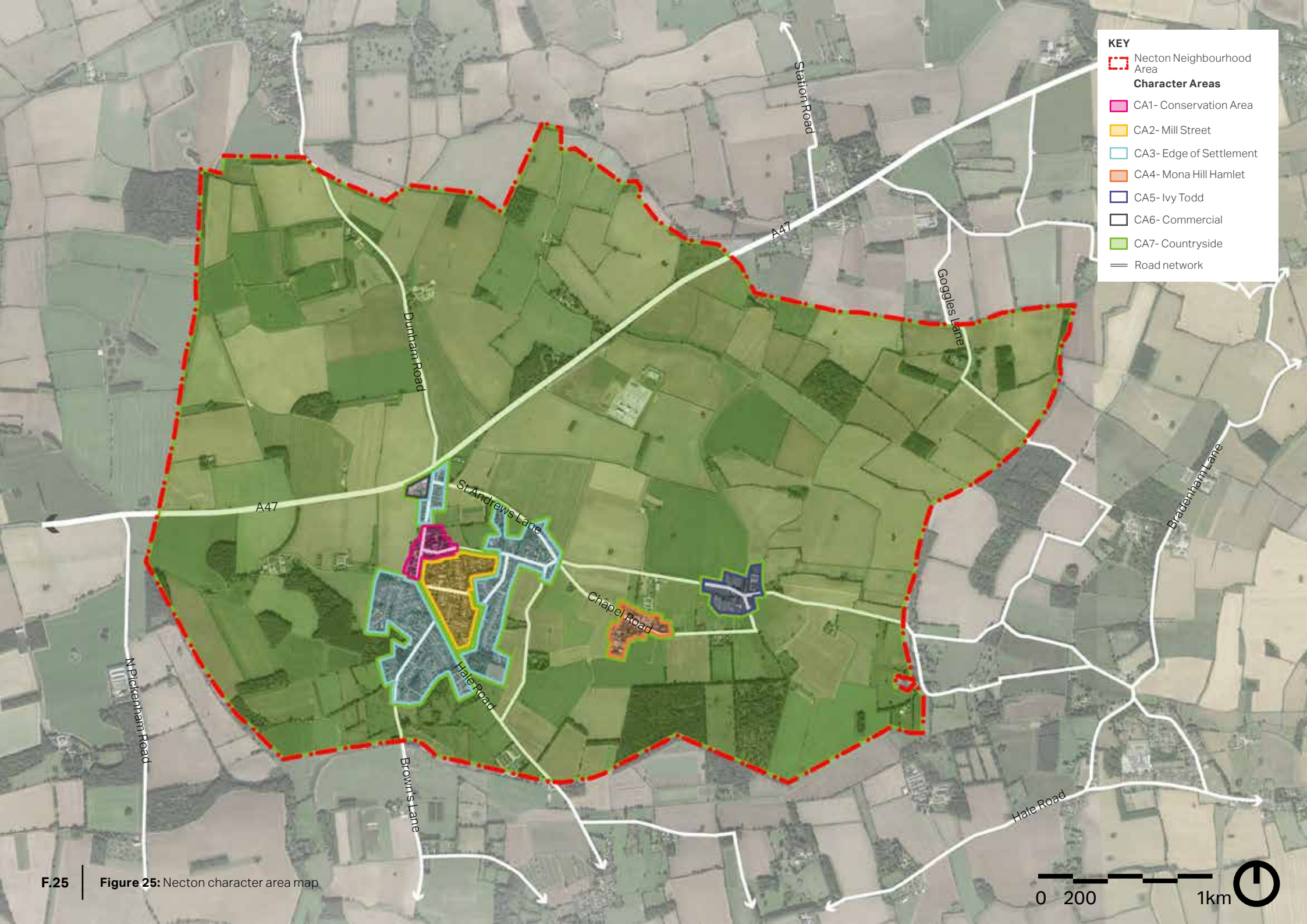


Figure 25: Necton character area map

CA1- Conservation Area

This character area is the historic core of the village and includes a cluster of listed buildings dating back to the 14th, 15th, 19th and 20th centuries which front onto Tuns Road and School Road.

Land Use	Primarily residential with some religious and community uses, including All Saints Church, the cemetery and the War Memorial.
Pattern Of Development	A compact nucleated settlement centred around the Tuns Road/School Road junction.
Building Line/Plot Arrangement	Plots to the east of Tuns Road have thin, narrow plots and small setbacks, with properties fronting onto School Road. Development north of All Saints Church and west of Tuns Road has a looser form, with buildings on larger plots setback from the main thoroughfare.
Boundary Treatment	Boundary treatments vary greatly within this character area and include a mix of low red brick walls, hedges, tree lines, flint walls, picket fencing and metal railings.
Heights & Roofline	Residential buildings within this character area tend to be 1-2 storeys with a mix of typologies, including bungalows and detached and semi-detached houses. All Saints Church includes a west tower which extends considerably higher than surrounding properties. Roofs are typically open gable pitched and hipped.
Public Realm	The cemeteries within this character area provide open space for leisure purposes. The character area is also adjacent to the recreation ground and play area. Aside from the cemeteries, public realm within the character area is confined to the footpaths and verges along Tuns Road and School Road.
Materials	Red brick, whitewashed red brick, white rendering, plain tile, clay tile, flint.

Conservation Area images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F.28

Figure 26: Timber framed building opposite All Saints Church

Figure 27: The Old Post Office on the Tuns Road/School Road junction

Figure 28: Terraced properties along School Road

Figure 29: Modern detached properties in the southwestern corner of the conservation area

Figure 30: The approach into the conservation area from School Road


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CA2- Mill Street

Mill Street character area is loosely contained by School Road in the north, Chantry Lane to the east and south and Hale Road/Tuns Road to the west. This area is characterised by sprawling cul-de-sac developments which link to feeder roads. Whilst severed in half by Mill Street, this character area is fairly uniform as it contains low density residential bungalows and houses.

Land Use	This character area is primarily residential with a number of community, retail and professional service uses along Mill Street such as The Windmill Inn, accountancy services, a laundry service and a baby shop.
Pattern Of Development	A nucleated pattern exists along the main thoroughfares of Mill Street, Chantry Court, Chantry Lane, Tuns Road, and Hale Road. Cul-de-sac development (The Grove, Bell's Meadow, Woodward Avenue, Burnside, Chantry Court and The Avenue) protrudes into this character area from the main feeder roads to form a complex urban grain, with footpaths providing links between the various cul-de-sacs.
Building Line/Plot Arrangement	The majority of properties within this character area are bungalows with large setbacks which accommodate front gardens and driveways. Setbacks are accentuated in cul-de-sacs which have sinuous non-arterial routes serving them, as additional turning space for vehicles is required. This, in turn, creates irregular plot sizes, particularly along Woodward Avenue and Bell's Meadow. Generally, all properties within this character area have ample front and back garden space.
Boundary Treatment	Boundary treatments vary greatly within this character area and include a mix of large verges, concrete bollards, wooden picket fencing, hedges and low yellow and red brick walls.
Heights & Roofline	Bungalows are the dominant typology within this character area and therefore building heights range between 1-2 storeys. 2-storey detached properties are situated along Mill Street. Roofs are typically open gable pitched and hipped.
Public Realm	Public realm within this character area is confined to the informal verges and footpaths within the various cul-de-sac developments.
Materials	Gault brick, yellow brick, red brick, flint, white rendering, clay tile and red pantile roofs.

Mill Street images


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Figure 31: Red brick and flint property with modern alterations such as casement windows

Figure 32: Detached bungalow setback from Mill Street situated at entrance of cul-de-sac

Figure 33: Approach to Woodward Avenue cul-de-sac via Mill Street

Figure 34: Modern Georgian-style detached house with portico on Woodward Avenue

Figure 35: Terraced bungalows situated in Chantry Court


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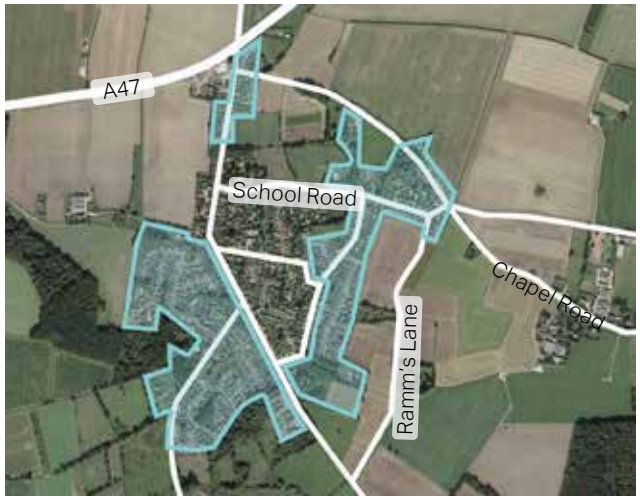
CA3- Edge of Settlement



The edge of settlement character area primarily consists of residential cul-de-sac developments on the outer edges of Necton. These developments are typically more modern than surrounding central areas.

Land Use	The area is mostly residential but also contains a number of other uses such as the Necton Church of England Primary School and GP services in the area west of Hale Road.
Pattern Of Development	Cul-de-sac residential developments (Treasure Grove, Larwood Close, Brackenwoods, Wren Close, Heron Way, Bittern Close, Elizabeth Drive, Jubilee Way, Wyndfields, Mason Drive, Oaks Drive, Folly View, Farm Walk and St Andrews Way) splay outwards from the main thoroughfares of Tuns Road, Hale Road, Chantry Lane, Ketts Hill and St Andrews Lane. Overall, the loosely interlocking nature of cul-de-sacs creates a relatively compact settlement form.
Building Line/Plot Arrangement	The majority of properties within this character area are bungalows with large plots, extensive driveways and varying front and back garden arrangements.
Boundary Treatment	Boundaries between houses and roads are varied and typically comprise a mix of shrubs, grass verges, concrete bollards, hedges, low red brick walls and wooden fencing.
Heights & Roofline	The dominant typology within this character area is bungalows. These are one-storey with pitched roofs. There are some two-storey detached pitched roof houses along Elizabeth Drive, Kingfisher Drive, Masons Drive, Treasure Grove, Larwood Close, St Andrews Lane and Ketts Hill.
Public Realm	The extensive verges and pockets of open spaces within the cul-de-sacs serve as important green spaces and leisure areas. The wooded area off Elizabeth Drive provides a tranquil backdrop for local residents.
Materials	An array of gault brick, red brick, plain tile, wooden cladding, white rendering.

Edge of Settlement images

Figure 36: Pitched roof bungalow with soft boundary treatment

Figure 37: Modern infill development setback from Tuns Road

Figure 38: Modern detached house with timber cladding in cul-de-sac off Chantry Lane

Figure 39: Detached properties with driveways and side garages along Oaks Drive

Figure 40: A row of bungalows with off-street parking and garage space

CA4- Mona Hill Hamlet

Mona Hill Hamlet is a small settlement situated to the east of the main built-up edge of Necton. It comprises a mix of residential and agricultural buildings and has a strong rural character.

Land Use	A mix of residential, agricultural and light industrial uses.
Pattern Of Development	A small nucleated settlement located on the Chapel Road/Black Drift junction. This settlement is separated from the main settlement of Necton and is surrounded by open countryside.
Building Line/Plot Arrangement	Buildings to the north of Chapel Road tend to have large plot sizes and setbacks and typically have relatively equally proportioned front and back gardens. Agricultural buildings have large footprints and are laid out in an informal linear north-south orientation, with hardstanding providing vehicular access to/from each building. Residential houses to the south of Chapel Road have moderate plot sizes which accommodate front gardens, driveways and well-sized back gardens.
Boundary Treatment	The character area includes a variety of boundary treatments such as wooden fencing, shrubs and hedges. These help to soften the visual impact of development and help to maintain the rural setting of the settlement.
Heights & Roofline	The majority of buildings are two-storey detached dwellings, although it is noted that there are a couple of one-storey bungalows south of Chapel Road. Roofs are typically pitched (open end gable) or hipped.
Public Realm	Public realm within this character area is confined to the local road network (Chapel Road) and roadside verges.
Materials	Residential buildings include red brick, white rendering, red pantile roofs, clay tile and wood panelling. Agricultural buildings are a mix of red brick and concrete frames with corrugated metal roofs.

Mona Hill Hamlet images


F.41


F.43

Figure 41: West Cottage, Mona Hill Hamlet. Period property with flint masonry and a red pantile roof.

Figure 42: Modern detached house with dormer windows and extensive driveway

Figure 43: Detached cottage with red pantile roof

Figure 44: Red brick bungalow with extensive front driveway off Chapel Road

Figure 45: Countryside views south of Chapel Road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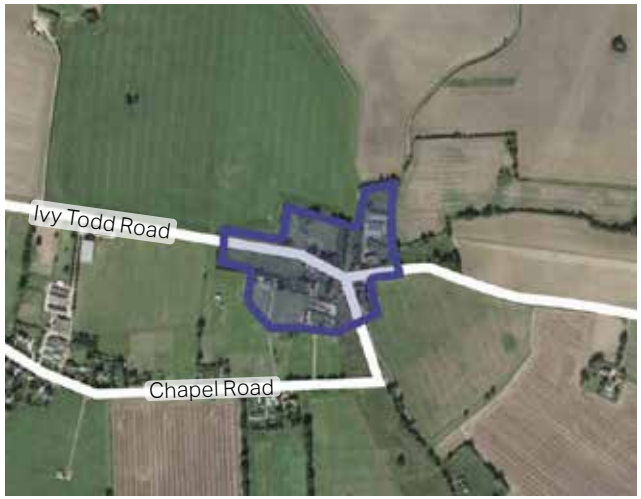
CA5- Ivy Todd



Ivy Todd is a small settlement situated to the east of Necton and Mona Hill Hamlet. It comprises a cluster of agricultural and residential buildings and has a strong rural character. The centre of the settlement (Ivy Todd Road/Watery Lane junction) has extensive tree cover which screens the settlement from its surroundings.

Land Use	This character area includes both residential and agricultural uses.
Pattern Of Development	A small nucleated settlement centred around the Ivy Todd Road/Watery Lane junction. This settlement is approximately 1.4km east of Necton village and is separated by arable farmland.
Building Line/Plot Arrangement	The character area has an irregular mix of plots and building lines. All plots are either medium or large in scale. Residential properties typically lie perpendicular to the roadway and include narrow setbacks and extensive rear gardens. Agricultural buildings are typically well setback from the roadway with access via long driveways. Agricultural buildings are screened from Ivy Todd Road and Watery Lane by mature trees.
Boundary Treatment	There a range of boundary treatments within the character area, including high grass verges, hedges, ditches and low red brick walls.
Heights & Roofline	The majority of buildings are two-storey detached dwellings, with the occasional single-storey detached garage. Roofs are typically pitched (open end gable) or hipped.
Public Realm	Public realm within this character area is confined to the roadside verges along Ivy Todd Road and Watery Lane.
Material	Residential buildings include red pantiles, red brick, coloured rendering and timber cladding. Agricultural buildings include corrugated metal frames, red brick and corrugated metal roofs.

Ivy Todd images


F.46


F.48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F.47

Figure 46: Detached cottage with dormer windows and access via a bridged driveway

Figure 47: Large detached house with extensive front garden

Figure 48: Detached rendered cottage with red pantile roof and porch

Figure 49: The approach into Ivy Todd along Watery Lane

Figure 50: Rendered house with red pantile roof on Watery Lane/Ivy Todd Road junction


F.50

CA6- Commercial

This character area is primarily a compact road service area, serving those traveling along the A47 and local residents. It has a modern urban character and is contained by the local road network and arable farmland.

Land Use	This character area primarily contains commercial uses with associated car parking, hardstanding and redundant open space. The southeastern edge of the character area also includes an MOT garage, a vacant community building and a residential property.
Pattern Of Development	Land adjacent to the A47 has recently been redeveloped to form a modern roadside area with extensive hardstanding and car parking to serve the surrounding commercial buildings. This character area comprises a mix of buildings which have a strong relationship with the surrounding road network.
Building Line/Plot Arrangement	Buildings in the southeastern part of the character area have moderate setbacks and front onto Tuns Road. Buildings within the road service area lie perpendicular to the A47 and have extensive plots to incorporate car parking and hardstanding. The MOT garage is also setback from the main roadway to provide adequate car parking space to the front of the building.
Boundary Treatment	Boundary treatments are sparse in this character area. Some metal fencing and bollards are used to separate the different uses. The residential property includes soft landscaping features such as stepped terracing and shrubs to demarcate the boundary between the front garden and Tuns Road.
Heights & Roofline	The majority of buildings are one-storey, although some feature open eaves space. The residential property type within the character area is a single storey bungalow. Roofs are mix of flat, slanted, pitched and hipped.
Public Realm	The public realm includes verges, footpaths and areas of hardstanding and gravel.
Materials	Plain tile, gault brick, white rendering, red brick, wood cladding, breezeblock, corrugated metal roof.

Commercial images

Figure 51: Road service area with extensive car parking and forecourt space

Figure 52: Weathered gault brick single-storey vacant building on Tuns Road

CA7- Countryside

The countryside is the largest character area within the parish and includes land outside Necton village, Ivy Todd and Mona Hill Hamlet. Land within this character area is typically characterised as undulating arable fields interspersed with hedgerows and pockets of mature mixed plantation woodland.

Land Use	It primarily contains rural farmland, with some associated agricultural buildings. Other minor uses include residential properties and an electricity substation.
Pattern Of Development	There is minimal development within this character area. Development consists of isolated residential dwellings and farmsteads and a linear development along Dunham Road. There is also an electricity substation approximately 200m south of the A47.
Building Line/Plot Arrangement	Farmsteads are isolated on large plots inset within open arable fields. Some farmsteads have dispersed layouts, containing loose clusters of outbuildings with extensive yards areas, whereas others have a tighter L- or U-form layout with a smaller central yard. The majority of farmsteads are setback from the local road network and are accessible via narrow rural tracks. Residential properties within this character area (including those along Dunham Lane and Chapel Road) front onto the roadway and have moderate plot sizes which incorporate a front garden, driveway, and rear garden.
Boundary Treatment	A mix of boundary treatments exist, including wooden fences, dense tree lines and hedges.
Heights & Roofline	The majority of buildings are two-storey and have pitched roofs.
Public Realm	Public realm within this character area is confined to the roadside verges.
Materials	Residential properties mainly comprise red pantiles, plain tiles, red brick, wood cladding and white rendering. Agricultural buildings include steel frames, corrugated metal roofs, red brick and wooden cladding.

Countryside images


F.53

Figure 53: View of All Saints Church on the approach to Necton along Ivy Todd Road

Figure 54: Agricultural barn along Ivy Todd Road constructed from corrugated metal, weathered red brick and timber

Figure 55: Brook Farm, Chapel Road. A detached house with double garage, front porch and dormer windows

Figure 56: Timber cladded agricultural buildings with corrugated metal roofs on Hale Road


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Design Guidance and Codes

04

4. Design Guidance and Codes

This section sets out the principles that will influence the design of potential new development and inform the retrofit of existing properties in the parish. Where possible, local images are used to exemplify the design guidelines and codes. Where these images are not available, best practice examples from elsewhere have been used.

4.1 Introduction

The following section describes a set of design codes that have been put together based on the existing context of Necton.

These codes will aim to guide any changes or development within the parish to ensure the local character is respected whilst still allowing space for innovation within the built environment.

The design codes have been split into two categories. The first section is relevant to the whole parish while the second section introduces design codes for each identified character area and therefore codes may not be applicable to the whole of Necton. More detail about this structure is provided in **section 4.1.3**. Both national and regional guidance, outlined in chapter 1, should be read in conjunction with these codes. These codes act as a support to these documents and should not be considered in isolation.

4.1.1 The importance of good design

As the NPPF (paragraph 126) notes, "good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".

Research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council[1]) has shown that good design of buildings and places can:

- Improve health and well-being;
- Increase civic pride and cultural activity;
- Reduce crime and anti-social behaviour; and
- Reduce pollution.

The Design Guidance and Codes report seeks to harness an understanding of how good design can make future development as endearingly popular as the best of what has gone before.

1. The Value of Urban Design, commissioned by CABE and DETR, 2001.

4.1.2 Design Principles and Codes

These design codes are underpinned by a set of placemaking principles that should influence the design of future development areas, public realms, homes, green spaces, and the interfaces between them.

What designers and planners call 'placemaking' is about creating the physical conditions that residents and users find attractive and safe, with good levels of social interaction and layouts that are easily understood.

The placemaking principles set out in the following pages should be used to assess the design quality of future development or regeneration proposals. These key principles should be considered in all cases of future development as they reflect positive place-making and draw on the principles set out in many national urban design best practice documents including the National Design Guide, Building for a Healthy Life and the Urban Design Compendium[2].

The guidelines developed in this part focus on residential environments. However, new housing development should not be viewed in isolation, but considerations of design and layout must be informed by the wider context.

The local pattern of lanes and spaces, building traditions, materials and the natural environment should all help to determine the character and identity of a development.

It is important that any proposal takes into account the local context and that the new design embodies the 'sense of place'.

Reference to context means using what is existing, as shown in the first three chapters, as inspiration and influence and it could be a contemporary solution that is in harmony with its surroundings. New development should comply with the following principles and all the codes need to contribute to meeting these principles:

- Thoughtfully respond to its context and the rural character areas of the parish;
- Protect green spaces and contribute to the further greening of Necton;
- Promote active travel whilst reducing the dominance of parked cars on the streetscape; and
- Encourage environmentally-responsible design.

2. Urban Design Compendium, English Partnerships, 2000

4.1.3 Structure of the design codes

Based on the understanding gained in the previous chapters, this section will identify design codes for future development to adhere to. As identified in the diagnostic report and following the meeting with the group, the following design codes have been created to apply to the whole parish.

SL. Settlement Layout

SP. Streets and Parking

B. Built Form

EE. Environmental and Energy Efficiency

SL. Settlement layout

SL 01- PATTERN OF DEVELOPMENT

Necton has a nucleated development pattern with more recent development splaying outwards from the main core. Any new development should respect the following principles:

- Proposals within the settlement should maintain the density and scale of development within its locality;
- Proposals should maintain the continuity of building line and enclosure within the central areas and maintain a positive aspect onto key spaces and features; and
- Development outside the central areas should be well-connected with the centre and should respect the features of the core development area.

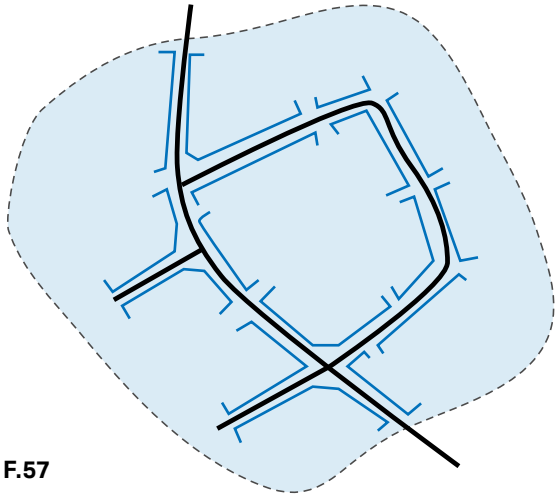

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Figure 57: Diagram showing a nucleated development pattern

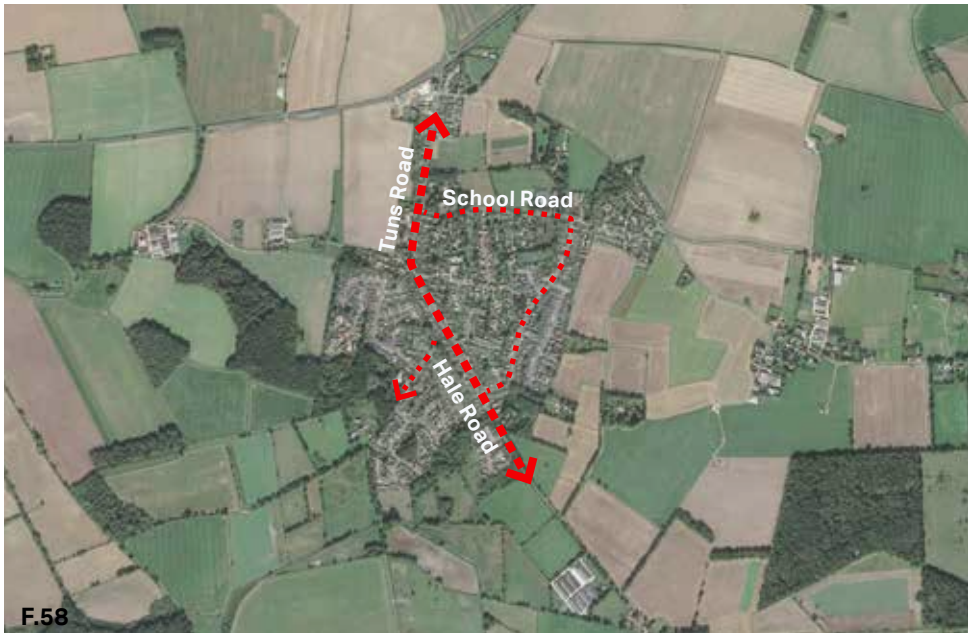

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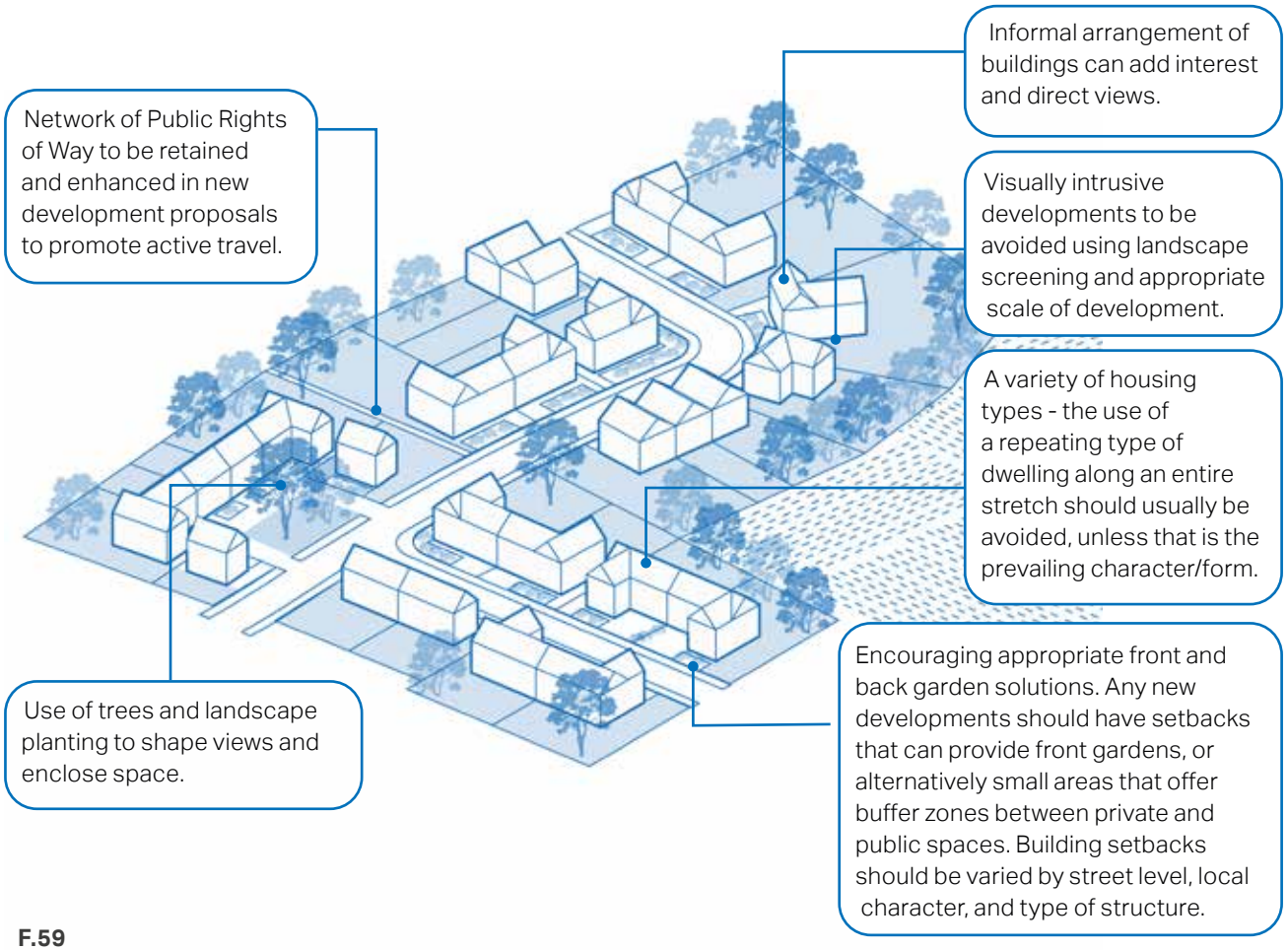
Figure 58: Necton's development pattern. Core development has formed along Tuns Road, Hale Road and School Road

SL 02- LAYOUT OF BUILDING

The parish owes much of its character to the historic pattern and layout of its buildings and settlements. New developments should respect the particular building patterns of the settlement in order to contribute positively to their character. In particular:

- Development should adopt the enclosure characteristics demonstrated in the parish. New development should strive to knit in with the existing settlement morphology by adopting similar characteristics;
- Development should be considered strategically at the settlement level and should not be considered in isolation;
- New development should be planned to be permeable, promoting active travel at all times, providing plentiful non-vehicular connections;



F.59

Figure 59: Diagram showing layout of building elements such as enhancing PRoW networks, respecting views and front and back garden solution which could positively contribute to local character

- Layout, clustering and massing should take precedent from the best examples of development within the surrounding context. The following page illustrates some precedent examples from the existing parish area; and
- New development should respond to site specific micro-climates and sun paths and use these as key design drivers to increase the environmental comfort for building users, both internally and externally.

Figure 60: Red brick house with well proportioned fenestration and soft landscaped boundary treatment

Figure 61: Well-proportioned detached property set back from School Road with dormer windows and large driveway

Figure 62: Modern cul-de-sac development fronting Woodward Avenue which incorporates hedges and soft landscaping. Typologies and materials used complement neighbouring properties.

SP. Streets and parking

The following pages set out guidance that should, where appropriate, be considered when considering proposals for development within Necton. They are generic design codes that apply to all areas of the village and are not specific to one character area.

SP 01- ACTIVE TRAVEL

Increasing the number of residents walking and cycling around the village is an important part of improving health and the quality of their experience.

- Where there is a choice, new development in Necton should be selected where it would generate the least amount of car movements and be within a comfortable distance of local services. This will help to promote active travel, an important feature in 'liveable' neighbourhoods;
- New development should ensure that pedestrian and cycle routes are incorporated into new designs ensuring that the option to travel on foot or by bike is incentivised;
- These routes should link to key services along Tuns Road, Hale Road, Mill Street and other existing routes to form a network of walkable areas;
- Users of public and private space are varied and include disabled users, parents/carers with buggies and young children. It is important for these users to be catered for when designing new development;
- Walking routes along a roadway should provide safety from vehicles on the road. This requires a footway, grass verge or pavement that is wide enough (depending on the road types it could be between 2-2.6 metre) to ensure pedestrians do not conflict with vehicles; and
- Walking routes should not pass through hazardous areas such as fields with dykes, ditches or areas of flooding.

Figure 63: Pavement with drop kerb along North Pickenham Way

SP 02 - CAR PARKING SOLUTIONS

Parking areas are a necessity of modern development. However, they do not need to be unsightly or dominate views towards the house. Parking provision should be undertaken as an exercise of placemaking.

- When placing parking at the front of a property, the area should be designed to minimise visual impact and to blend with the existing streetscape and materials. The aim is to keep a sense of enclosure and to break the potential of a continuous area of car parking in front of the dwellings. This can be achieved by means of walls, hedging, planting, and the use of quality paving materials;
- When needed, residential car parking can be translated into a mix of on-plot side, front, garage, and courtyard parking, complemented by on-street parking;
- For family homes, cars should be placed at the side (preferably) or front of the property. For small pockets of housing, a rear court is acceptable;
- Car parking design should be combined with landscaping to minimise the presence of vehicles; and
- Parking areas and driveways should be designed to improve impervious surfaces, for example, through the use of permeable paving. As per Norfolk's Parking Standards[1], 1 bedroom dwellings should provide 1 on-plot parking space. Dwellings with 2 or 3 bedrooms should provide 2 on-plot parking spaces. 4+ bedroom dwellings should provide 3 spaces.

1 https://www.norfolk.gov.uk/-/media/norfolk/downloads/rubbish-recycling-planning/planning/parking-standards-for-norfolk-2007.pdf

F.64

Figure 64: On-plot parking with side garage

F.65

Figure 65: On-plot parking and garage set back from road and behind the frontage line of the property

ON STREET PARKING

On-street parking is the only parking option for several dwellings within the Conservation Area and Mill Street Character Areas. In order to reduce the visual impact of parked cars on the street, on-street parking as the only means of parking should be avoided in future development wherever possible.

- On-street parking must be designed to avoid impeding the flow of pedestrians, cyclists, and other vehicles, and can serve a useful informal traffic calming function;
- On low-traffic residential streets or lanes that are shared between vehicles and pedestrians, parking bays can be clearly marked using changes in paving materials instead of road markings; and
- Opportunities must be created for new public car parking spaces to include electric vehicle charging points. Given the move towards electric vehicles, every opportunity must be taken to integrate charging technologies into the fabric of the road and street furniture in the public and private realm.

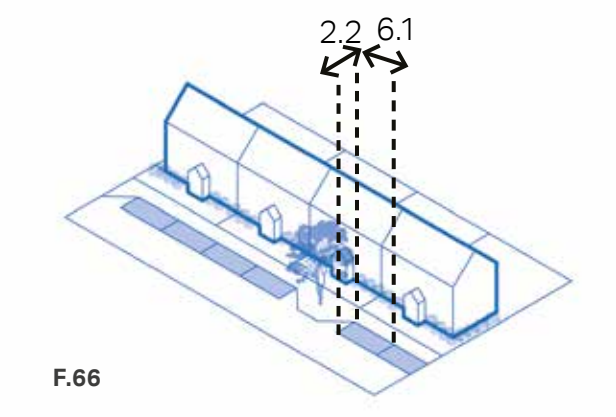


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Figure 66: Illustrative diagram showing an indicative layout and minimum dimensions of on-street parking

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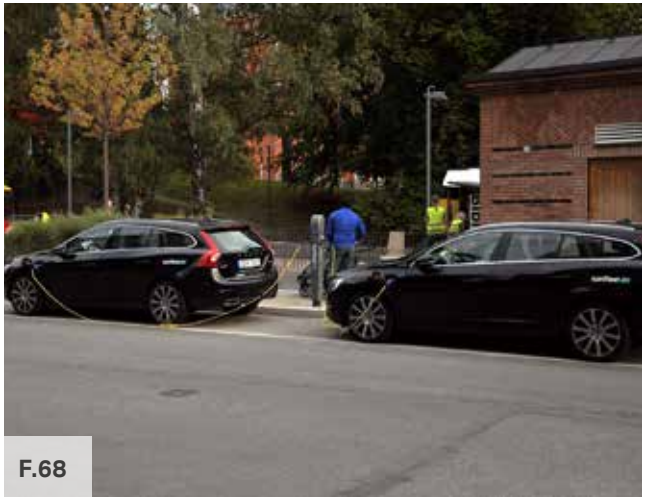
Figure 67: An example of poor parking practice: on-verge parking along Hale Road

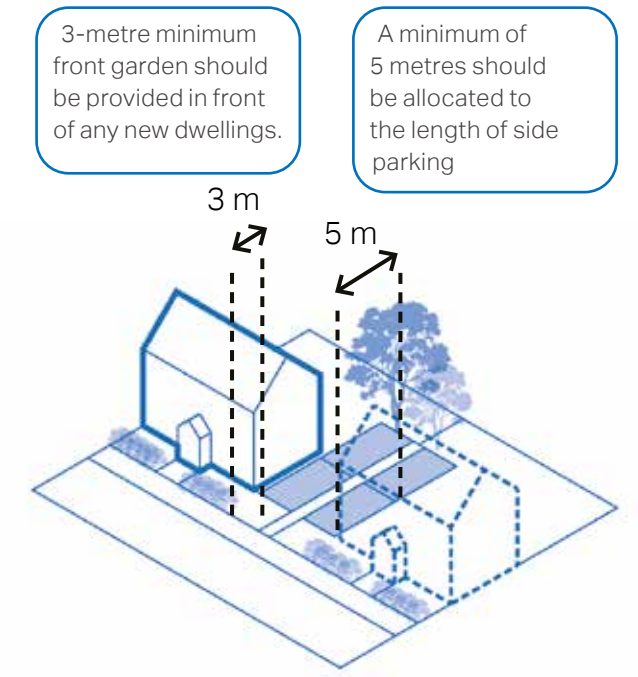


F.68

Figure 68: Inset on-street parking with electric vehicle charging points

ON- PLOT SIDE OR FRONT PARKING

- Parking provided on driveways directly in front of dwellings should be restricted due to the visual impact that cars have on the street. Therefore, a maximum of 2 dwellings in a row will be permitted to provide parking in this way. Front gardens should be a minimum depth of 6m to allow movement around parked vehicles and also be well screened with hedgerows when providing parking space to the front of a dwelling; and
- Parking being provided on a driveway to the side of a dwelling should be of sufficient length (5m minimum) so that a car can park behind the frontage line of the dwelling. This will reduce the visual impact that cars will have on the street scene. When parking is provided to the side of a dwelling a minimum front garden depth of 3m should be provided.
- Where possible, electric vehicle charging points should be incorporated into on-plot parking in new developments to promote more sustainable modes of transport.



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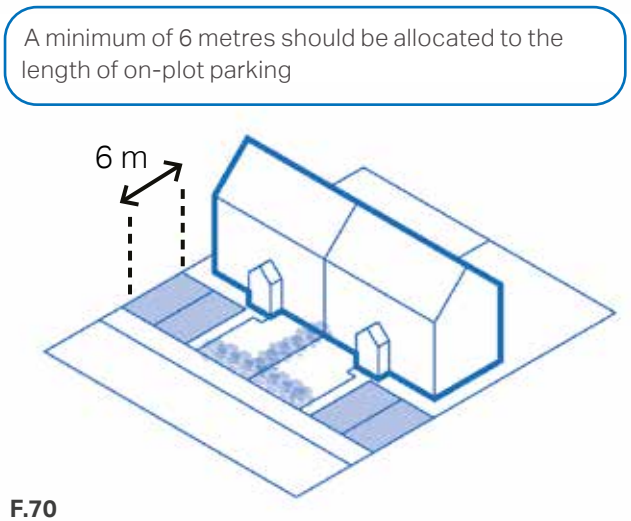


F.70

Figure 69: Illustrative diagram showing the indicative layout of and minimum dimensions of on-plot side parking

Figure 70: Illustrative diagram showing an indicative layout and minimum dimensions of on-plot front parking

Figure 71: On-plot parking set behind the building line on Brackenwoods and partially screened by a hedgerow

Figure 72: On-plot parking on Chantry Lane

F.71

F.72

GARAGE PARKING

Parking being provided in a garage to the side of a dwelling should be in line with, or slightly set back from the frontage line of the existing dwelling, which is in keeping with the character of the existing village and will reduce the visual impact of cars on the street. Garages should also provide sufficient room for cars to park inside them as well as providing some room for storage. The minimum internal dimensions of a garage should therefore be 6m x 3m.

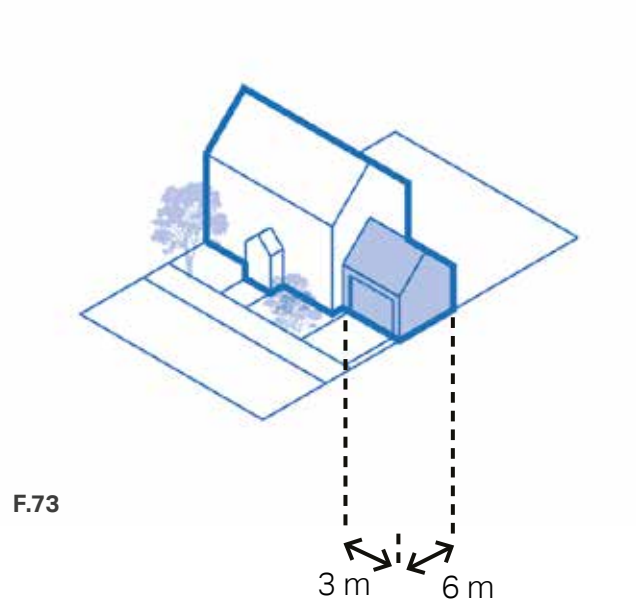


Figure 73: Illustrative diagram showing an indicative layout of on-plot garage parking

Figure 74: Property with connected side garage along Woodward Avenue

PARKING COURTYARD

- This parking arrangement can be appropriate for a wide range of land uses. It is especially suitable for terraces fronting busier roads where it is impossible to provide direct access to individual parking spaces;
- Ideally all parking courts should benefit from natural surveillance;
- Parking courts should complement the public realm; hence it is important that high-quality design and materials, both for hard and soft landscaping elements, are used; and
- Parking bays must be arranged into clusters with groups of 4 spaces as a maximum. Parking clusters should be interspersed with trees and soft landscaping to provide shade, visual interest and to reduce both heat island effects and impervious surface areas.

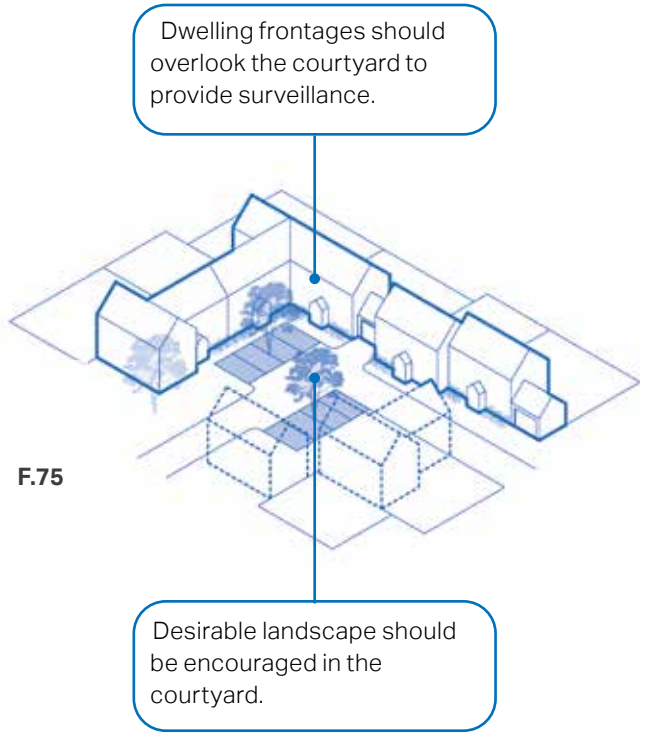
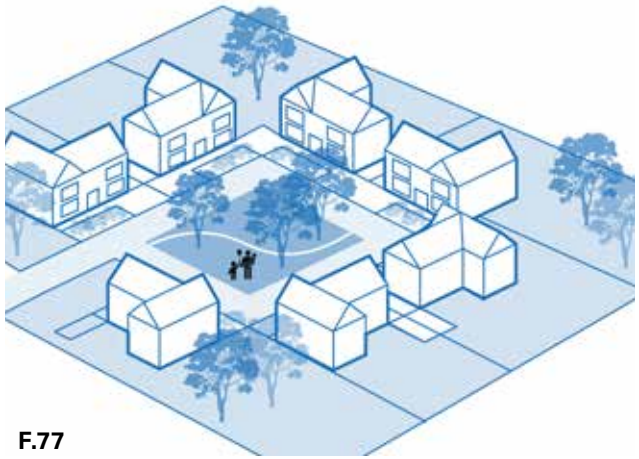


Figure 75: Illustrative diagram showing an indicative layout of parking courtyards

Figure 76: Private courtyard parking behind propertes pictured in Eastgate Avenue

SP 03- TREES AND LANDSCAPING

The abundance of trees is one of the Parish's greatest assets. They provide shading and cooling, absorb carbon dioxide, act as habitats and green links for species, reduce air pollution and assist water attenuation and humidity regulation. For people, they help alleviate stress and anxiety, help with recovery from ill-health and create a sense of positive mental health and well-being. In addition, they add life to the landscape and help shape and add character to open spaces.



F.77

Figure 77: An indicative diagram showing green spaces and landscape planting

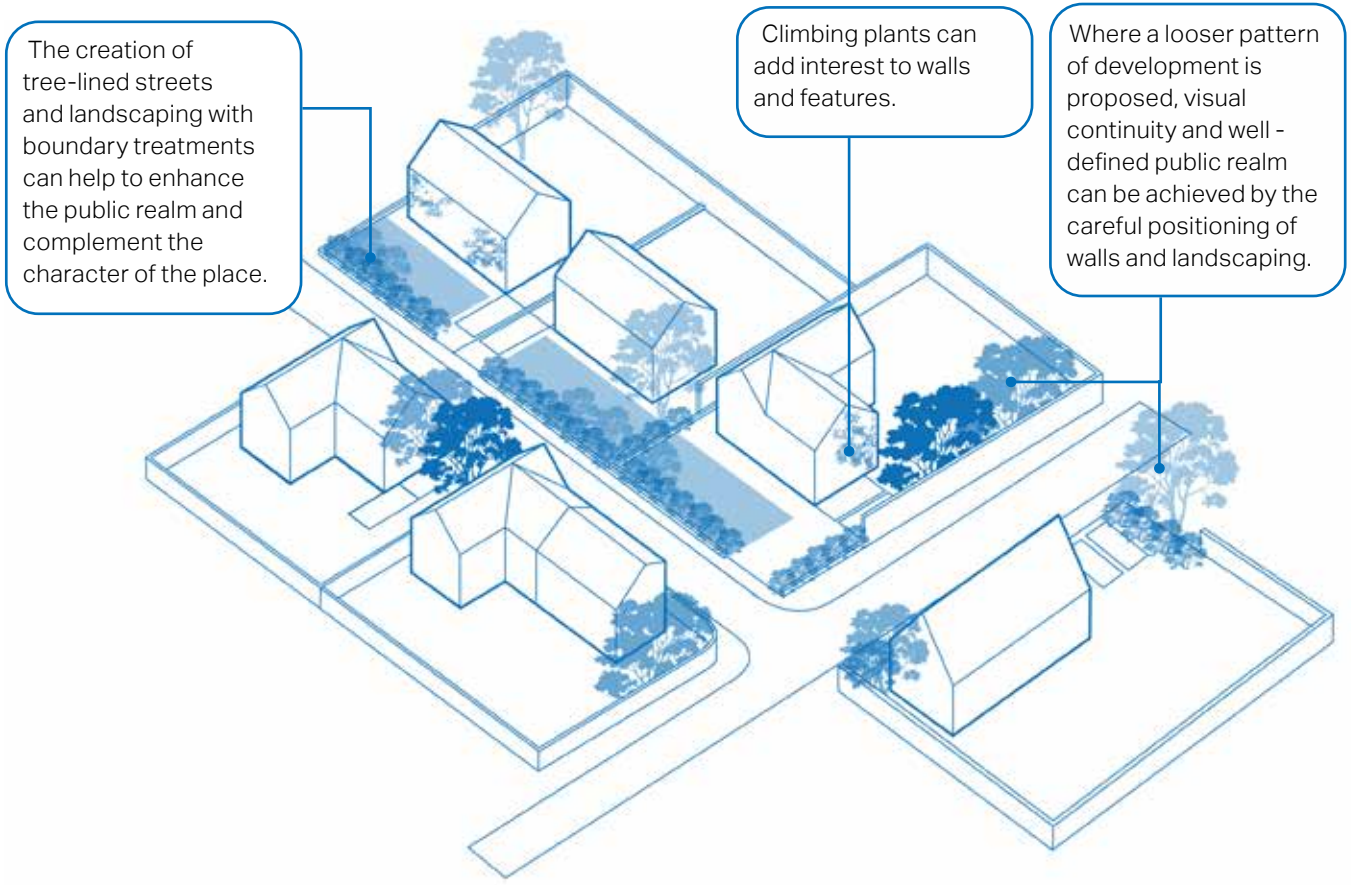
There are different green spaces which need to be protected such as the Necton Sports and Social Club playing fields, the All Saints Church cemetery and extended cemetery, the Elizbeth Drive green space and the allotments.

The following guidelines focus on the design aspects and appearance of planting and trees in private gardens as well as public open spaces and streets.

PLANTING STANDARD

- Aim to preserve existing mature trees, incorporating them into the new landscape design and using them as accents and landmarks, where appropriate;
- Consider canopy size when locating trees; reducing the overall number of trees but increasing the size of trees is likely to have the greatest positive long-term impact;
- Size of tree pits should allow sufficient soil around the tree. Ensure tree stems are in the centre of the verge to provide a 1m clearance of the footway or carriageway;
- Tree root zones should be protected to ensure that trees can grow to their mature size. Root barriers must be installed where there is a risk of damaging foundations, walls and underground utilities;
- New trees should be added to strengthen vistas, focal points and movement corridors, while retaining clear visibility into and out of amenity spaces. They should, however, not block key view corridors and vehicular circulation sight lines;
- New trees should be integrated into the design of new developments from the outset rather than left as an afterthought to avoid conflicts with above- and below-ground utilities;

- To ensure resilience and increase visual interest, a variety of tree species is preferred over a single one. Tree species should be chosen to reflect the prevailing character of the landscape, soil conditions and the associated mix of native species of local provenance, but should also have regard to climate change, environmental/habitat benefits, size at maturity and ornamental qualities;
- Regulations, standards, and guidelines relevant to the planting and maintenance of trees are listed below:
- Trees in Hard Landscapes: A Guide for Delivery;[1]
- Trees in the Townscape: A Guide for Decision Makers;[2]
- Tree Species Selection for Green Infrastructure;[3] and



F.78
Figure 78: Diagram showing trees and landscaping that complement the public realm and create a sense of enclosure

[1] Trees & Design Action Group (2012). *Trees in Hard Landscapes: A Guide for Delivery.* Available at: http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_trees-in-hard-landscapes_september_2014_colour.pdf
[2] Trees & Design Action Group (2012). *Trees in the Townscape: A Guide for Decision Makers.* Available at: http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_treesinthetownscape.pdf

[3] Trees & Design Action Group (2019). *Tree Species Selection for Green Infrastructure.* Available at: http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_treespeciesguidev1.3.pdf

- BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations.[4]

GIVE SPATIAL ENCLOSURE, PROVIDE SCREENING AND PRIVACY

The use of hedges, hedgerow trees and walls contributes to the strong character of the area and a sense of enclosure. To respect the existing context, both the building and the boundary feature should be consistent with the prevailing character, although there should be some allowance for some variation to provide added visual interest.

- Existing hedges, hedgerow trees and walls should, wherever appropriate, be retained to contribute to this sense of enclosure. Additional or replacement hedges and trees should be planted to maintain the continuity of existing hedges providing continuity of hedge and hedgerow tree cover; and
- Where appropriate and feasible, any new developments should have setbacks that allow for front gardens or else a small area to provide a planted buffer zone between the private space and public space.

COMPLEMENT PUBLIC REALM AND ENHANCE BUILT ENVIRONMENT AND LOCAL IDENTITY

Planting can make an appreciable difference to the appearance of an area, as well as adding to the local identity.

- New development should use boundary features which are complementary to the street and enhance the character of the village. The use of trees, hedges and planting in publicly visible areas, including edges and interfaces, should be encouraged; and
- Climbing plants are good at screening features such as garages, blank walls and fences.

FORM FOCAL POINTS AND FRAME VIEWS

In addition to the intrinsic value of trees, they can also have a practical use value. In a small-scale open space, trees provide a focal point of interest.

[4] British Standards Institution (2014). *BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations.* Available at: https://shop.bsigroup.com/ProductDetail/?pid=000000000030219672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F.81

Figure 79: Semi-detached properties screened from the road by mature blossom trees

Figure 80: Necton playing field

Figure 81: A private driveway lined with mature trees

SP 04- STREET LIGHTING AND DARK SKIES

The ‘dark skies’ character of the countryside should be protected. Dark skies benefit both people and wildlife.

Any new development should minimise impact on the existing ‘dark skies’ within the settlements and reduce light pollution that disrupts the natural habitat and human health.

The following guideline aims to ensure there is enough consideration given at the design stage:

- Street lighting should be energy efficient and carefully designed to minimise flare and light pollution.

B. Built form

The following section outlines guidelines that should be considered by developers when creating new development within Necton. Some of the following guidance is directed at development on existing plots, such as extensions, though many can be applied to both new and existing development.

In general, the historic form of parts in Necton is of moderate plots and dwellings. While this is appropriate when development or redevelopment occurs in those areas, other, newer, areas should be developed in a coherent form with modern best practice. That is, there should be a proportional relationship between size of plot, dwelling and spaces between the dwellings. In general however, Necton exhibits a low to medium density with heights averaging 1 to 2 storeys and a reasonable space between dwellings. The following illustrative diagrams show this intention and new proposals would need to demonstrate that this has been observed.

The structure of the following codes generally starts with policies on a larger scale and subsequently moves to codes related to specific built form details.

BF 01- OVERLOOK PUBLIC SPACE

In order to provide a sense of security and natural surveillance, the windowed front elevation of a dwelling should face the street where this is in keeping with local character. The rear boundaries facing the street should be avoided as this has a negative impact on the character of a street and reduces levels of security and natural surveillance. Rear boundaries should back on to other rear boundaries or provide a soft transition into the natural environment such as at the settlement edge.

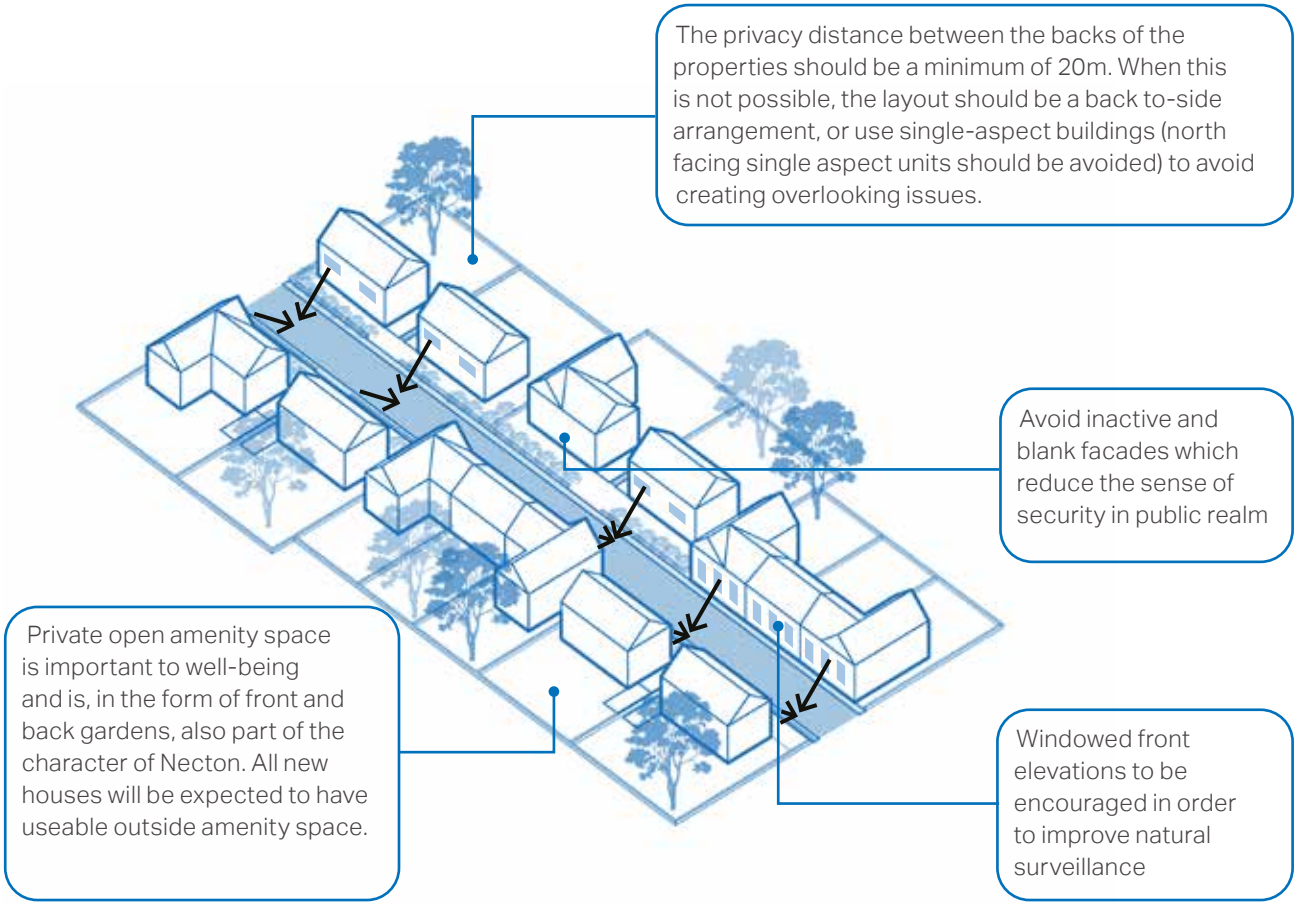


Figure 82:
Diagram to highlight the importance of natural surveillance to improve the security

BF 02- DEFINE FRONT AND BACK GARDENS

The ratio of garden space to built form within the overall plot is exceptionally important to ensure that the sense of openness and green space within the village is maintained.

There are different garden dimensions in each of the character areas. In CA1 and CA2, the front garden proportions range from 5 to 10m with the majority of properties and the back garden are between 8 till 30m. CA2's front and back garden size ranging from 8-15m and 10-20m, respectively. CA3 has varying front and back gardens. CA4 has large-plot sizes properties providing equally proportioned front and back gardens.

CA5 has more generous gardens with an average width of 30-50m for back gardens, and relatively small front garden with an average width of 2-5m.

CA7 has generous gardens which exceed 50m in some parts.

Back gardens should be a minimum depth of 10m and provide a minimum area of 50m^2 of useable amenity space.

North facing back gardens should exceed 10m in length to ensure sunlight is maximised.

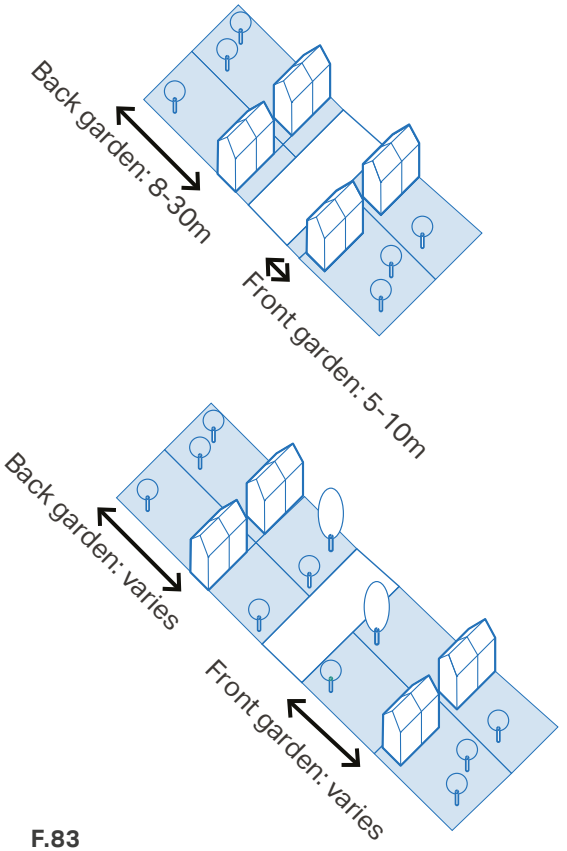


Figure 83: Different proportion of green space varied. From top (CA1 and CA2) and bottom (CA7)

BF 03- MAINTAIN A CONSISTENT BUILDING LINE

The use of continuous building lines and setback distances contribute to the overall character of the area and the sense of enclosure of the streets and public spaces. Continuous building lines with a minimum gap create a strong distinction between public and private spaces, and provide definition to the public realm. Where buildings are more generously set back from the carriageway, the threshold spaces should be well landscaped.

- To ensure sufficient street enclosure, private front thresholds should have a modest depth and accommodate a small garden or area for plantation;
- Low to medium densities in residential areas can vary setbacks in order to respond to the landscape context and the more open character of the area; and
- Front gardens can be much deeper where the topography requires so or to respond to the existing character area. It also helps to create a softer transition between countryside, green spaces and built environment.

Figure 84: Subtle changes in building lines with adequate front gardens and medium-sized back gardens in CA1

Figure 85: Subtle changes in building lines. Building lines follow the Brackenswoods road layout in CA3

Figure 86: Various setbacks along the meandering road on Ivy Todd Road in CA5

BF 04- DESIRED HEIGHT PROFILE

- Development building heights should accord with the settlement character of one and two storey dwellings;
- Roofs in the village tend to be pitched, with some hipped examples. New roof type and pitch should reflect this. The use of red pantile is widespread and should be the main roofing material for new development in the parish along with other roof materials such as plain clay tile and brown interlocking tile;
- Innovation which explores the integration of green roof should be encouraged;
- The scale of the roof should always be in proportion to the dimensions of the building itself. Flat roofs for buildings, extensions, garages and dormer windows should be avoided; and
- Chimney type and height should be congruent with the typical parish chimney precedent examples.

Figure 87: Two-storey detached property with ptiched red pantile roof

Figure 88: Mix of one- and two-storey properties along Brackenwoods

BF 05- ESTABLISH A CONSISTENT PROPERTY BOUNDARY

- Buildings should ordinarily front onto streets. The building line can have subtle variations in the form of recesses and protrusions, but will generally follow a consistent line;
- Buildings should be designed to ensure that streets and/or public spaces have good levels of natural surveillance from adjacent buildings. This can be achieved by placing ground floor habitable rooms and upper floor windows facing the street;
- Natural boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the character of the area. They should be mainly continuous hedges and low walls, as appropriate, made of traditional materials found elsewhere in the parish;

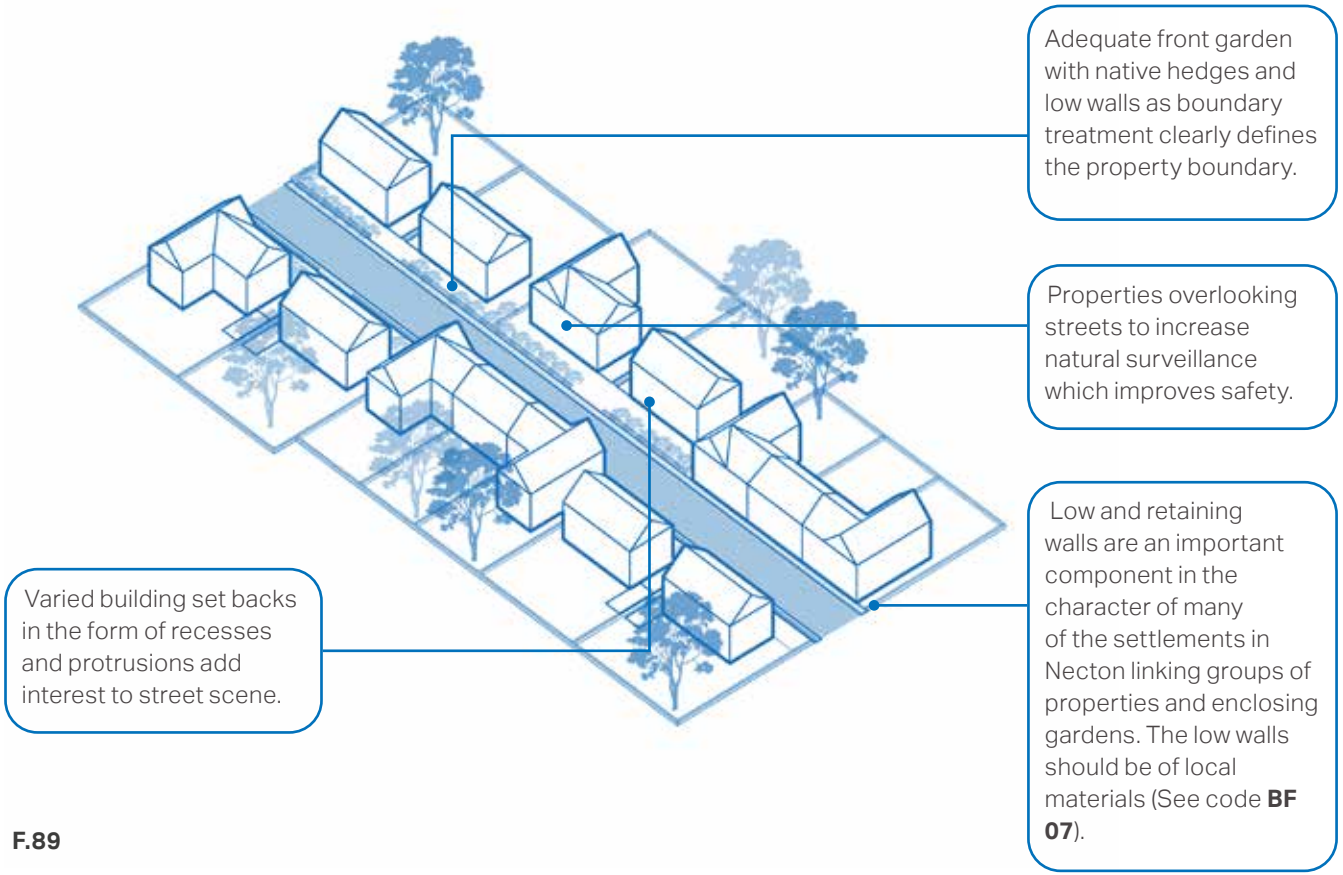


Figure 89: Illustrative diagram showing boundary treatments

- Front gardens/soft planted shallow setbacks should be provided in most instances, although it is recognised that there are some parts of Necton where the prevailing character and form is one where buildings sit to the back of the footway/ highway;
- If placed on the property boundary, waste storage should be integrated as part of the overall design of the property. Landscaping could also be used to minimise the visual impact of bins and recycling containers; and
- Locally distinctive landscape features and planting, such as low wall boundary and hedges of native species should be used in new development to define boundaries. Any material that is not in keeping with the local character should be avoided.

Figure 90: Grass verges to provide a degree of separation between the roadway and properties along Brackenwoods

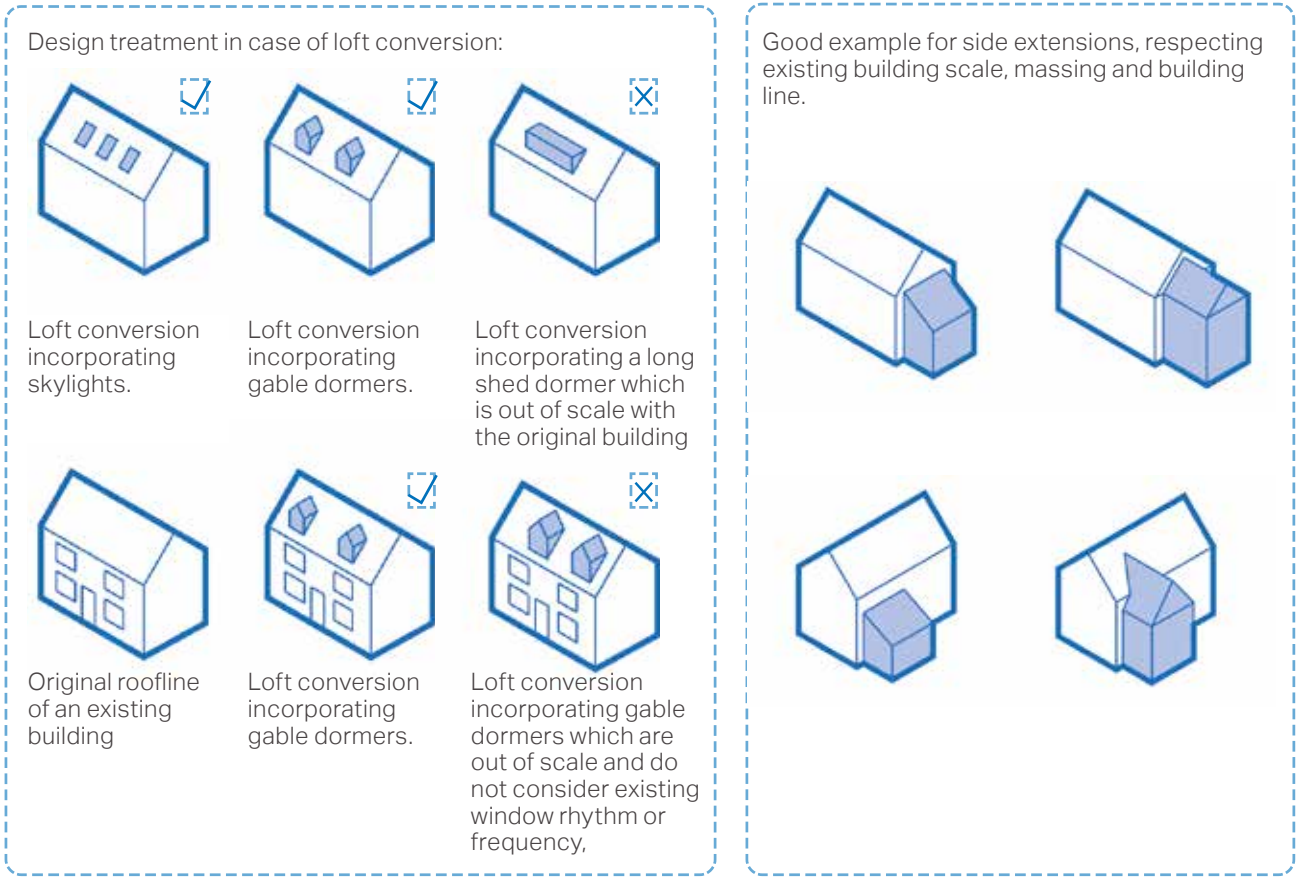
Figure 91: A bungalow with a low yellow brick wall and hedge boundary treatment

Figure 92: Detached property with red brick and flint wall boundary

BF 06- EXTENSION AND CONVERSION

There are a number of principles that residential extensions and conversions should follow to maintain character:

- Many household extensions are covered by permitted development rights, and so do not need planning permission. These rights do not apply in certain locations such as Conservation Areas;
- The original building should remain the dominant element of the property regardless of the scale or number of extensions. The newly built extension should not overwhelm the building from any given viewpoint;
- Extensions should not result in a significant loss to the private amenity area of the dwelling;
- Designs that wrap around the existing building and involve overly complicated roof forms should be avoided; and



F.93

Figure 93: Some examples for different type of building extensions

- The pitch and form of the roof used on the building adds to its character and extensions should respond to this where appropriate.
- Extensions should consider the materials, architectural features, window sizes and proportions of the existing building and respect these elements to design an extension that matches and complements the existing building;
- In the case of side extensions, the new part should be set back from the front of the main building and retain the proportions of the original building. This is in order to reduce any visual impact of the join between existing and new;
- In the case of rear extensions, the new part should not have a harmful effect on neighbouring properties in terms of overshadowing, overlooking or privacy issues;
- Any housing conversions should respect and preserve the building's original form and character; and
- Where possible, reuse as much of the original materials as possible, or alternatively, use like-for-like materials. Any new materials should be sustainable and be used on less prominent building parts.

Figure 95: Detached property along School Road with well-proportioned dormer windows

Figure 94: Ill-placed and out of proportion shed dormer

Figure 96: Side extension which complements the scale of the existing property

BF 07- ARCHITECTURE DETAILS, MATERIALS AND COLOUR PALETTE

There are a variety of architectural styles in the parish, including the 16th century Eastgate House and a diverse range of modern cul-de-sac developments. The Necton Conservation Area is the historic core of the village and contains the Grade I listed Church of All Saints, which has a tower that can be seen on approach into the village via Tuns Road. Mill Street contains a number of period properties which are constructed with red brick and flint with red pantile roofs.

Some of the buildings have modern extensions and alterations. New developments should encourage and support innovative and proactive approaches to design and opportunities to deliver decentralised energy systems powered by a renewable or low carbon source and associated infrastructure, including community-led initiatives.

Figure 97: Gault brick detached bungalows

Figure 98: Georgian-style red brick detached house with sash windows

Figure 99: Rendered period property with red pantile roof and quarreled windows

New developments should strive for good quality design that meets climatic targets for CO2 emissions and that can be constructed sustainability, maximising opportunities for recycling.

Informed by the local vernacular, the following pages illustrate acceptable materials and detailing for future housing developments in Necton. The use of traditional construction finishes should be specified for all new development and repair work. The requirement for additional housing in the parish should not trump architectural quality and character of the area.

Future developments should carefully apply this code to avoid creating a pastiche of the existing local vernacular. Detailing can be interpreted using contemporary methods to avoid this.

In the case of a conversion of an existing historic building into a residential use, this should look to preserve and enhance any existing heritage features, to maintain the integrity of the original building. Any new

Figure 100: Mix of red and brown brick 1- and 2-storey properties along Heron Way

Figure 101: The former mill on Mill Street

F.102

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F.105

Figure 102: Mixed use modern two-storey building accommodating Necton Butchers on the ground floor and residential uses on the first floor

Figure 103: Red brick bungalows on Kingfisher Drive

Figure 104: Flint and red brick property adjacent to modern bungalow

Figure 105: Modern red brick and grey timber panelled detached property

fenestration should be positioned carefully to maintain the character and balance of the building and reflect the existing design through use of complementary materials and finishes. These buildings create the opportunity to provide large single dwellings or can be split into a series of smaller dwellings.

Wall materials

There are different wall materials in the village such as red brick, pink brick, gault brick, flint, white render, whitewashed brick and timber cladding.

Types of fenestration

Various type of windows and doors used in Necton such as quarrelled windows, bow windows, sash windows, porticos and gable and flat roof porches.

Roof materials

Red pantile, lindum concrete tile and slate tile are common. The majority of buildings have pitched roofs, but hipped roofs can be found in the parish too.

Ground surface materials

Generally gravel, pebble and block paving are used in majority of ground surface in the parish.

Boundary treatment materials

There is a wide variety of boundary treatments in the parish such as hedgerows, low walls with red and gault brick, shrubs and wooden fencing.

Wall

White render

Flint and red brick

Red brick

Flint

Gault brick

Timber cladding

Fenestration

Quarrelled window

Window muntins

Bow window

Sash window

Window with external shutters

Sash window with lintel above

Georgian-style portico

Flat roof porch feature

Gabled porch

Roof

Red pantile

Lindum concrete tile

Slate tile roof

Shed dormer

Gabled dormer

Flat roof dormer

Ground surface

Gravel

Mix of red brick, pebble and concrete

Block paving

Lawn and block paving

Gravel and concrete

Mixed brick blend block paving and concrete

Boundary treatment

Shrubs

Gault brick wall

Hedge and wooden gate

Flint and red brick wall with shrubs

Wooden fence

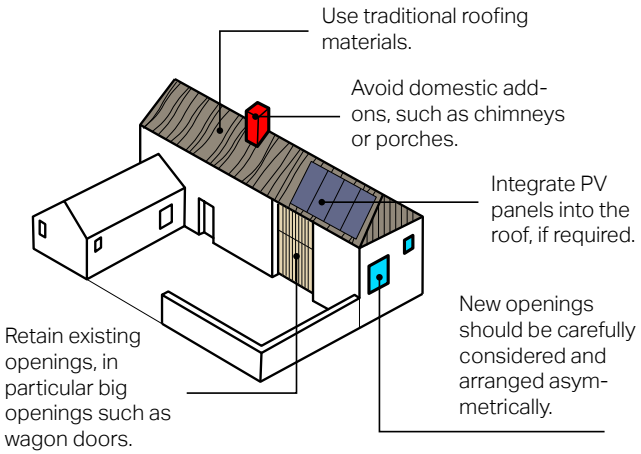
Red brick wall and wooden gate

Colour palette

DESIGN OF AGRICULTURAL BUILDINGS

The follow design guidelines are applicable to proposals which seek to redevelop agricultural buildings:

- Avoid domestic add-ons such as chimneys, porches, satellite dishes, domestic external lighting and hanging baskets;
- Retain characteristic features of historic working buildings such as the openings, which should not be filled in, ventilation slots (often patterned) and any use-specific historic additions;
- New openings should generally be avoided, and kept to a minimum when necessary. They should never be planned in a regular or symmetrical pattern, as this is overly domestic;
- Avoid features such as dormer windows. If rooflights are used, they should be sited discreetly so as to not become a feature in the landscape;
- Where included, solar PV panels should integrate with the overall pitch, materials and feel of the roof;
- Waste storage areas should have an enclosure of sufficient size for all the necessary bins and should be screened to reduce visual clutter;
- Existing brickwork should be reused or reclaimed. Consideration should be given to the material source and matching the colour, texture, size and bond of the existing brickwork and flints;
- Courtyards should be surfaced in a material that reflects its rural setting. Farmyards should remain open and not be divided by fences or walls. Parking spaces should not be formally marked out; and
- Boundary brick walls should be left intact, and not chopped through for access or to create visual splays.



F.106

Figure 106: Diagram highlighting key design considerations for agricultural buildings

EE. Environmental and energy efficiency

Design codes in the following section apply to the whole parish. They contain important policies that will help to reduce our collective impact on the planet while allowing the natural environment in and around Necton to flourish.

They include general guidance that apply to both new and existing development as some of the policies can be used to modify existing dwelling to become more environmentally sustainable.

Owing to Necton's rich green space character, it is hoped that more of these policies are adopted in the future to help preserve and sustain this distinct character.

EE 01- FEATURES IN DWELLINGS

The following section elaborates on energy efficient technologies that could be incorporated in buildings and at broader parish design scale as principles.

Use of such principles and design tools should be encouraged in order to contribute towards a more sustainable environment.

Energy efficient or eco design combines all around energy efficient appliances and lighting with commercially available renewable energy systems, such as solar electricity and/or solar/ water heating and electric charging points.

F.107

Figure 107: Diagram showing low-carbon homes in both existing and new build conditions.

Existing homes

1. **Insulation** in lofts and walls (cavity and solid)
2. **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)
3. **Low- carbon heating** with heat pumps or connections to district heat network
4. **Draught proofing** of floors, windows and doors
5. **Highly energy-efficient appliances** (e.g. A++ and A+++ rating)
6. **Highly waste-efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
7. **Green space (e.g. gardens and trees)** to help reduce the risks and impacts of flooding and overheating
8. **Flood resilience and resistance** with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Existing and new build homes

- A **High levels of airtightness**
- B **Triple glazed windows and external shading** especially on south and west faces
- C **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest
- D **More fresh air** with mechanical ventilation and heat recovery, and passive cooling
- E **Water management and cooling** more ambitious water efficiency standards, green roofs and reflective walls
- F **Flood resilience and resistance** e.g. raised electrical, concrete floors and greening your garden
- G **Construction and site planning** timber frames, sustainable transport options (such as cycling)
- H **Solar panels**
- I **Electric car charging point**

EE 02- BUILDING FABRIC

THERMAL MASS

Thermal mass describes the ability of a material to absorb, store and release heat energy. Thermal mass can be used to even out variations in internal and external conditions, absorbing heat as temperatures rise and releasing it as they fall. Thermal mass can be used to store high thermal loads by absorbing heat introduced by external conditions, such as solar radiation, or by internal sources such as appliances and lighting, to be released when conditions are cooler. This can be beneficial both during the summer and the winter.

Thermal storage in construction elements can be provided, such as a trombe wall placed in front of a south facing window or concrete floor slabs that will absorb solar radiation and then slowly re-release it into the enclosed space. Mass can be combined with suitable ventilation strategies.

INSULATION

Thermal insulation can be provided for any wall or roof on the exterior of a building to prevent heat loss. Particular attention should be paid to heat bridges around corners and openings at the design stage.

Provide acoustic insulation to prevent the transmission of sound between active (i.e. living room) and passive spaces (i.e. bedroom). Provide insulation and electrical insulation to prevent the passage of fire between spaces or components and to contain and separate electrical conductors.

AIRTIGHTNESS

Airtight constructions help reduce heat loss, improving comfort and protecting the building fabric. Airtightness is achieved by sealing a building to reduce infiltration- which is sometimes called uncontrolled ventilation. Simplicity is key for airtight design. The fewer junctions the simpler and more efficient the airtightness design will be.

An airtight layer should be formed in the floor, walls and roof. Doors, windows and roof lights to the adjacent walls or roof should be sealed. Interfaces between walls and floor and between walls and roof, including around the perimeter of any intermediate floor should be linked. Water pipes and soil pipes, ventilation ducts,

incoming water, gas, oil, electricity, data and district heating, chimneys and flues, including air supplies to wood burning stoves, connections to external services, such as entry phones, outside lights, external taps and sockets, security cameras and satellite dishes should be considered.

The opposite diagram illustrates some of these key considerations.

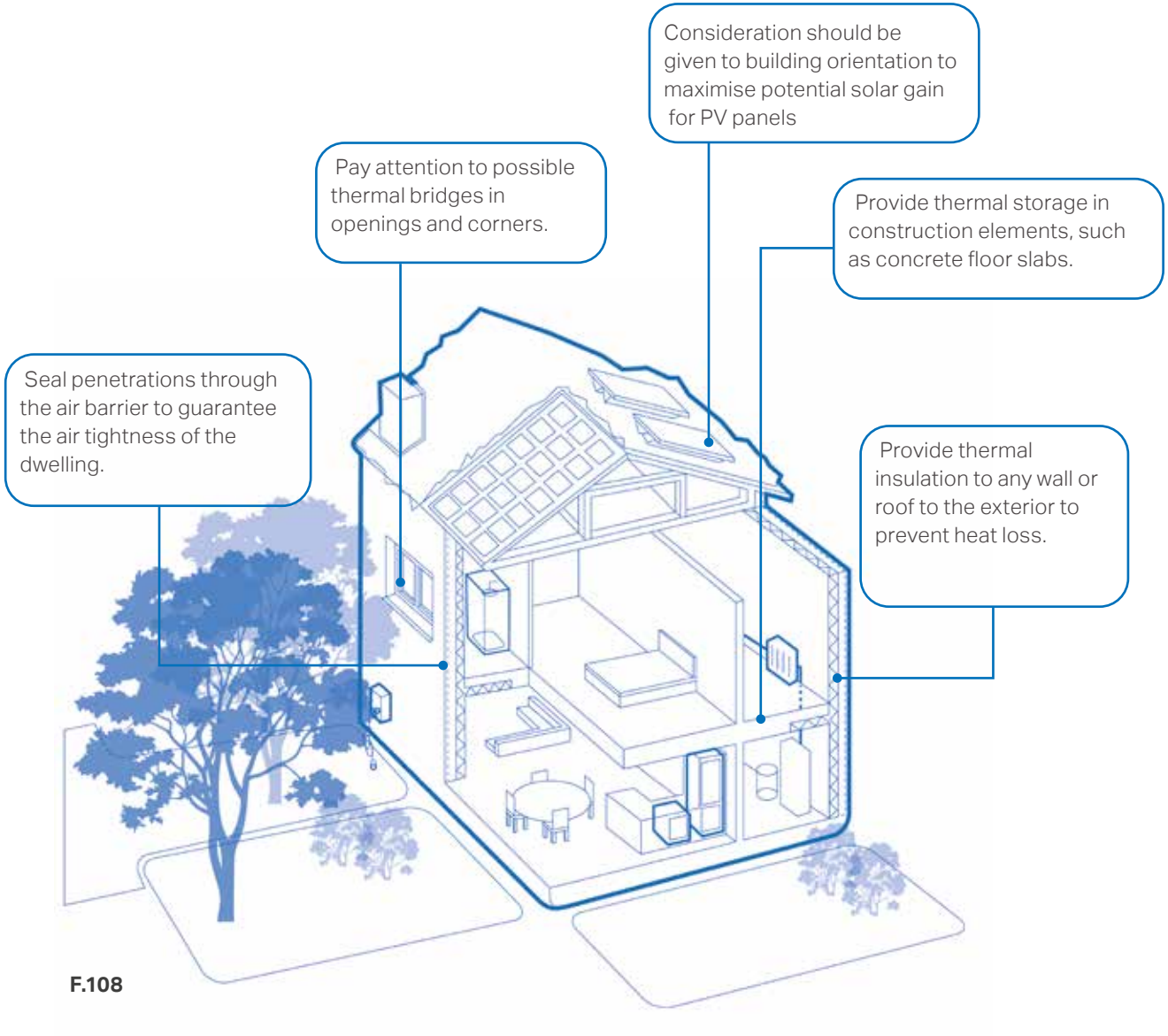


Figure 108: Diagram illustrating aspects of the building fabric to be considered

EE 03- FLOOD MITIGATION

As shown in **Figure 24**, some areas south of Necton village include areas with medium and high flood risk.

There are various ways to mitigate flood risk such as Sustainable urban Drainage System (SuDS), rainwater harvesting, and permeable pavements which are elaborated on the following pages.

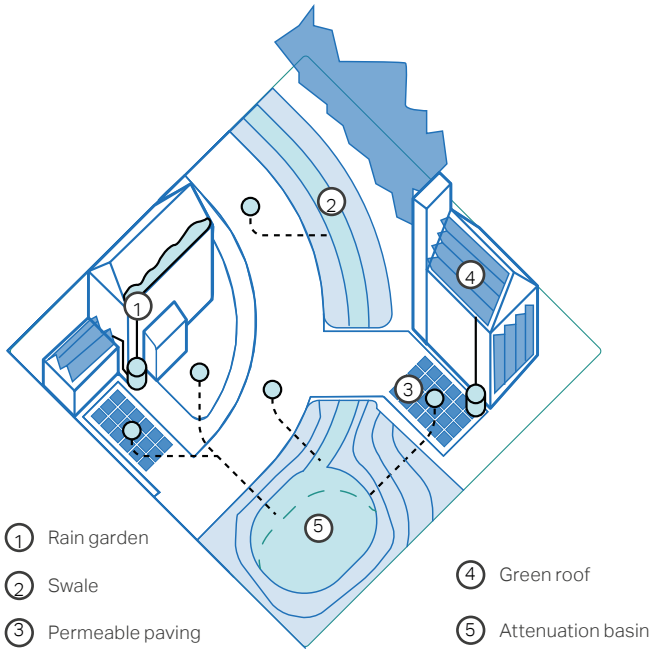
SUSTAINABLE URBAN DRAINAGE SYSTEM (SUDS)

The term SuDS stands for Sustainable Urban Drainage Systems. It covers a range of approaches to managing surface water in a more sustainable way to reduce flood risk and improve water quality whilst improving amenity benefits.

SuDS work by reducing the amount and rate at which surface water reaches a waterway or combined sewer system. Usually, the most sustainable option is collecting this water for reuse, for example in a water butt or rainwater harvesting system, as this has the added benefit of reducing pressure on important water sources.

Where reuse is not possible there are two alternative approaches using SuDS:

- Infiltration, which allows water to percolate into the ground and eventually restore groundwater; and
- Attenuation and controlled release, which holds back the water and slowly releases it into the sewer network. Although the overall volume entering the sewer system is the same, the peak flow is reduced. This reduces the risk of sewers overflowing. Attenuation and controlled release options are suitable when either infiltration is not possible (for example where the water table is high or soils are clay) or where infiltration could be polluting (such as on contaminated sites).



F.109

Figure 109: Diagram showing the best use of harvesting water systems rain garden, swales, permeable paving, green roofs

The most effective type or design of SuDS would depend on site-specific conditions such as underlying ground conditions, infiltration rate, slope, or presence of ground contamination. A number of overarching principles can however be applied:

- Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down so that it does not overwhelm water courses or the sewer network;
- Integrate into development and improve amenity through early consideration in the development process and good design practices;
- SuDS are often as important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream;
- Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water whilst increasing the biodiversity value of the area;
- Best practice SuDS schemes link the water cycle to make the most efficient use of water resources by reusing surface water; and
- SuDS must be designed sensitively to augment the landscape and provide biodiversity and amenity benefits.

Figure 110: Examples of SuDS designed as a public amenity and fully integrated into the design of the public realm, Sweden

RAINWATER HARVESTING

Rainwater harvesting is a system for capturing and storing rainwater as well as enabling the reuse of in-situ grey water. Some design considerations include:

- Concealing tanks with complementary cladding;
- Use attractive materials or finishing for pipes, unsightly pipes should be avoided;
- Combine landscape or planters with water capture systems; and
- Use underground tanks.

Figure 111: Example of a rainwater harvesting tank in the shape of a bee hive

Figure 112: Example of a modular water tank

PERMEABLE PAVEMENTS

Most built-up areas, including roads and driveways, increase impervious surfaces and reduce the capacity of the ground to absorb runoff water. This in turn increases the risks of surface water flooding. Permeable pavements offer a solution to maintain soil permeability while performing the function of conventional paving. The choice of permeable paving units must be made depending on the local context; the units may take the form of unbound gravel, clay pavers, or stone setts.

Permeable paving can be used where appropriate on footpaths, public squares, private access roads, driveways, and private areas within the individual development boundaries.

It is recommended that the majority of the unbuilt areas in the plot (i.e. gardens) are permeable by means of landscape such as grass or earth as well as permeable and filtrating pavements. As a rule of thumb the % permeable area should be between 30% to 70% of the unbuilt areas.

In addition, permeable pavement must also comply with:

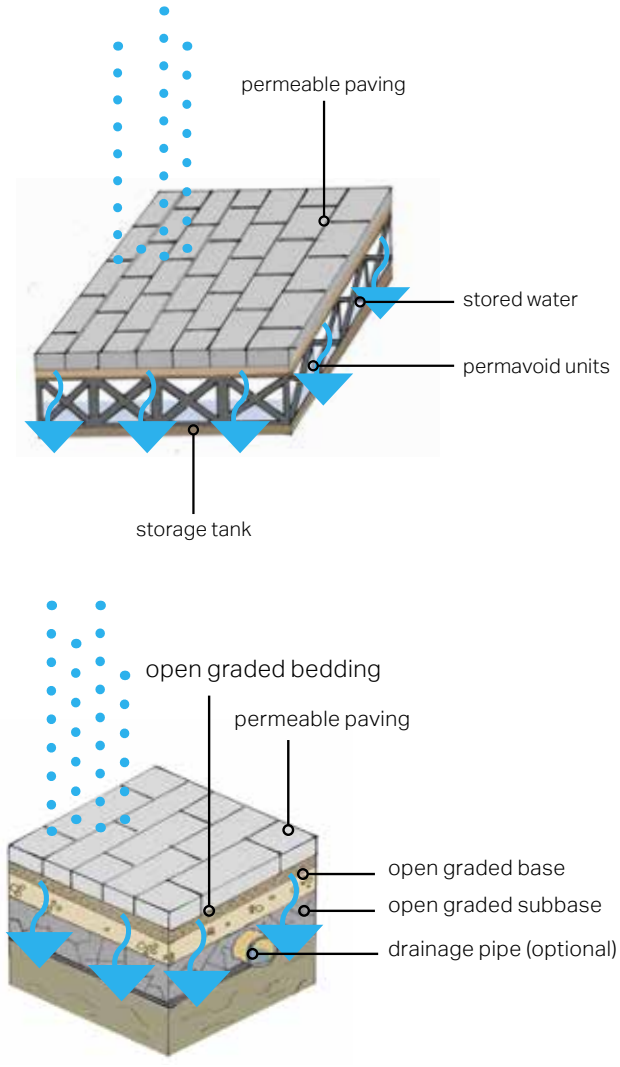
- Flood and Water Management Act 2010, Schedule 3;[1]
- The Building Regulations Part H – Drainage and Waste Disposal;[2]
- Town and Country Planning (General Permitted Development) (England) Order 2015;[3]

Regulations, standards, and guidelines relevant to permeable paving and sustainable drainage are listed below:

[1] Great Britain (2010). *Flood and Water Management Act, Schedule 3*. Available at: http://www.legislation.gov.uk/ukpga/2010/29/schedule/3

[2] Great Britain (2010). *The Building Regulations Part H – Drainage and Waste Disposal*. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/442889/BR_PDF_AD_H_2015.pdf

[3] Great Britain (2015). *Town and Country Planning (General Permitted Development) (England) Order 2015*. Available at: http://www.legislation.gov.uk/uksi/2015/596/pdfs/uksi_20150596_en.pdf



F.113

Figure 113: Diagrams illustrating the functioning of a soak away

- Sustainable Drainage Systems - non-statutory technical standards for sustainable drainage systems;[4]
- The SuDS Manual (C753);[5]
- BS 8582:2013 Code of practice for surface water management for development sites;[6]
- BS 7533-13:2009 Pavements constructed with clay, natural stone or concrete pavers;[7] and
- Guidance on the Permeable Surfacing of Front Gardens.[8]

Figure 114: A good example of permeable paver (Source: https://www.paverconnection.com/testimonial/hedwig-village-permeable-driveway-and-patio-upgrade/)

Figure 115: A good example of clay paver (Source: https://www.londonstone.co.uk/brick-pavers/paving-bricks/)

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[4] Great Britain. Department for Environment, Food and Rural Affairs (2015). *Sustainable drainage systems – non-statutory technical standards for sustainable drainage systems*. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf

[5] CIRIA (2015). *The SuDS Manual (C753)*.
[6] British Standards Institution (2013). *BS 8582:2013 Code of practice for surface water management for development sites*. Available at: https://shop.bsigroup.com/ProductDetail/?pid=000000000030253266
[7] British Standards Institution (2009). *BS 7533-13:2009 Pavements constructed with clay, natural stone or concrete pavers.* Available at: https://shop.bsigroup.com/ProductDetail/?pid=000000000030159352
[8] Great Britain. Ministry of Housing, Communities & Local Government (2008). *Guidance on the Permeable Surfacing of Front Gardens*. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

EE 04- WASTE STORAGE AND SERVICING

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.

- Servicing arrangements should have a specific and attractive enclosure of sufficient size for all the necessary bins, this avoids the blocking of pavements with bins and makes the public realm more attractive. The storage solutions should be kept to the minimum dimensions in order to prevent the footprint being converted into an annexe at a later date;
- Create a specific enclosure of sufficient size for all the necessary bins;
- Bins should be placed as close to the dwelling's boundary and the public highway, such as against wall, fence or hedge;
- Refer to the materials palette to analyse what would be a complementary material;
- Create an environmentally sustainable enclosure to contain all bins; and
- The illustrations below show some successful design solutions for accommodating bins within the plot.

F.116

Figure 116: Examples of successful storage design solutions for accommodating bins and bicycles at the front of buildings

EE 05- WILDLIFE FRIENDLY FEATURES

Biodiversity and woodlands should be protected and enhanced where possible.

- Roadside verges, hedges, and trees should act as natural buffers and should be protected when planning new developments;
- Abrupt edges to development with little vegetation or landscape on the edge of the settlement should be avoided and, instead, comprehensive landscape buffering should be encouraged;
- New developments and building extensions should aim to strengthen biodiversity and the natural environment;
- Ensure habitats are buffered. Widths of buffer zones should be wide enough and based on specific ecological function;

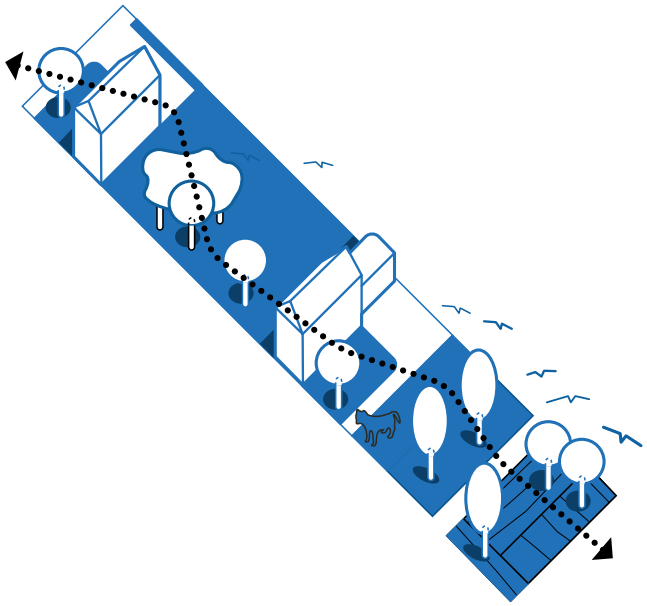

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Figure 117: Diagram to highlight the importance of creating wildlife corridors.

Figure 118: Examples of a bughouse decorating rear gardens or public green spaces.

Figure 119: Examples of a frog habitat decorating rear gardens or public green spaces.

- New development proposals should include the creation of new habitats and wildlife corridors such as planting wildflowers and bulbs on the village green spaces, meadows and verges. This could be by aligning back and front gardens or installing bird boxes or bricks in walls and improve habitat at ponds. Wildlife corridors should be included to enable local wildlife to travel to and from foraging areas and their dwelling area;
- Avoid low maintenance gardens which are harmful to wildlife by reducing hard landscaping;
- The loss of any tree and garden should be discouraged. Encourage permeable pavement and gardens which is beneficial to biodiversity net gain.

Figure 120: View towards the playing fields from St Andrews Lane

4.2 How to apply design codes to character areas

The character area codes are designed to provide specific guidance to areas within Necton. These areas were set out in the character analysis undertaken in chapter 3. The specific guidance builds upon the general design codes outlined in the previous section and highlights guidelines that will both preserve and enhance the existing character of the area. These should be read jointly with the previous codes.

Developers seeking to build in these areas should refer to these sections when considering the development layout, placemaking and architectural features of new development.

CA1- Conservation Area

CA2- Mill Street

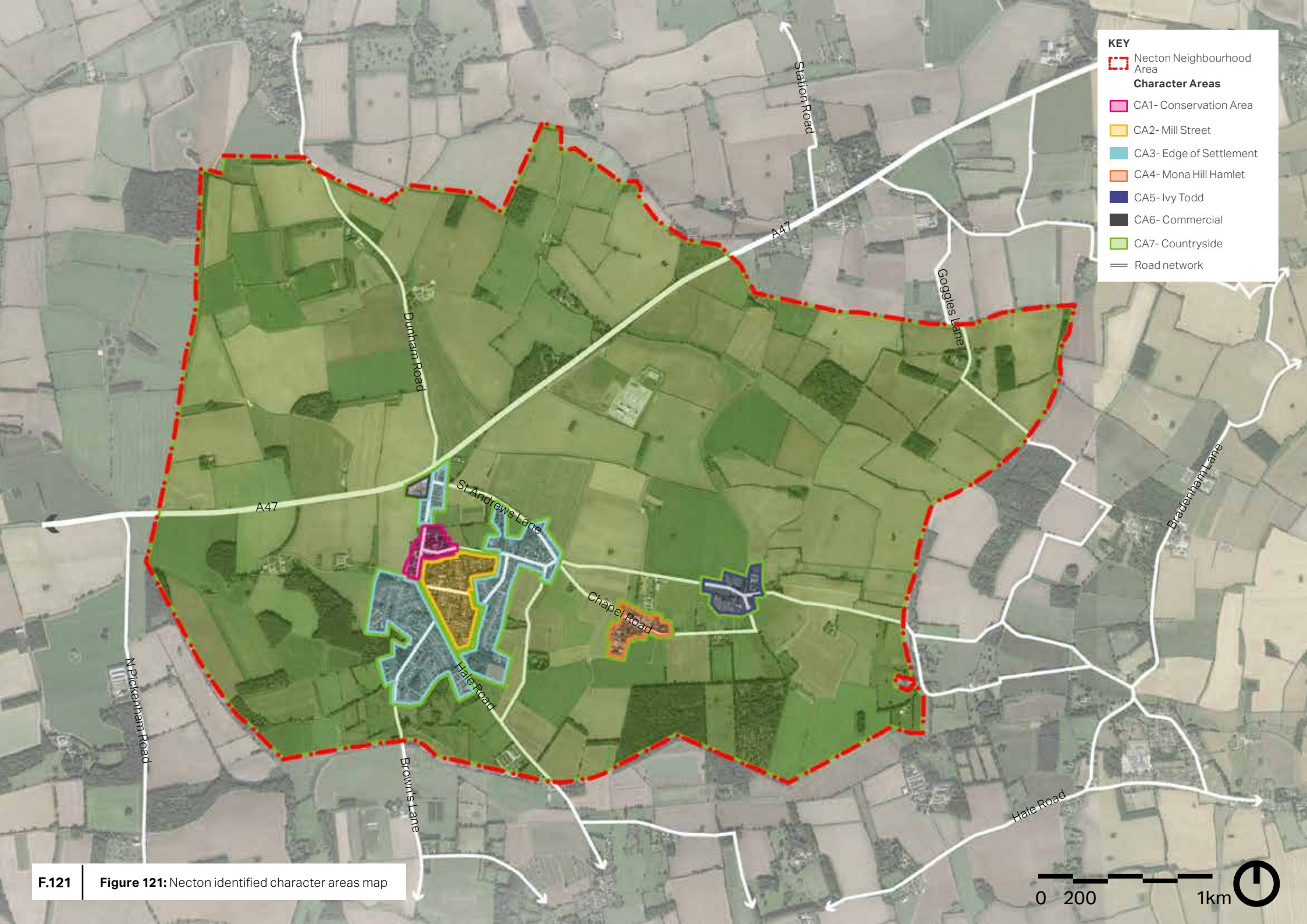
CA3- Edge Settlement

CA4- Mona Hill Hamlet

CA5- Ivy Todd

CA6- Commercial

CA7- Countryside



F.121 | **Figure 121:** Necton identified character areas map

CA1- Conservation Area

SL 01- Residential development should follow the nucleated pattern and respect Tuns Road as the primary movement corridor.

SL 02- Provide thin, narrow plots with small set backs to the east of Tuns Road. Looser plot forms should be provided to any developments north of All Saints Church and west of Tuns Road. The buildings on the latter locations should provide larger plots that are set back from the main road.

SP 03- Respect the existing open spaces. Retain and enhance the recreation ground and play area.

SP 02- Parking areas are acceptable in this area, but must be sensitively designed and benefit from natural overlooking and surveillance.

BF 05- Mix of low red brick walls, hedges, tree lines, flint walls and picket fencing should be used as boundary treatment to respect the local character.

BF 07- Bungalows, detached and semi-detached typologies are acceptable in this area. Terraces maybe suitable where immediate context supports them. Contemporary styles of architecture will only be encouraged where they are exemplary and enhance or express the historic character of the area. Development should always use traditional materials.

CA2- Mill Street

SL 01- Residential development should follow the nucleated pattern. Discourage cul-de-sac developments where possible to increase connectivity.

SP 01- Provide at least 2m width for pavement to increase safety. Provision of more informal public realm through using informal verges and footpaths within the cul-de-sacs developments.

BF 02- Design new development with ample front and back garden sizes with appropriate set backs from roads.

BF 03- Subtle changes in building line recommended.

BF 04- Building height should remain between 1-2 storeys. Roof types should either be open gabled or hipped.

BF 05- Use of large verges, concrete bollards, wooden picket fencing, hedges and low yellow and red brick walls.

BF 07- The majority of buildings are bungalows. This typology can mix with detached and semi-detached typologies to blend with the surrounding character area. Terraces maybe suitable where immediate context supports them. Development should always use traditional materials.

EE 03- Flood mitigation solutions can address the negative impact of flooding.

CA3- Edge of Settlement

SL 01- Respect the loosely interlocking nature of cul-de-sacs which create a relatively compact development form.

SP 03- Development should consider views of the open fields and wider countryside.

BF 02- Provision of bungalows with large plots with various front and back gardens in keeping with immediate context.

BF 03- Setbacks should be varied to avoid monotonous building lines.

BF 04- Heights may extend to 2 storeys, but new development should avoid blocking views into the countryside.

BF 05- Mix of shrubs, grass verges, concrete bollards, hedges, low red brick walls and wooden fencing should be provided.

BF 07- Development should always use traditional materials.

EE 03- Flood mitigation solutions can address the negative impact of flooding.

EE 05- Strengthen biodiversity and the natural environment. Comprehensive landscape buffering is recommended along the edge of new developments.

CA4- Mona Hill Hamlet

SL 01- Residential development should follow the nucleated pattern along Chapel Road.

SP 01- Encourage active travel. Connect this character area to the other parts of the parish and surrounding countryside through new and impoved footpaths and bridleways.

SP 02- On-plot parking is recommended. Avoid on-street parking.

SP 03- New developments should respect the surrounding open countryside and key views.

BF 01- Propose windowed front elevations to improve natural surveillance.

BF 02- Provision of large plot sizes and setbacks. Provide generous front and back gardens.

BF 04- Heights may extend to 2 storeys, but the new development should avoid blocking views to the countryside. Roof types should either be open gabled or hipped.

BF 05- Use of wooden fencing, shrubs and hedges are recommended to ensure that the rural setting of this character area is maintained.

BF 07- Development should always use traditional materials.

EE 03- Flood mitigation solutions can address the negative impact of flooding.

CA5- Ivy Todd

SL 01- Residential development should follow the nucleated pattern.

SL 02- Provide properties perpendicular to the roadway with narrow setbacks and extensive back gardens. Agricultural buildings should be setback from the road and screened by mature trees.

SP 01- Encourage active travel. Connect this character area to the other parts of the parish and surrounding countryside through new and improved footpaths and bridleways.

SP 02- On-plot parking is recommended. Avoid on-street parking.

SP 03- New developments should respect the surrounding countryside and key views.

BF 04- Heights may extend to 2 storeys, but the new development should avoid blocking views to cthe ountryside. Roof types should either be open gabled or hipped.

BF 05- Use of high grass verges, hedges, ditches and low red brick walls is recommended.

BF 07- Provide detached houses with moderate-large plots. Development should always use traditional materials.

CA6- Commercial

SL 01 & SL 02- Respect the commercial character of the area and ensure future development compements the existing uses. Access to the character area should be sensitively designed to maintain the perception of safety.

SP 03- Soften the hard landscape by planting trees and vegetation to minimise the presence of cars.

SP 01- Encourage active travel. Connect this character area to the other parts of parish and surrounding countryside through new and improved footpaths and bridleways.

BF 04- Building heights should be limited to one storey with a mix of slanted, pitched and hipped roof styles.

BF 07- Development should always use traditional materials.

CA7- Countryside

SL 01- Residential development should follow the linear pattern or existing rural tracks.

SP 01- Encourage active travel. Connect this character area to other parts of the parish and the surrounding countryside through new and improved footpaths and bridleways.

SP 02- On-plot parking is recommended. Avoid on-street parking.

SP 03- Provision of mature trees and greenery along lanes is recommended.

BF 02- Large plots are recommended with generous front and back gardens.

BF 04- Heights may be 1 or 2 storeys. New development should avoid blocking views to the countryside.

BF 05- Use of wooden fences, dense tree lines and hedges as boundary treatment.

BF 07- Development should always use traditional materials.

EE 05- Strengthen biodiversity and the natural environment. Comprehensive landscape buffering is recommended along the edge of new developments.

EE 03- Flood mitigation solutions can address the negative impact of flooding.

4.3 Checklists

Because the design guidance and codes in this document cannot cover all design eventualities, this chapter provides a number of questions based on established good practice against which the design proposal should be evaluated. The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has considered the local context and provided an adequate design solution.

As a first step there are a number of ideas or principles that should be present in all proposals. These are listed under 'General design guidance for new development'. Following these ideas and principles, several questions are listed for more specific topics on the following pages.

1

General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Positively integrate energy efficient technologies;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- Is the layout of the proposal sympathetic to the character area in which it is located?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3 (continues)

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?

3

Local green spaces, views & character:

- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

5 (continues)

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are the proposed groups of buildings reflective of the associated character area?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

5

Buildings layout and grouping:

- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles?
- If any of the buildings were to be heated by an individual air source heat pump (ASHP), is there space to site it within the property boundary without infringing on noise and visual requirements?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night to reduce peak loads? And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

7

Building heights and rooflines:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

9 (continues)

Building materials and surface treatment:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective?If so, can they be screened from view, being careful not to cause over shading?

9

Building materials and surface treatment:

- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design?For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

11

Architectural details and design:

- If the proposal is within a conservation area, how are the characteristics reflected in the design?
- Does the proposal harmonise with the adjacent properties and associated character area? This means that it follows the height massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
- Does the proposal maintain or enhance the existing landscape features?
- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?
- Is it possible to incorporate passive environmental design features such as larger roof overhangs, deeper window reveals and/or external louvres/shutters to provide shading in hotter months?
- Can the building designs utilise thermal mass to minimise heat transfer and provide free cooling?
- Can any external structures such as balconies be fixed to the outside of the building, as opposed to cantilevering through the building fabric to reduce thermal bridge?

Delivery

05

5. Delivery

5.1 How to use this guide

The Design Guidelines will be a valuable tool in securing context-driven, high quality development within the parish of Necton. They will be used in different ways by different actors in the planning and development process.

What follows is a list of actors and how they will use the design guidelines:

Actors	How They Will Use the Design Guidelines
Applicants, developers, and landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidance and Codes should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidance and Codes are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

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