

Horringer cum Ickworth

Design Guidance and Codes

Final Report
May 2025

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Quality information

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Revision History

Issue no.	Issue date	Details	Issued by
1	27/03/2025	Draft report	Jimmy Lu **Associate Urban Designer**
2	01/05/2025	QB comments and feedback	Brad Young **Horringer cum Ickworth NP Steering Committee**
3	06/05/2025	Final draft for Locality review	Jimmy Lu **Associate Urban Designer**
4	19/05/2025	Locality approval	Madeleine Gohin **Neighbourhood Planning Officer, Locality**
5	27/05/2025	Final report issued to QB	Ben Lancaster **Graduate Urban Designer**

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Introduction

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St Leonard's Church and grass verge, The Street

1. Introduction

Through the Ministry of Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Support Programme led by Locality, AECOM was commissioned to provide design support to Horringer Parish Council.

As the National Planning Policy Framework (NPPF) (paragraph 131) 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' (see **page 8**).

Following an analysis of the Neighbourhood Area, a set of architectural and design qualities will be identified. This set of qualities, combined with good design practice, will form the design guidelines that development within Horringer cum Ickworth should follow in order to comply with this parish-wide design guidance and codes document.

1.1 Purpose of This Document

This document sets out design guidance and codes based on the existing features of Horringer cum Ickworth. The document is intended to sit alongside the Neighbourhood Plan to provide guidance for applicants preparing proposals in the Neighbourhood Area (NA) and as a guide for the Neighbourhood Plan Steering Group and West Suffolk Council when considering planning applications.

What is guidance versus codes?

Design guidance identifies how development can be carried out in accordance with good design practice. Design codes are requirements that provide specific, detailed parameters for development. Proposals for development within the Neighbourhood Area should demonstrate how the guidance has informed the design and how the design codes have been complied with. Where a proposal cannot comply with a code (or several), a justification should be provided.



Figure 01: Winding rural streetscape along The Street on the edge of Horringer.



Figure 02: Ickworth House.

1.2 Area of study

Horringer cum Ickworth consists of two parishes located approximately 3km to the south west of Bury St Edmunds, Suffolk. Horringer features the village of which the parish name is derived and an expansive area of surrounding countryside, while Ickworth is almost entirely made up of the Ickworth Estate and its grounds.

As the main settlement within the Neighbourhood Area, Horringer features much of the residential development as well as some key services and facilities that support the local community. These include a community centre, a pre-school and primary school, St Leonard's Church, and two pubs.

Meanwhile, the Ickworth Estate, run by the National Trust, is a significant driver of tourism, employment and economic activity in the local area. In addition, the estate grants full access to the grounds for Horringer residents and features numerous walking trails, greens and recreational spaces, including Horringer Cricket Club.

Due to the Neighbourhood Area's rural location, wider connectivity to surrounding towns and villages is primarily reliant of vehicular travel. The main thoroughfare through Horringer is The Street/A143 primarily linking Bury St Edmunds with Haverhill and other settlements to its south. Along this route are limited bus services between Haverhill and Bury St Edmunds which are accessible along multiple bus stops along a portion of the A143 running through Horringer, known as The Street.

Wider public transport options are otherwise accessible from Bury St Edmunds, including railway services to further afield destinations such as Cambridge, Peterborough and Ipswich. Onward rail services to London require changing at either Cambridge, Stowmarket, or Ipswich.

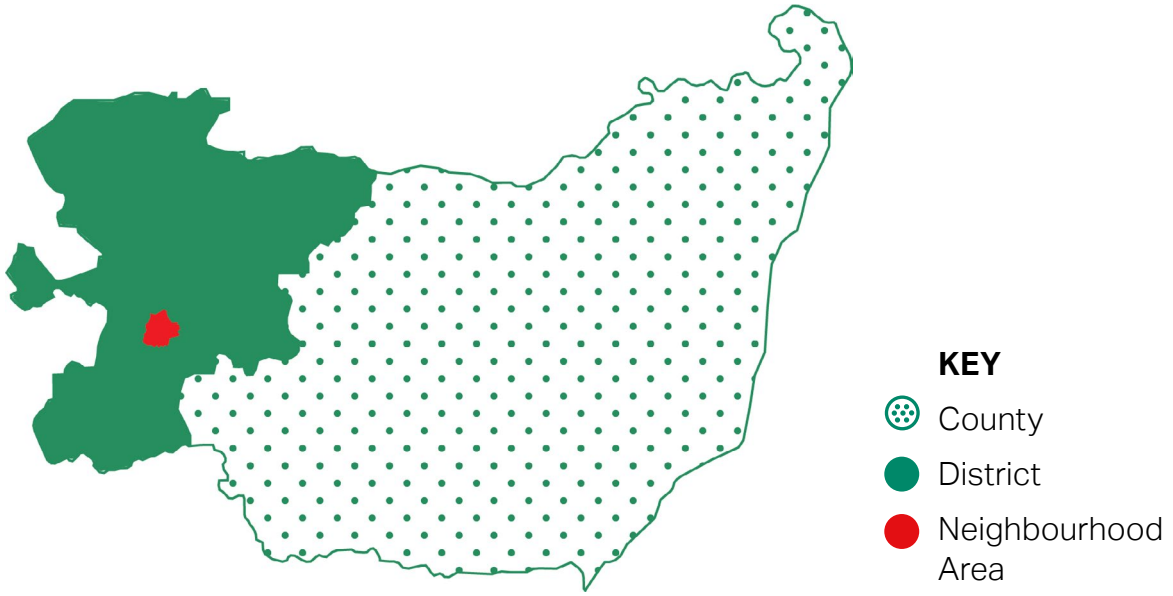

Figure 03: Diagram showing the Horringer cum Ickworth's location within the county as a whole.

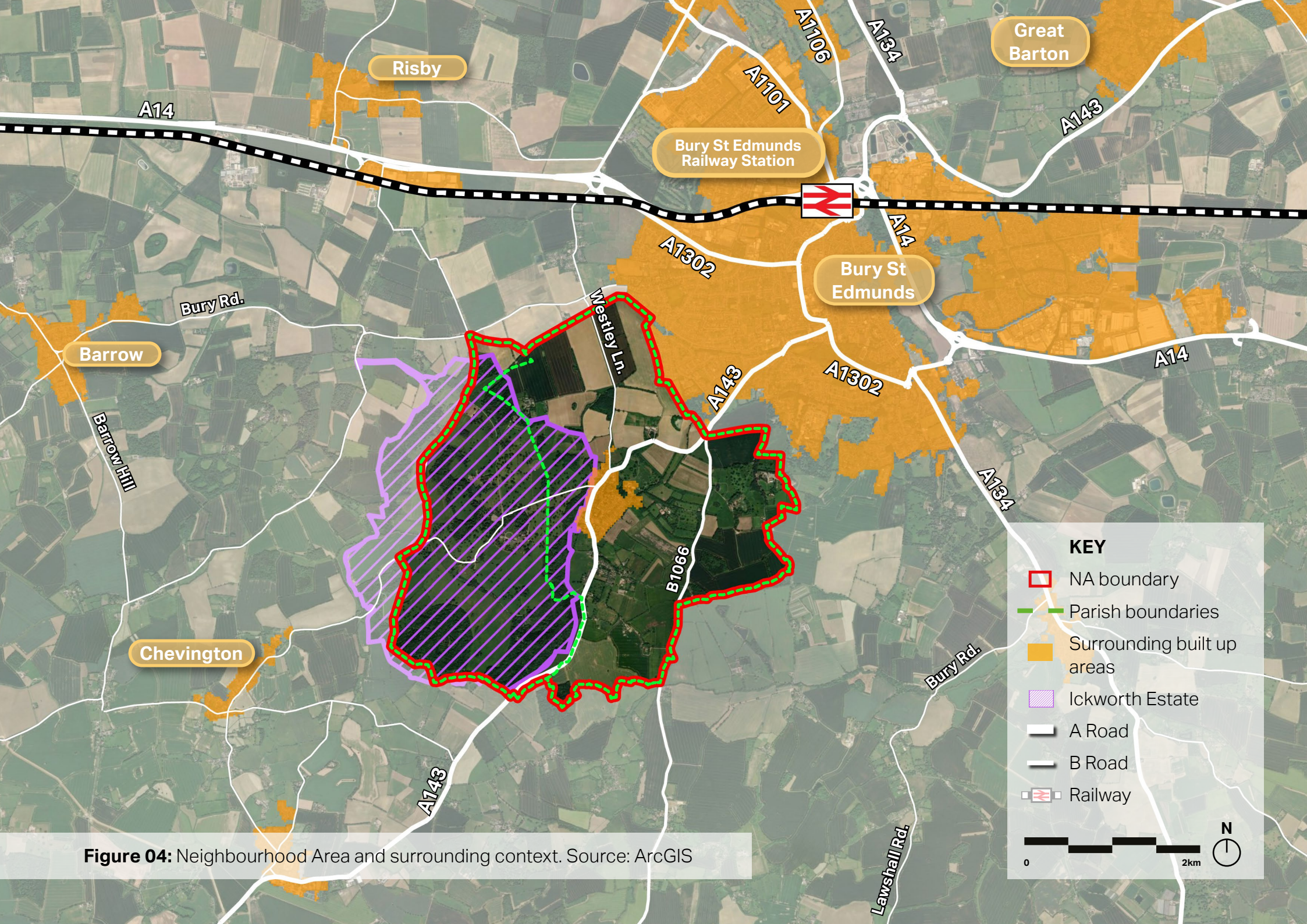

Figure 04: Neighbourhood Area and surrounding context. Source: ArcGIS

1.3 Planning policy context

The NPPF 2024, paragraph 132 states that:

'Plans should… set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development…'

The Government is placing significant importance on the development of design guidance in order to set standards for design upfront and provide key principles regarding how sites should be developed.

Therefore, this report's main objective is to develop design codes to sit alongside the Neighbourhood Plan to inform design proposals within [Parish] and ensure that they remain sympathetic to the character.

Other research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council; see, for example, *The Value of Good Design*[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.

This document therefore seeks to harness an understanding of how quality design can sensitively incorporate the best aspects of Horringer cum Ickworth's overall character into any future development.

Additionally, these following documents have informed the design guidance and codes within this report to ensure they are best aligned with the needs and opportunities identified for the NA:

1. Available at: https://www.designcouncil.org.uk/our-resources/archive/reports-resources/value-good-design/

National planning documents

2007 - Manual for Streets
Department for Transport

The Manual for Streets is the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes developments that avoid car dominated layouts and place the needs of pedestrians and cyclists first.

2019 - National Design Guide
MHCLG

The National Design Guide (Ministry of Housing, Communities and Local Government 2019) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2020 - Building for a Healthy Life
Homes England

Building for a Healthy Life (BHL) is the government-endorsed industry standard for well-designed homes and neighbourhoods. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of developments.

Local planning documents

2025- West Suffolk Local Plan
West Suffolk District Council

The Emerging West Suffolk Local Plan will replace existing legacy documents that currently make up the Local Plan within the district. The document designates Horringer cum Ickworth as a Type A village, capable of meeting some key day-to-day needs of residents. The Emerging Local Plan designates a site of approximately 10 dwellings and outlines strategic planning policies for development within Horringer cum Ickworth.

2023 - West Suffolk Climate Change and Sustainable Building Planning Advice Note (SPG)
West Suffolk District Council

This SPG provides advice and guidance that promotes sustainable development throughout the district. It includes detail on integrating renewable energy sources into new developments, as well as information on delivering biodiversity net gain.

2022 - Suffolk Design: Streets Guide
Suffolk County Council

The Streets Guide is a guidance document designed to assist the delivery of well-designed streets in Suffolk. It sets new approaches to designing how sites for development should be accessed by focusing on the routes people need to travel by foot, wheel or cycle instead of vehicular accesses being starting points for the design process.

1.4 Process and engagement

A one-day site visit took place on 14/01/2025 commencing with an in-person meeting between AECOM and representatives of the Neighbourhood Plan Steering Group to explore the group's key aims and objectives and to address any initial concerns.

This was followed by a tour of the Neighbourhood Area on foot. This activity allowed AECOM to appraise local character and the features informing its sense of place, such as heritage and landscape features. The exercise also provided valuable local insight into the area's pertinent design issues and opportunities, good and bad practice, as well the overall context for which the evidence-base of the Neighbourhood Plan will reflect.

This document has resulted from a collaborative effort between the Neighbourhood Plan Steering Group and AECOM, reflecting the priorities of local residents. The design coding process includes the following steps:



Figure 05: A brief chronological breakdown of the key elements and milestones used throughout the duration of the production of this document.

1.5 How to use this document

This document will be used differently by different people in the planning and development process.

A valuable way codes and guidance can be used is as part of a process of co-design and involvement that seeks to understand and takes account of local preferences for design quality. As such the codes and guidance can help to facilitate conversations to help align expectations, aid understanding, and identify key local issues.

The resulting design guidance and codes can then set out how to adequately respond to these issues in future development.

Design codes and guidance alone will not automatically secure quality design outcomes, but they will help to prevent poor outcomes by creating a rigorous process that establishes expectations for design quality.

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

Potential users	How they will use the design guidance and codes
Applicants, developers, & landowners	As a guide to the community's and the Local Planning Authority's 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 guidance and codes should be discussed with applicants during any pre application discussions.
Horringer Parish Council	As a guide when commenting on planning applications, ensuring that the guidance and codes are complied with.
Local community organisations	As a tool to promote community-backed development and to inform comments on planning applications.

Table 01: A list of potential users of this document and how they will apply the design guidance and codes.

1.6 Reading guidance and codes

This report provides a set of design guidance and codes that underpin high quality, sustainable development within the Horringer cum Ickworth. Guidance and codes are rooted in a strong understanding of the Neighbourhood Area's overall context and reflect its abundant built qualities and landscape value.

The design guidance and codes contained within this report are intended to inform developers, applicants, and other relevant stakeholders regarding the community's aspirations for development. It is anticipated that by adhering to this document, proposals within the Neighbourhood Area will be of the greatest possible quality and be consistent with the main goals of the Horringer cum Ickworth Neighbourhood Plan.

Guidance and codes are arranged into key themes that reflect the community's priorities for development. These are supported by analysis of the Neighbourhood Area and include detailed mapping, diagrams and images taken from the Neighbourhood Area.

Accompanying the guidances and codes are references to existing local policies and guidance that are relevant to the local context. This provides nested design guidance and codes that linked to relevant policies and are bespoke to the context of Horringer cum Ickworth.

1.6.1 Applying of guidance and codes within the Neighbourhood Area

It is important to note that the Neighbourhood Area is formed of two constituent parishes; Horringer and Ickworth. Both are distinct and the character each is explored within Chapter 2 as part of an analysis of the whole Neighbourhood Area.

However, the parish of Ickworth is mostly made up of the Reigstered Park & Garden surrounding the Ickworth Estate, itself under the stewardship of the National Trust. **Therefore, the following design guidance and codes apply only to the parish of Horringer**.

Please note:

Both design codes and guidelines are contained within this document, highlighted within boxes as shown here. The difference between codes and guidelines is summarised below:

- **Codes**: Design codes are mandatory requirements for design issues and are expressed with the word **MUST**.
- **Guidelines**: Design guidelines set out aspirations for design that is expected to be delivered and are expressed with one of two words:
    - **SHOULD** reflects design principles that are strongly encouraged.
    - **COULD** reflects design principles that are suggestions.

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Neighbourhood Area context analysis

2



The Six Bells Pub, The Street

2. Neighbourhood area context analysis

Achieving quality development starts with a comprehensive understanding of place. Places have a clear and strong identity and character and are a combination of their physical form, their activities and their meaning to people.

This chapter outlines Horringer cum Ickworth's character and local distinctiveness. The detail contained within this chapter will also form the necessary baseline analysis that will inform the design guidance and codes included in Chapters 3 and 4.

However, this work is non-exhaustive and should not replace a development's own comprehensive analysis of place. Such an exercise must also be considered alongside design guidance and codes in this report. This will underpin a proposal's place-specific responses to the location, siting and character that make up its overall context.

2.1 Landscape & rural character

Despite its close proximity to Bury St Edmunds, the Neighbourhood Area is surrounded by countryside with an overwhelmingly rural character. As detailed in the West Suffolk Landscape Character Assessment, Horringer cum Ickowrth and its surrounding landscape falls within an area known as Horringer Farmlands[1].

2.1.1 Landscape character

The Horringer Farmlands Landscape Character Area extends beyond the Neighbourhood Area into neighbourhing parishes. It is characterised by its sloping landscape, extensive pastures, and medium- to large-scale arable farmland. Another key feature are the Ickworth Estate grounds, which greatly influence the surrounding landscape and overall character of the Neighbourhood Area.

1. Available at: https://westsuffolk.inconsult.uk/gf2.ti/-/1243586/136164389.1/PDF/-/B3%20Horringer%20Farmlands_April%202022.pdf



Figure 06: Fields on the settlement edge.



Figure 07: Grass verges, trees and other heavy vegetation along The Street.

Estate grounds

During the medieval period, the Ickworth Estate grounds primarily served as grazing lands for deer hunting and featured small fields, woodland areas and scattered trees. Through to the 18th century, the estate grounds grew extensively, taking on a more formally landscaped character, though some of its early features remain to this day.

Much of its contemporary character and feel emerged following extensive changes to the grounds in the late 18th and early 19th centuries. These works included some minor interventions designed by Lancelot "Capability" Brown alongside a more comprehensive remodeling of designed by Mario Aspucci.

It includes extensive parkland, alongside dense woodland blocks. However, the park's overall setting is greatly influenced by the dramatic valleys around the River Linnet. This creates expansive views, many of which are designed as intentional viewing corridors throughout the surrounding landscape. These emerge through changes in topography, between woodland blocks, and through a scattering of trees set within more open sections of parkland.

A large portion of the estate grounds are given over to gardens and pleasure grounds. These contain formal terraces, clipped hedges, and evergreen planting, most notably on the approach to, and around, Ickworth House. Today, the estate grounds are listed as a Grade II* Park & Garden and also feature clusters of buildings and ornamental structures including the obelisk and the deconsecrated St Mary's Church[1].

Further to the estate grounds around the Ickworth Estate are those associated with Horringer Manor and Horringer House. While much smaller in scale when compared with its neighbour, the grounds of these manor houses are still substantial featuring open grass parkland with a scattering of trees. The boundary of the grounds for both are demarcated by dense tree cover, greatly influencing the landscape character both in Horringer's northern and southern settlement clusters.

1. Details sourced and further information available from: https://historicengland.org.uk/listing/the-list/list-entry/1000186?section=official-list-entry

Woodland and green fingers

Not only are woodland areas a major feature within the estate grounds, they are commonly found throughout much of Horringer's surrounding landscape. Many of these are ancient woodland areas, consisting of oak and ash, though with a greater mix of species within the estate grounds. In addition, these wooded areas buttress development around Horringer, making up much of the village's settlement edge, serving to transition developed areas into more open countryside.

Within Horringer's built up area, particularly along The Street are multiple green features create a green finger through the core of the village. These include the grass verges, primarily located to the north of the village core and around the Ickworth Estate Gates. Further to these are a series of hedgerows that bound The Street, integrating other hedges that serve as boundary treatments along this route. This forms a near unbroken stretch of vegetation along this route, only intermittently broken by grassy areas or fields which serve as valued settlement gaps between Horringer's northern and southern settlement clusters.

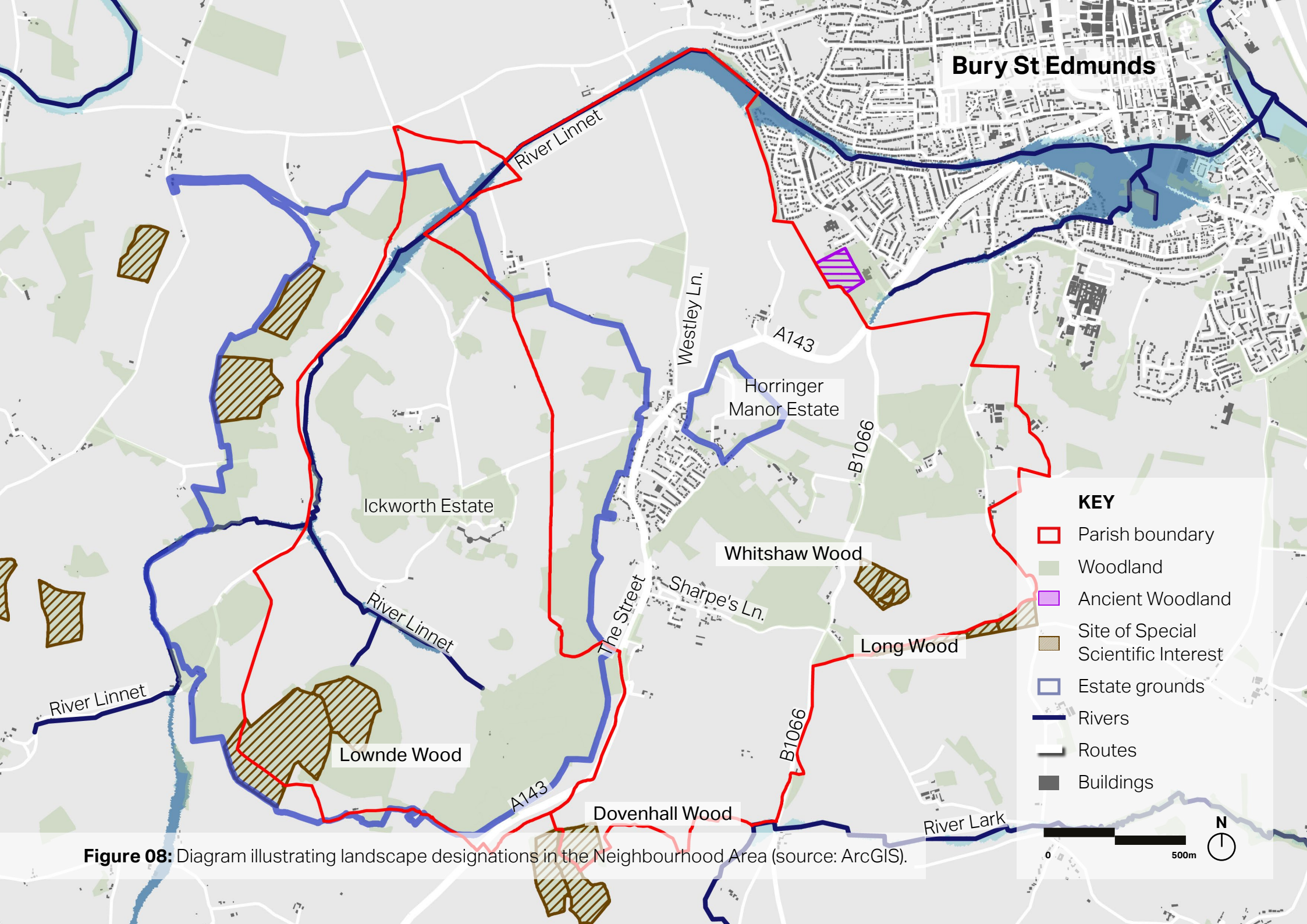


Figure 08: Diagram illustrating landscape designations in the Neighbourhood Area (source: ArcGIS).

Watercourses

Surrounding watercourses, including the River Linnet and River Lark are a major influence on the wider landscape character. Their course creates an undulating landform featuring northerly sloping valleys. This is a notable characteristic of landscape views from within the Neighbourhood Area and a great influence of Horringer cum Ickworth's overwhelmingly rural character.

2.1.2 Landscape designations

Despite Horringer cum Ickworth's prevailing rurality and position within the surrounding landscape, there are very few landscape designations. There are a few designated ancient woodland areas within the Neighbourhood Area. Examples include Lownde Wood, Whitshaw Wood, Dovenhall Wood and Long Wood, each containing a mix of semi-natural and restored wooded areas.

Along the Neighbourhood Area's north eastern boundary lies Horringer Court Caves. This is another densely wooded area designated as a Site of Special Scientific Interest (SSSI).



Figure 09: Pond in Horringer located along The Street.



Figure 10: Example of local woodlands surrounding the settlement.



Figure 11: Trees and parkland in the Ickworth Estate.

2.2 Heritage

Alongside the surrounding countryside and its rural setting, Horringer cum Ickworth's overall character is greatly influenced by its heritage value. The Neighbourhood Area features an extensive Conservation Area, the Ickworth Estate, a Grade II* listed park & garden, alongside 58 other listed heritage assets.

2.2.1 Conservation Area

The Horringer Conservation Area is an expansive area that covers much of Horringer's historic core. It is located to the north of settlement and includes much of the development along The Street, as well as the grounds surrounding Horringer Manor. Furthermore, the Conservation Area also includes the large grass verges which distinguish the boundary between Horringer and the Ickworth Estate.

2.2.2 Designated heritage assets

Included within the Neighbourhood Area's 59 listed heritage assets are one Grade I listed building and two Grade II* listed assets, in addition to the listed park & garden around Ickworth Estate. These include following buildings[1]:

- Grade I listed Ickworth Manor - a large manor house and focal point of the Ickworth Estate. Completed in 1829 it features a central rotunda flanked by east and west wings. It is dressed in stuccoed brick with slated and leaded roofs and has prominent exterior design details such as large pediments and ionic columns.
- Grade II* St Mary's Church - a deconsecrated church set within the grounds of the Ickworth Estate with medieval origins. The structure features 19th century alterations including a flint exterior finish and a three stage west tower with battlements.
- Grade II* St Leonard's Church - much like St Mary's church, the building has medieval origins with 19th century alterations. The building features a three staged west tower with a flint exterior finish. Chequerboard flint battlements form distinct detailing both on the west tower and southern facing porch.

Further to these notable listed assets are many Grade II listed assets scattered throughout the Neighbourhood Area. Many of these are concentrated around The Street and within the Conservation Area, further delineating Horringer's historic core. This rich concentration of cottages and other historic dwellings, each with their own heritage vernacular features that contribute to the overall character of Horringer cum Ickworth. These details are explored in greater detail in Section 2.4.

Many of these historic buildings help underpin the rural character of the village. This is derived from features such as gardens and other soft boundary treatments, including trimmed hedgerows and low-lying planting. Both of which are key components of both the village's green fingers and wider heritage setting. So too is the arrangement of dwellings within Horringer's settlement pattern, each enhancing the setting of these heritage assets within the Neighbourhood Area.

1. Some details sourced and further information available from Historic England listings. Source: https://historicengland.org.uk



Figure 12: Horringer Church, St Leonard's.



Figure 13: Ickworth House.



Figure 14: Historic thatched cottage.

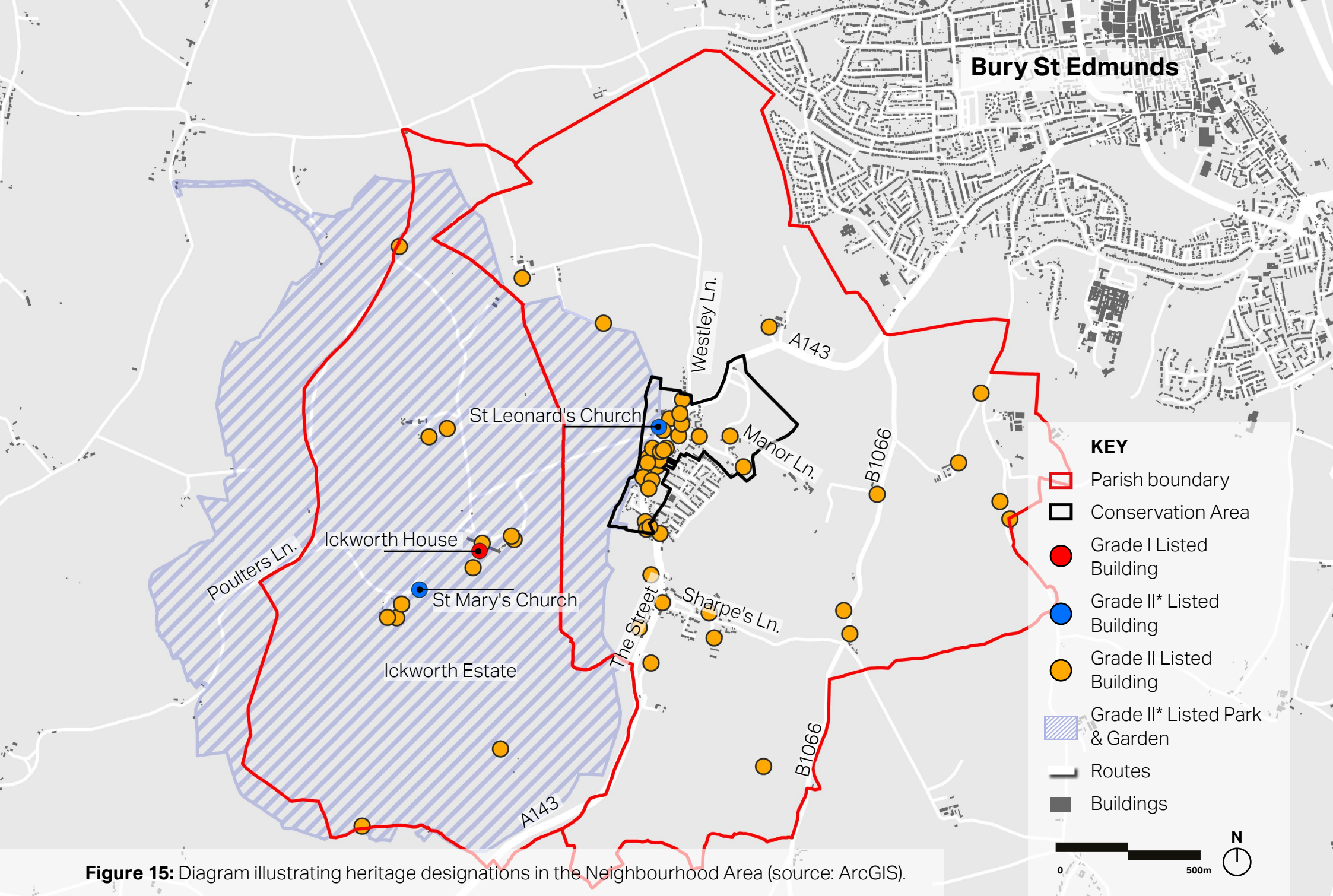


Figure 15: Diagram illustrating heritage designations in the Neighbourhood Area (source: ArcGIS).

2.3 Built form & settlement pattern

The Neighbourhood Area is made up of contrasting settlement patterns. The parish of Ickworth is on the whole made up of the Ickworth Estate, its surrounding landscape, and a few clusters of dwellings. Meanwhile, the parish of Horringer is made up of the village with its own distinct built form and settlement clusters, including a historic core and 20th century residential expansion alongside rural hamlets and farmsteads.

2.3.1 Built form

Ickworth Manor is by far the most prominent and iconic building within the Neighbourhood Area. Topping out at 105ft, it is by far the tallest building, though it is well screened and secluded from view within much of its surrounding estate grounds and the village of Horringer. Similarly, Horringer Manor and Horringer House, alongside St Mary's and St Leonard's church stand out as prominent buildings, with enhanced scale and bulk, deviating from the wider norm of the village. However, with exception to the latter, each are secluded buildings screened from view from within much of the Neighbourhood Area. Subsequently, their impact on the townscape and wider built form of the village is minimal.

Rather, Horringer's overall built form consists of low-rise, residential typologies of no more than 2 storeys in height. Dwellings are primarily detached with a few semi-detached and terraced dwellings, typically of more recent construction compared with the village's historic buildings. Furthermore, much of the development is set closer together within plots ranging between 300m² and 750m².

This forms a fine grain to development where buildings of limited bulk and mass are set close together. This is the case across much of the village's main settlement clusters. Exceptions to this include the Ickworth Park Primary School which is made up of a building of a larger bulk surrounded by a sizable play area. Furthermore, the Neighbourhood Area features a few farmstead style developments containing larger bulk agricultural buildings. However, these are sparsely located within the village's rural surrounds.

2.3.2 Settlement pattern

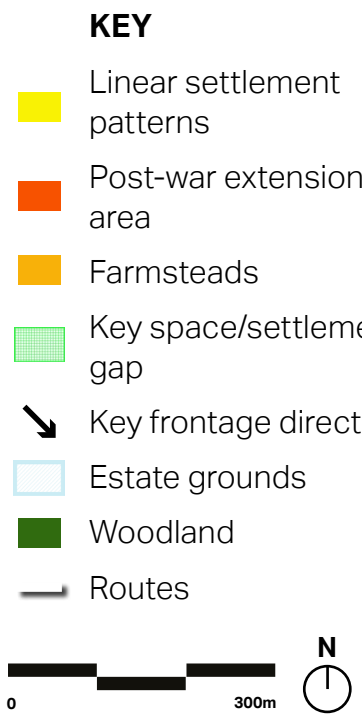
While Ickworth is primarily made up of the estate grounds of Ickworth House, Horringer's settlement pattern features a mix of built up and more rural areas. There are two main settlements, the first and largest is located to the north of the village and to the east of The Street. The second is located to the south around Sharpe's Lane.

The village's northern settlement area is strongly influenced by mainly linear development along The Street. Here, are a series of mainly historic cottages and terraces fronting onto The Street. Many feature generous setbacks, particularly along stretches of the The Street with more generous grass verges. As such, building lines are irregular, with prominent soft boundary treatments made up of hedges serving as the primary bounding feature along the route.

Such characteristics distinguish the historic development along The Street and within the Conservation Area from the rest of the settlement. For example, stemming from The Street to the north is Westley Lane featuring a cluster of both historic and more

recent developments. However, these are arranged in a linear pattern around the junction with The Street with more regular building lines and spacing between buildings.

Similarly, more regular arrangements of dwellings are found at Horrings Park, also located to the north of The Street. This development includes a mix of terraces,



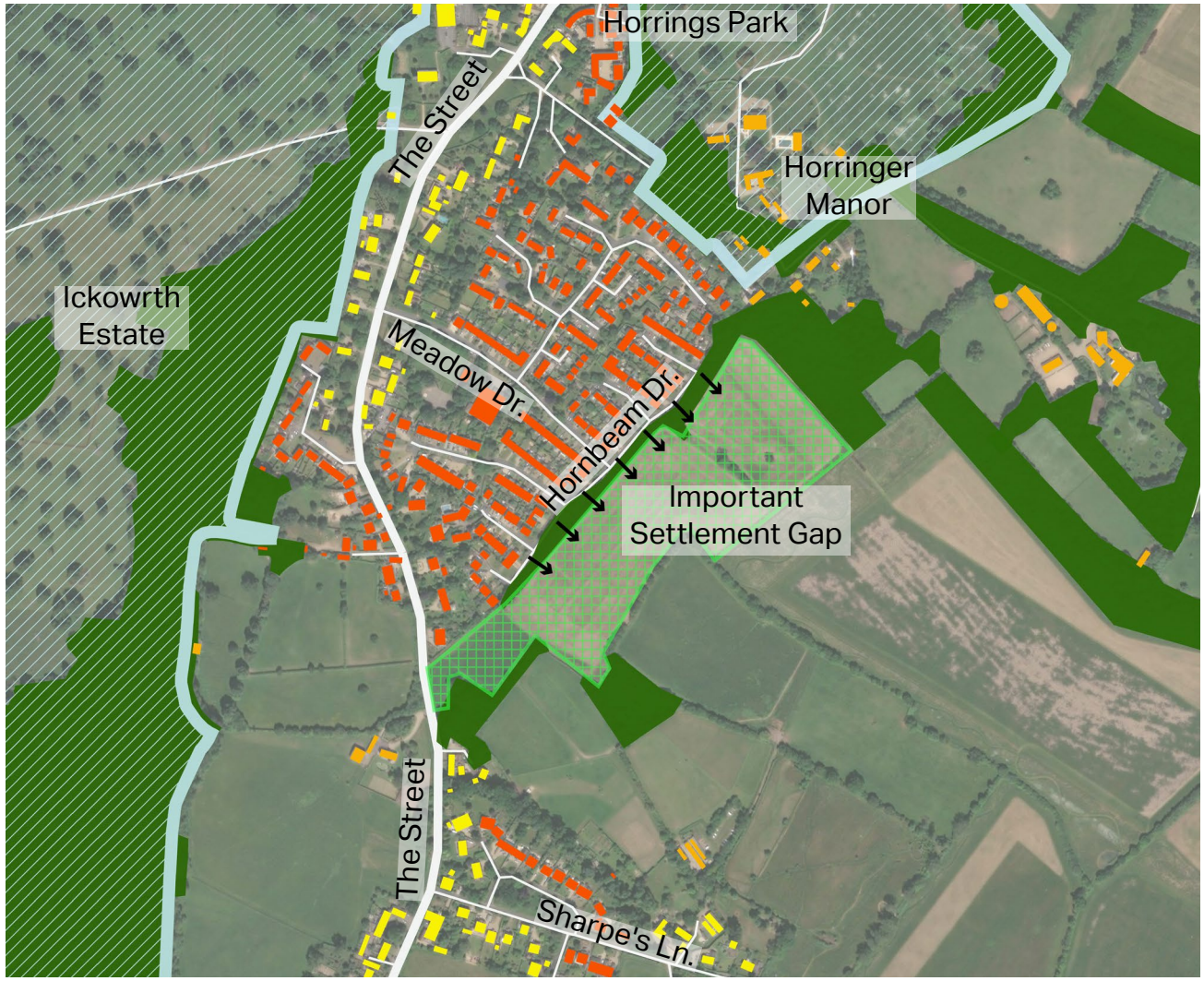


Figure 16: Illustration showcasing features impacting Horringer's settlement pattern. *See Figure 27*. Source: ArcGIS.

apartment buildings and coach houses set closely along their access route with minimal setbacks and more structured building lines.

However, east of The Street is where the greatest deviation from the historic linear core can be found. Located here is Horringer's area of post-war expansion featuring a mix of long and short cul-de-sacs stemming from Meadow Drive and Orchard Way. These two extensive routes form an axis which other residential streets stem from, often forming small perimeter blocks between each street. These blocks range from between 60-80m x 70-100m in size and allow for regular building lines and spacing between buildings.

Furthermore, such an arrangement ensures that dwellings are able to face outwards towards surrounding countryside or green infrastructure bounding containing development within the settlement envelope. This is particularly the case along Hornbeam Drive. However, access back onto The Street is limited and exclusively reliant on movement through Meadow Drive. This creates a secluded feel to the area despite it making up the bulk of the northern settlement area within Horringer. Furthermore, the extent of development is tightly bound by Manor Lane and the grounds of Horringer Manor located along its northern edge.

To the south east of the post-war extension is an area of grassland known as the Low Way that is accessed from The Street. This is a prominent settlement gap, featuring a small copse, a pond, and a large field providing expansive views of surrounding countryside to the east. It buttresses the village core to the north and the settlement around Sharpe's Lane and is considered an integral part of the surrounding landscape. Any development here is likely to be resisted by the local community.

Here, there is a more piecemeal approach to development with more varied building arrangements influencing the settlement pattern. Primarily, the area consists of short stretches of linear development, particularly along The Street where a few cottages front onto the street or a small green, as is the case around Godfrey's close.

Similarly, along the southern edge of Sharpe's Lane is a stretch of linear development with varied setbacks. These look out onto the opposing edge of the street which includes Sharp's Green, a small green space bounded by a crescent of larger executive homes that front onto the space, as well a short cul-de-sac.

However, beyond these areas are a series of larger bungalows and converted farmhouses. These are set within larger, more secluded plots often well spaced apart and screened from view along Sharpe's Lane. Additionally, Glebe Close is a small cul-de-sac accessed from Sharpe's Lane and set behind the building line along this route.

Beyond the main settlement envelope, there is little development. A few small clusters, primarily made up of farmsteads are scattered throughout the Neighbourhood Area's rural surrounds. Such a feature within the overall settlement pattern also showcases the very stark and immediate transition between Horringer's built-up areas and the surrounding countryside.



Figure 17: Bungalow typologies with a uniform building line.



Figure 18: Typical historic thatched cottage with a long green setback from the street.



Figure 19: Typical vegetated boundary treatment along The Street, helping create a sense of rural distinctiveness to the streetscape.

2.3.3 Routes & access

Underpinning the wider built form and settlement pattern within the Neighbourhood Area is a clear hierarchy of routes. These sustain access and navigability throughout Horringer cum Ickworth, as well as deepening links between residents and the neighbourhing Ickworth Estate. However, while these routes are significant features within the Neighbourhood Area's wider sense of place, they also provide additional placemaking challenges.

The Street

The Street serves as the primary route within the village and is the main route into Bury St Edmunds. It sustains vehicular traffic, including buses, and is also used by cyclists and pedestrians. Given its prominence, The Street suffers from heavy traffic and speeding, particularly in peak times. This is a major issue for noise and safety. Furthermore, the lack of any continuous quality pavements impedes movement and access for pedestrians and those with reduced mobility.

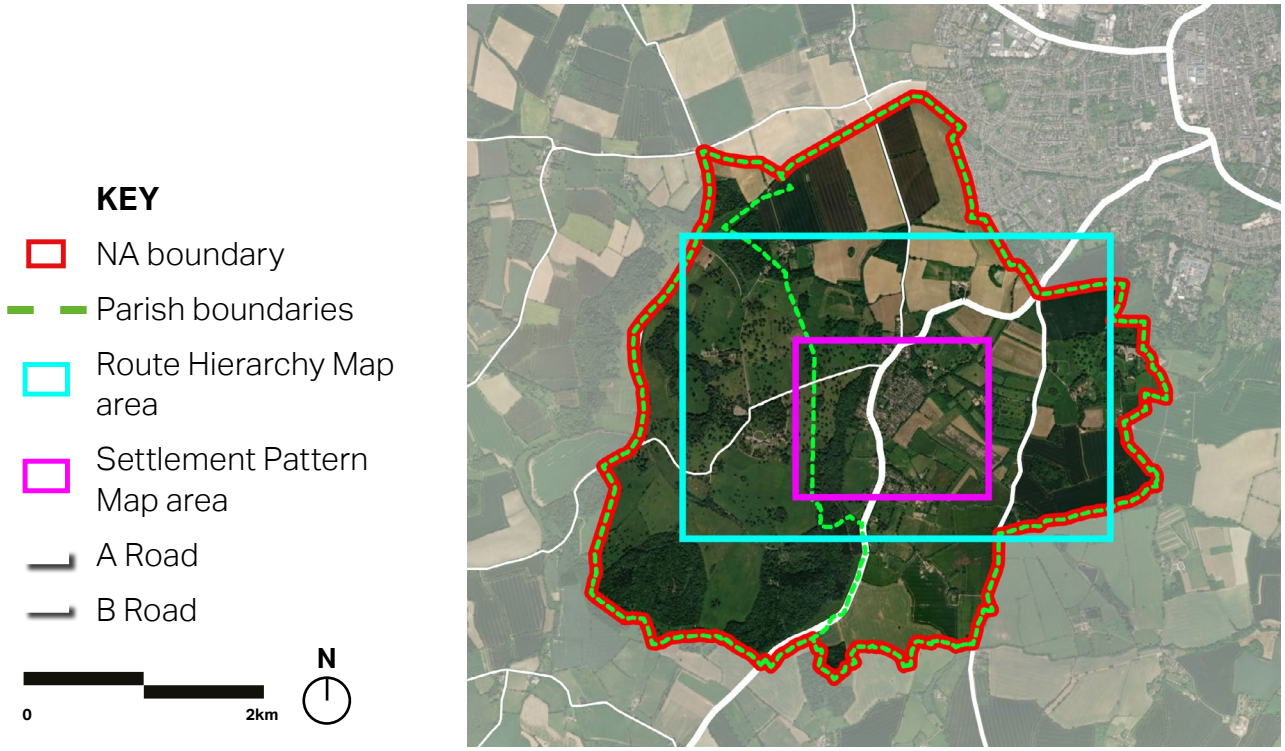


Figure 20: Map detailing Route Hierarchy Map area within the wider Neighbourhood Area context. Source: ArcGIS.

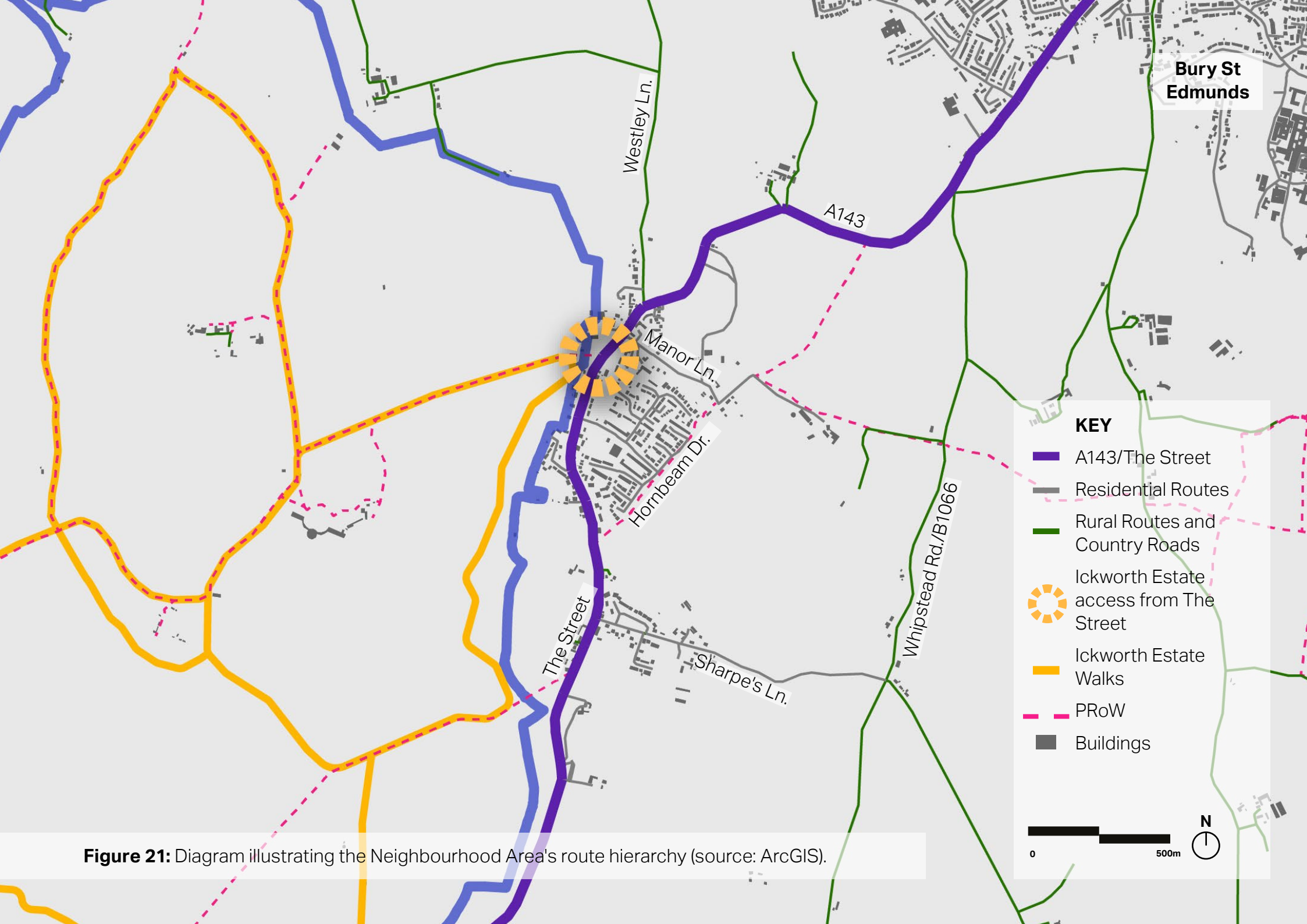


Figure 21: Diagram illustrating the Neighbourhood Area's route hierarchy (source: ArcGIS).

Despite this, The Street features development on each side providing a positive sense of enclosure and natural surveillance to enhance safety and security. Along the route are also substantial grass verges and long stretches of hedges that form a green finger through the village.

Residential routes

Residential routes, often stemming from The Street, provide dedicated footpaths providing pedestrians and those with reduced mobility a greater degree of access and movement. However, as a result of the abundant cul-de-sac style developments within much of Horringer, direct access back onto The Street presents a challenge for placemaking.

This has induced a more car-dominated environment with a greater requirement for hardstanding and road infrastructure. Additionally, congestion along Meadow Drive and around Ickworth Park Primary School can be a challenge for pedestrians and other road users, particularly at school pick-up and drop-off times.

Rural routes and country roads

These routes surround much of the Neighbourhood Area and include Whepstead Road (B1066). They are often bounded by dense vegetation and are significant drivers of the wider landscape character. They also provide critical links that enable predominantly vehicular connectivity between Horringer and other surrounding settlements, including Bury St Edmunds.

Public Rights of Way and estate walks

Surrounding much of the settlement envelope are a series of Public Rights of Way that provide valuable links into surrounding open fields and countryside. Many of these routes serve as primary access routes to the Ickworth Estate, linking up with dedicated walking trails throughout the Estate grounds.

In particular, the road stemming from The Street via the Ickworth Estate Gates is the sole vehicular access point into the Estate for visitors. Due to the Estate's prominence as a popular regional tourist destination, the reliance on this access point creates additional congestion along The Street.



Figure 22: Main road connecting The Street with Ickworth House.



Figure 23: Example of a public footpath providing access to the surrounding countryside.

2.4 Vernacular & architecture

Horringer cum Ickworth's rich architectural heritage translates into an abundance of vernacular features. Many of these are concentrated within the Conservation Area and Ickworth Estate, though other examples are also located throughout the Neighbourhood Area. These vernacular features are typical of the Neighbourhood Area's rural Suffolk setting and are a valued marker of the Neighbourhood Area's distinctiveness and overall character.

The Street

Buildings along The Street vary in scale and style as a result of periodic development over a long period of time. Many buildings are distinct with prominent vernacular features such as gable fronts, protruding porches, and tall chimney stacks.

The materials found along The Street include red brick, Cambridge stock brick, light hues of render and in some cases timber and flint. Roofs also feature a mix of slate and clay tiles, with some thatch. This variety of materials and architectural detailing helps create a unique identity to The Street.

Mid to late 20th century residential

To the east of The Street in Horringer there is a large residential area where most of the village's houses are located. This area was built out in the mid to late 20th century. The detached nature of the many of these houses provide privacy and space, catering for on-plot car parking. Front and back gardens were typical, reflecting the era's emphasis on outdoor space and family-friendly environments.

The houses typically feature simple, functional designs with clean lines and minimal ornamentation. This was influenced by the modernist movement, which emphasized practicality and efficiency. Common materials include brick, render, and timber. Brick was often used for its durability and aesthetic appeal, while concrete allowed for cost-effective construction. Like many houses from this period have pitched roofs with concrete tiles, which were popular for their affordability and ease of maintenance.



Figure 24: Example of a large detached house with a thatched roof and tall chimneys along The Street.



Figure 25: Detached houses along Hornbeam Drive.

Roofing

Hipped



Hipped roof with grey slate tiles

Pitched



Pitched roof with grey tiles and detailing on the fascia boards

Gable



Thatched gable

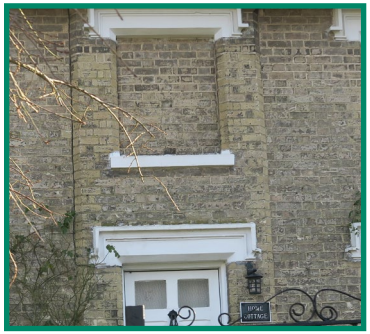
Façades

Red brick



Red brick

Cambridge stock



Cambridge stock brick

Light render



Light render

Random flint



Random flint with brick dressing

White render



White render

Fenestration



Sash windows



Casement windows



Bay windows



Gabled dormers

Figure 26: Quality vernacular features within Horringer cum Ickworth.

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Area-wide guidance and codes

3

St Mary's Church, Ickworth Estate

3. Area-wide guidance and codes

This chapter sets out the design guidance and codes that will apply to all new developments within Horringer. It will ensure that proposals preserve the village and wider Neighbourhood Area's unique character and overall distinctiveness.

3.1 Guidance and code themes

This chapter supports developers and other applicants when producing or reviewing planning applications within the Neighbourhood Area. The following guides and codes will apply to all proposals within the parish of Horringer to ensure that they are responsive to the whole Neighbourhood Area's specific design concerns over the course of the Neighbourhood Plan period.

While the design guidance and codes within this chapter apply only to the parish of Horringer, they aim to capture and respond to the key **elements that make up the distinctive character within Horringer cum Ickworth as a whole.** They are based on the analysis set out in the previous chapter and are arranged under the established key design quality themes:

- **A** **Settlement patterns** focusing on the layout, arrangement and density of new development. This section will also focus on gateways and interface between buildings and spaces.
- **B** **Built form** addresses the scale, mass and form of new buildings. It will also cover infill development as well as architecture and materiality.
- **C** **Rural character** considers ways to ensure a sympathetic transition between the settlement edge and the countryside and to improve links between Horringer and the Ickworth Estate.
- **D** **Sustainable development** highlights how development can support sustainable drainage, eco-housing, and the retrofitting of heritage assets.

A reference to a theme within existing local policy or guidance will be highlighted alongside this icon.

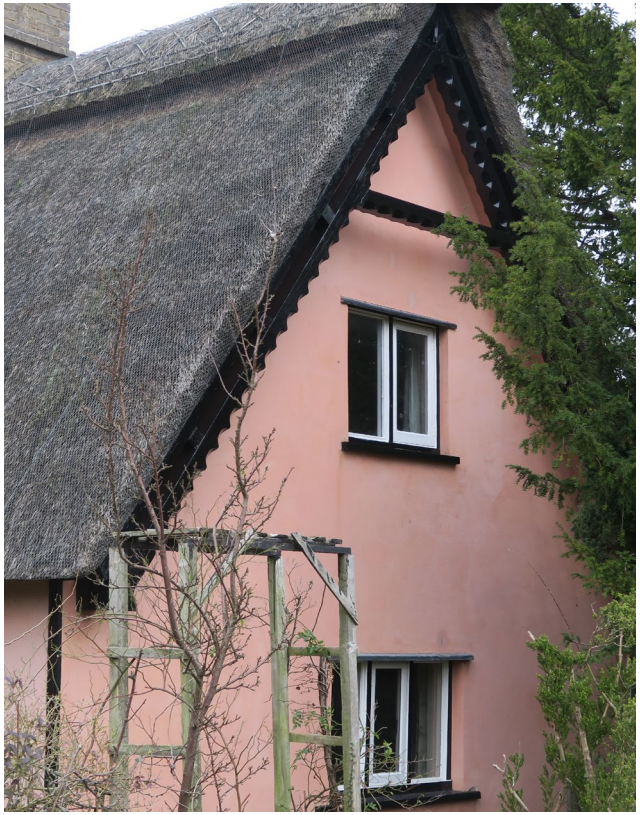

Figure 27: Thatched roof cottage located along The Street in Horringer.

3.2 Settlement patterns

3.2.1 Design guidance

Settlement pattern and density varies across Horringer. This includes the linear streetscape of The Street, the estate development around Meadow Drive and the scattered, rural developments in outer areas. The following guidance and codes ensure that development to upholds these settlement patterns in order to retain the valued character of the NA.

- To harmonise with the unique character of the NA, new development within Horringer should reflect the prevailing settlement pattern of its immediate context. In particular, developments along The Street and other areas of linear development should retain elements such as setback and spacing between buildings to conform with the prevailing settlement pattern.
- In more peripheral built-up areas, the above should also apply alongside an additional focus on elements such as the arrangement and size of development blocks where necessary.
- In instances of infill development, the division of plots into smaller parcels should be avoided. However, a permissible exception to this could include sensitively arranged infill or back of plot development where new dwellings are appropriately scaled to their context, well screened, and not disruptive to the overall street scene.
- Where possible, developments should seek opportunities to increase the coverage and accessibility of the pedestrian and active travel network, particularly along key routes such as the A143.
- New developments should enhance pedestrian connectivity by providing rational links with prominent routes such as The Street/A143.
- Gateways could be placed to signal entrance to the village along the A143 to the north and south of Horringer and to encourage drivers to lower their speed. These should be designed in a manner that supports traffic calming and reflects the rural character of the village.



Figure 28: Fronting edge to development blocks around Meadow Drive indicating their general arrangement and size.



Figure 29: Differentiated setbacks establishing a general building line where dwellings front the A143 at the northern tip of Horringer.

Aligned with policies LP10, SP14 and LP54 within the Emerging West Suffolk Local Plan; the St Edmubundsbury Rural Vision 203; policies CS2 and CS3 within the St Edmundsbury Core Strategy; and policies DM13, DM17, DM19 and DM21 within the Joint Development Management Document.

- Developments should consider the relationship between built-up areas and important green spaces, verges, and settlement gaps by providing appropriate landscaping and soft boundary treatments. This is to avoid uncharacteristic abrupt transitions between dwellings and green or open spaces.

3.2.2 Design codes

SP.01: Retaining Horringer's settlement pattern and density

- The sizes and arrangement of plots for new developments must respect the grain and settlement pattern of a proposal's immediate surrounding context.
- Within plots, new dwellings must utilise contextually appropriate typologies for the plot size and harmonise with the buildings in the immediate surrounding context.
- Additionally, building typologies must be appropriate to the overall density of the surrounding context.



Figure 30: Photo demonstrating the relationship between linear development and substantial grass verges (highlighted) along The Street.

Aligned with policies LP57 and LP58 within the Emerging West Suffolk Local Plan; the St Edmubundsbury Rural Vision 203; policies CS2 and CS3 within the St Edmundsbury Core Strategy; policy DM2 within the Joint Development Management Document; and the Suffolk Design: Streets Guide report.

3.2.3 Design codes

SP.02: Enhancing village gateways and pedestrian movement

- Any gateway intervention must be appropriately designed to reflect Horringer's rural and historic setting. Gateways could therefore integrate soft landscaping interventions such as planters, as well as natural materials including wood or stone fencing, walls, or signs.
- Surface material changes, including those used as part of any traffic calming measures, must also be appropriate to Horringer's historic setting. These could include paving bricks in sections along the route.
- The choice of material and hue must respect the established vernacular and palette of the Neighbourhood Area.
- Traffic calming interventions that appear to visually reduce the width of the carriageway must not require the excessive use of road markings. Rather, this should be achieved by introducing surface material changes or side friction by enhancing the levels of vegetation.
- Enhancements to pavements and pathways that improve pedestrian movement must also consider surface materials that are appropriate to Horringer's rural context.
- Any porous surface materials used along pathways must be accessible to all users, including those with reduced mobility. Examples include brick pavers or resin bound gravel.



Figure 31: Example of high-quality village gateway signage and materials. source: https://uk.glasdon.com/glasdon-gateway

Aligned with policies SP4 and LP14 within the Emerging West Suffolk Local Plan; the St Edmubundsbury Rural Vision 203; policies CS2 and CS3 within the St Edmundsbury Core Strategy; and policy DM37 within the Joint Development Management Document.

3.2.4 Design codes

SP.03: Interface between buildings and green spaces

- Where proposals include plans for new green spaces, these must be integrated within key movement corridors or public realm network in order to make a positive contribution to the wider public realm network.
- Additionally, new green spaces must be overlooked by surrounding buildings in order to enhance security through natural surveillance.
- Where possible, building fronts or curtilage must be oriented towards existing green spaces such as verges along The Street or any open green spaces or valued settlement gaps.



Figure 32: Indicative example of street porous surface materials for roads and pavements (elsewhere in the UK). Source: https://freshkillspark.org/blog/green-infrastructure-pavement



Figure 33: Dwellings overlooking the green space at Godfrey's Close.



Figure 34: Dwelling curtilage integrated with grass verges along The Street.

3.3 Built form

3.3.1 Design guidance

Horringer cum Ickworth is prized for its rural setting and abundant heritage value. Many of its buildings are stand out examples of traditional architecture, each contributing to the wider character and form of the village's built environment. The following guidance applies in order to preserve this important aspect of the village's character.

- The built form of any new development should reflect and contribute to the character and distinctiveness of Horringer. As such, the overall scale and massing of buildings should be responsive to the village's rural context and contribute to a cohesive townscape and built environment.
- Extensions, conversions and infill developments should respect the neighbouring character by using similar colours, forms, and materials, and should complement both the streetscape as well as the existing building.
- Roof forms should respect the character of the surrounding context and the local roofscape. The scale and pitch of the roof should be in proportion with the dimensions of the building and neighbouring properties, and should avoid overly complex designs. Dormers should also be proportionate and sensitively designed.
- Development proposals should feature exterior finishes appropriate to the Neighbourhood Area. Synthetic or plastic materials should be avoided, with exterior finishes such as brick, stone, flint, and timber weatherboarding preferred. Recycled materials and those of low embodied carbon should also be considered.
- Repetitive exterior finishes for principal elevations should be avoided across the same development. Buildings should feature a range of materials and architectural details to add interest to the building façade and overall street scene.



Figure 35: Contemporary use of traditional materials such as timber weatherboarding.



Figure 36: Extension to historic building matching original materiality and scale.

Aligned with policies SP3 within the Emerging West Suffolk Local Plan; the St Edmubundsbury Rural Vision 203; policy CS3 within the St Edmundsbury Core Strategy; and policy DM22 within the Joint Development Management Document.

- New developments could incorporate detailing such as ornate brick window dressing to provide visual interest and reduce the apparent scale and bulk of buildings. Such approach is of particular importance for any proposals that lead to an intensification of development along main roads.
- Any new development should avoid low-quality or pastiche imitations of heritage designs. Contemporary adaptations of local traditional styles are preferred, provided that they sensitively respond to their context in terms of built-form, architectural details and material palette.

3.3.2 Design codes

BF.01 Scale, mass, and form of new buildings

- The height of any new development must be scaled appropriately for its setting, accounting for the scale of surrounding buildings, street width, and topography. In general, heights of up to 2 storeys are appropriate and reflect the existing heights of development across Horringer.
- The mass or bulk of developments must not interfere with any established views framed by buildings in adjacent plots.



Figure 37: Example of appropriate scale and mass for new buildings within Horringer.



Figure 38: Modern apartment building with appropriate bulk, height and form that harmonises with historic buildings within Horringer, particularly along The Street.

Aligned with policies SP3 within the Emerging West Suffolk Local Plan; the St Edmubundsbury Rural Vision 203; policy CS3 within the St Edmundsbury Core Strategy; and policies DM2 and DM22 within the Joint Development Management Document.

3.3.3 Design codes

BF.02: Local vernacular, architectural features and materials

- Roof forms must respect the character of the surrounding context and the local roofscape. The scale and pitch of the roof must be in proportion with the dimensions of the building and neighbouring properties. Dormers must also be proportionate and sensitively designed.
- All proposals must use appropriate materials, textures, and hues based on an understanding of the surrounding built environment and landscape context, and must also harmonise with the NA's vernacular.
- New developments must consider materials in relation their context. Developments within the Conservation Area, including extensions and infill, must adhere to the traditional material and colour palette to protect the local heritage value.
- Development proposals must ensure that designs are complementary to any heritage assets, with designs that are subservient and do not undermine the significance or the setting of these assets.



Figure 39: Dwelling with a variety of new external façade treatments appropriate to Horringer's rural and historic context.



Figure 40: Dwellings with uniform external façade treatments with different coloured render that add interest to the street scene.

Aligned with policy SP3 within the Emerging West Suffolk Local Plan; the St Edmubundsbury Rural Vision 203; policy CS3 within the St Edmundsbury Core Strategy; and policies DM2, DM22 and DM24 within the Joint Development Management Document.

3.3.4 Design codes

BF.03 Contextually appropriate infill development and extensions

- Extensions must take the form of the existing building, mirroring the roof pitch and setting their ridge below the existing height to minimise the visual impact on the streetscape.
- Front porches must be appropriate for the street scene and complement the existing examples within the NA.
- Loft conversions must consider existing window rhythm and frequency and be of appropriate scale and form to blend with the original roofline.



Figure 41: Example of an appropriate extension (highlighted).Design is subservient to the original building and appropriately matches the roof form. Exterior finish harmonises with that of the original building.

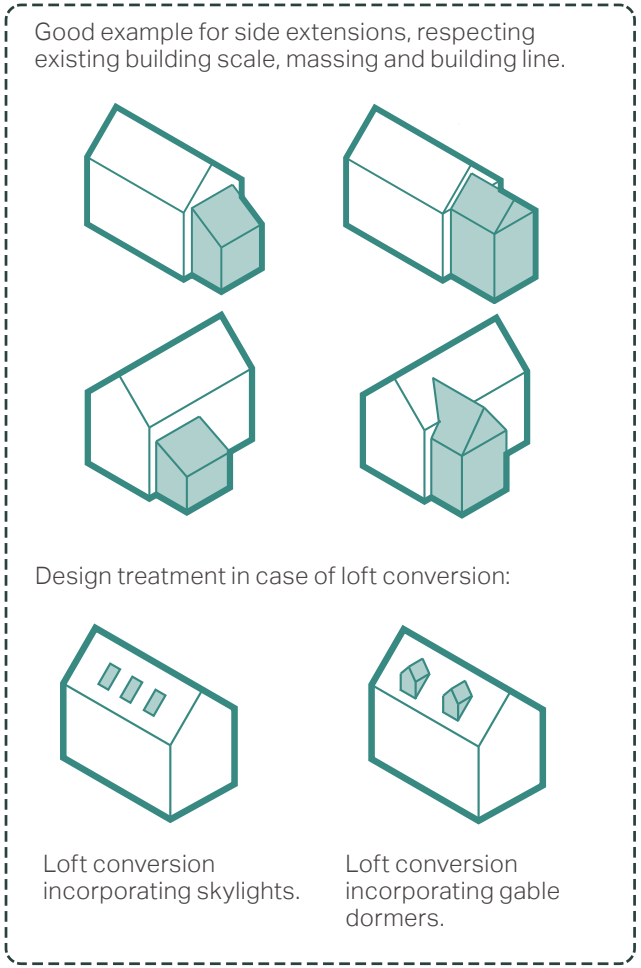

Figure 42: Diagrams showing positive examples of side and roof extensions.

3.4 Rural character

3.4.1 Design guidance

Retaining access to nature and the abundant green infrastructure within the Ickworth Estate is a major consideration for development proposals. It is vital that new developments contribute positively to village's relationship with the surrounding countryside and abundant natural assets. The following guidance and codes ensure that new development achieves this.

- Existing green and blue infrastructure such as mature trees, watercourses, and hedgerows should be retained and incorporated into developments where possible.
- New developments should maintain the continuous hedgerows along The Street and Chevington Road. Where necessary, dwelling curtilage should be demarcated with appropriately scaled and maintained hedges in order to enhance this characteristic feature.
- New developments should integrate existing Public Rights of Way, including those that provide access into the Ickworth Estate, within their overall access and movement proposals where possible.
- Proposals should also consider how movement and access on site can provide direct or improved links with the Ickworth Estate and surrounding countryside, considering existing desire lines or Public Rights of Way where possible.
- Attempts to improve access into the Estate could also integrate with dedicated walking trails alongside appropriate signage.
- These routes should also incorporate appropriate green infrastructure and landscaping, contributing positively to the development's overall landscape value.
- Additionally, such interventions could consider a landscaping approach that creates wildlife corridors in order to protect local species and improve biodiversity.

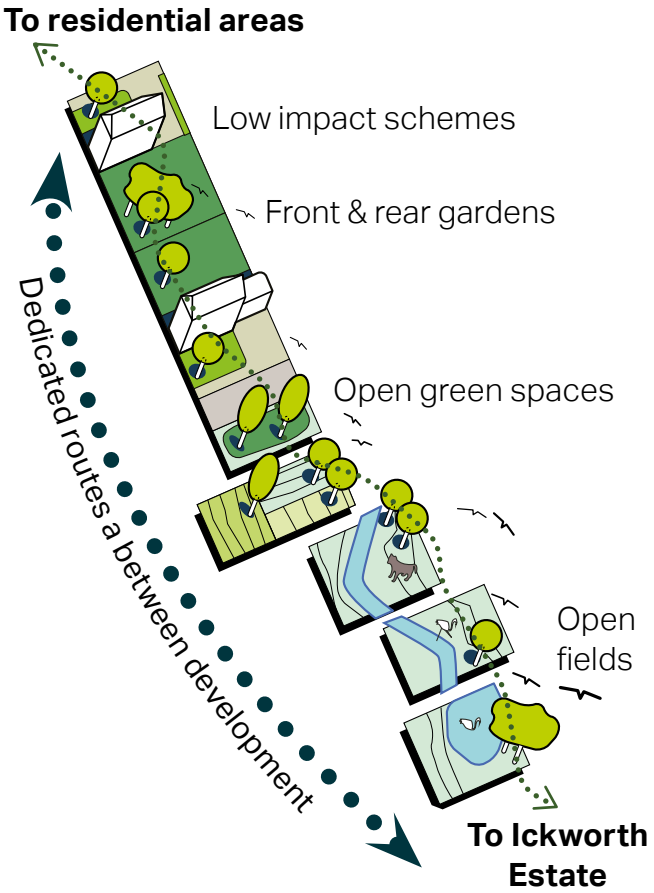

Figure 43: Diagram illustrating landscape elements that help create wildlife corridors.

Aligned with policies SP4, LP9, LP14 and LP58 within the Emerging West Suffolk Local Plan; the St Edmubundsbury Rural Vision 203; and policies DM2, DM19 and DM44 within the Joint Development Management Document.

- The transition between the settlement edge and surrounding countryside should be gradual, using green buffers that include dense vegetation to screen or soften the visual impact of development.
- Developments on the settlement edge should retain the visual quality of the landscape by prioritising lower-density development.

3.4.2 Design codes

RF.01 Improving connections with the ickworth estate and surrounding countryside

- Any new signage that helps way-finding between Horringer and the Ickworth Estate must be placed in location where it is clearly legible and visible to all users.
- Any surface materials for new routes within or connecting to the Ickworth Estate or any other surrounding countryside must not lead to an excess of paved and impervious surfaces. Therefore, surface materials must be appropriate for the rural setting and should also be permeable, contributing to sustainable drainage.



Figure 44: Footpath connecting to green space and other walking routes close to St Leonard's Church.



Figure 45: Example of a walking route within the Ickworth Estate.

Aligned with polices SP4, SP5 and LP14 within the Emerging West Suffolk Local Plan; the St Edmubundsbury Rural Vision 203; policy CS3 within the St Edmundsbury Core Strategy; and policies DM2 and DM13 and within the Joint Development Management Document.

3.4.3 Design codes

RF.02 Retaining the settlement edge with the countryside

- Where possible dwelling frontages must be orientated outwards towards open countryside and avoid rear boundaries facing the landscape.
- Existing settlement edge conditions must be preserved where possible, maintaining their character and integrating them into designs to help transitions between developments and surrounding countryside.
- Any necessary loss of trees and vegetation must be replaced, with the additional requirement for biodiversity gain in mind.

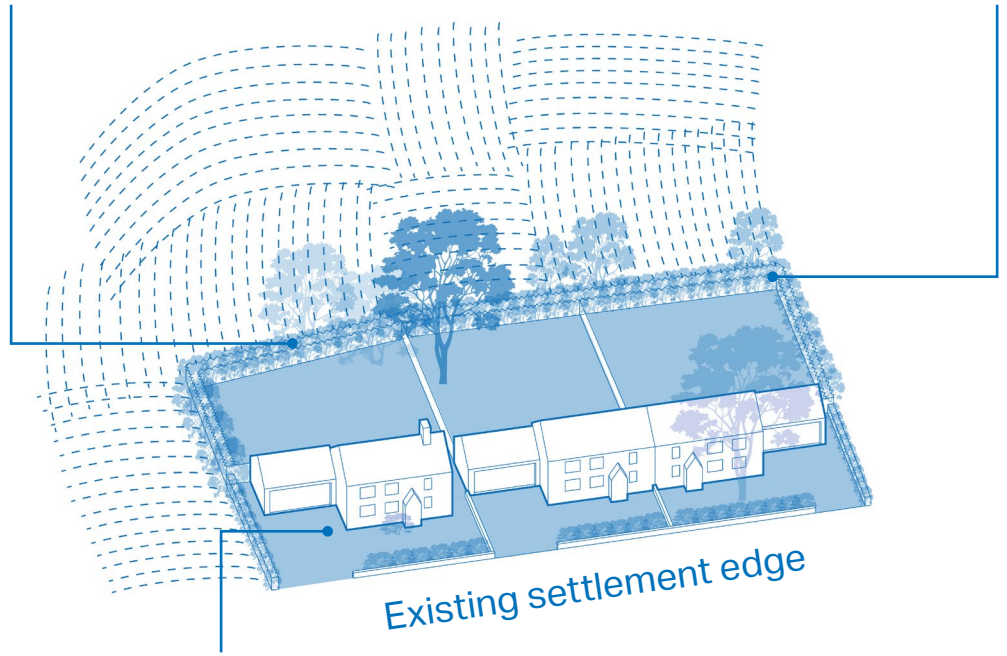

Figure 46: Indicative diagram of strategies for well-designed settlement edge (example of built form facing surrounding landscape).

3.5 Sustainable design

This section examines sustainable design principles, focusing on environmental responsibility, resource efficiency, and long-term resilience. It provides guidance on incorporating sustainable strategies to meet the net-zero demands while also respecting Horringer's historic and natural environment.

3.4.4 Design guidance: eco-housing

- New developments should limit the energy consumption necessary for individual buildings. Proposals for all dwellings, including affordable and social housing, should consider designs which support sustainable energy consumption, conservation, and generation.
- Buildings should therefore utilise external renewable energy systems that are incorporated into the design having low visual impact. For example, solar and photovoltaic (PV) panels should be an unobtrusive feature on the roofs of buildings. They should sit flush with the roof surface where possible and match the colour and hue of the roof's materials.

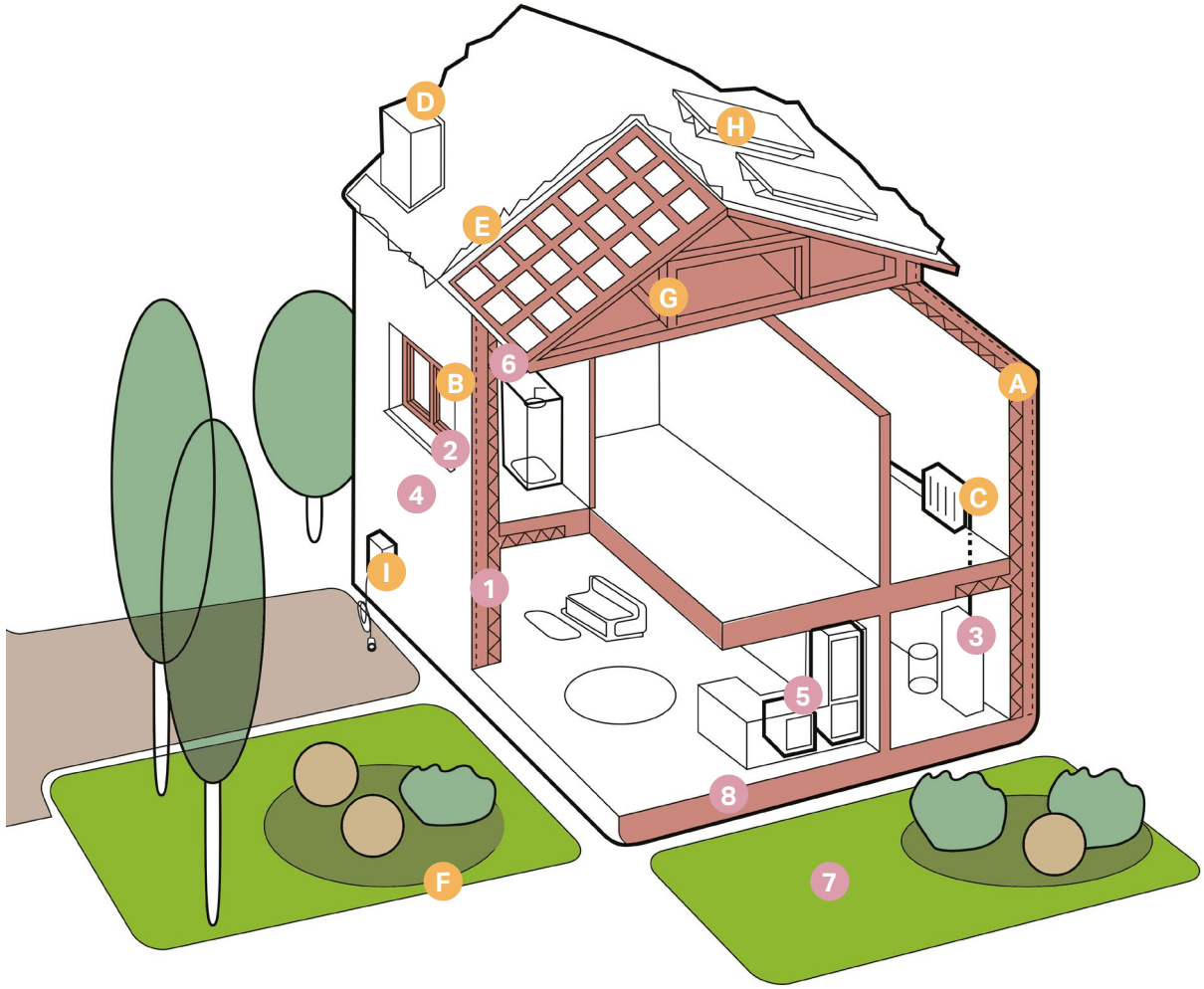

Figure 47: Diagram showing low-carbon homes in both existing and new build conditions. Key overleaf.

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 water-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. washing machines upstairs), treated wooden floors

Existing and new build homes

A. **High levels of airtightness**

B. **Triple glazed windows and external shading**

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. **EV charging point**

Aligned with polices LP1, LP2 and LP3 within the Emerging West Suffolk Local Plan; the West Suffolk Climate Change and Sustainable Building; and policies DM7 and DM8 within the Joint Development Management Document.

- Furthermore, bespoke covers and landscaping should be used to visually screen heat pumps. Examples include wooden enclosures that are appropriate to a building's external elevation. However, it is important to ensure any covers are durable and weather-resistant and that neither the cover nor any planting nearby the pump obstructs ventilation.
- They should also be mounted on the wall with anti-vibration dampers, to mitigate noise impact to the interior of the property, or on anti-vibration mounts on the ground.
- Proposals should consider ground conditions in order to accommodate loops for ground source heat pumps, or if not possible, space for air source heat pump units.
- The window placement should consider orientation, daylight and sunlight. Windows should be appropriately sized and designed to balance heat loss and beneficial solar gain in a manner appropriate for the climatic context.



Figure 48: Heat pump on wall mounts. Elsewhere in UK. Source: https://sourceheatpump.com/air-source-heat-pumps-wall-mounted/



Figure 49: Example of a well screened heat pump. Elsewhere in Suffolk.

Aligned with policies LP1, LP7, and SP14 within the Emerging West Suffolk Local Plan; the West Suffolk Climate Change and Sustainable Building; and policies DM7 and DM8 within the Joint Development Management Document.

3.5.1 Design guidance: retrofitting heritage assets for carbon efficiency

- Improving the energy efficiency of Horringer cum Ickworth's historic buildings is an essential part of preserving the Neighbourhood Area's historic environment. However, introducing new carbon efficient features to historic buildings should be done so while limiting their visual impact on the building.
- For example, the design and placement of solar panels, heat pumps and other energy generation sources should be considered from the outset to harmonise with the existing visual qualities of historic buildings.
- Furthermore, the retrofit of any historic buildings within the Neighbourhood Area should prioritise passive methods of heating and cooling and, if possible, take advantage of the existing fabric of the building to improve overall energy efficiency.
- For photovoltaic (PV) and solar panels, discrete designs that fit seamlessly within the roof of a building should be implemented where possible. Options could include shingles and photovoltaic slates. Additionally, the proportions of the building and roof surface should be analysed to identify the best location and sizing of the panels.
- The design of PV panels should also consider the colour of the panels and how these will complement the colour of the roof. In many cases, the use of black solar panels with black mounting systems and frames will be preferred.
- Heat pumps should be discretely positioned. Ideally, they should be placed to the rear of the dwelling, or to the front in a concealed location. This is to avoid visually damaging the street scene and the main, front elevation of a building. However, the pump should remain accessible for maintenance and have sufficient open space in front to operate efficiently.
- Any replacement of exterior windows and doors should be appropriate to and harmonise with the visual qualities of existing historic buildings.

For further details, see Historic England guidance on adapting historic buildings for energy and carbon efficiency. Available at: https://historicengland.org.uk/images-books/publications/adapting-historic-buildings-energy-carbon-efficiency-advice-note-18/



Figure 50: Heritage building with PV panels that sit flush with the roof with an appropriate choice of colour for the roof material. Elsewhere in the UK. Source: https://www.greenandheritage.uk/heritage-roofing/heritage-roofing-in-skipton/

Aligned with policies LP5, LP6, LP15, SP4 and SP6 within the Emerging West Suffolk Local Plan; the West Suffolk Climate Change and Sustainable Building; and policy DM10 within the Joint Development Management Document.

3.5.2 Design guidance: sustainable drainage and biodiversity

- Developments should exhaust all opportunities for biodiversity net-gain on-site or within the Neighbourhood Area prior to any off-site solutions.
- All new development proposals should introduce landscaping interventions such as verges, low-lying planting, hedges and trees along streets and in public spaces to facilitate the creation of habitats.
- Other interventions that are integrated into dwelling elevations, such as swift bricks, should also be considered within proposals.
- Any SuDS (Sustainable Drainage Systems) included within proposals should be locally distinctive and integrated within any public realm landscaping plans.
- Developments should also consider water collection and storage for individual dwellings. Examples of water collection could include a water butt and a dedicated rainwater harvesting system. This reduces pressure on valuable water sources, improving the overall sustainability of buildings.
- Where possible, opportunities should be sought to replace large tarmac areas with features such as rain gardens, bio-swales, and other landscaping features alongside soakaways to improve sustainable drainage. These should be implemented, where possible, along streets and within public spaces.
- Surfacing for streets and public spaces should also consider sustainable drainage, utilising porous surface materials such as specialist paving blocks or resin-bound gravel.
- Similarly, the placement of water butts should also be considered for individual dwellings. These should be concealed from view, ideally placed to the rear or side of a building.

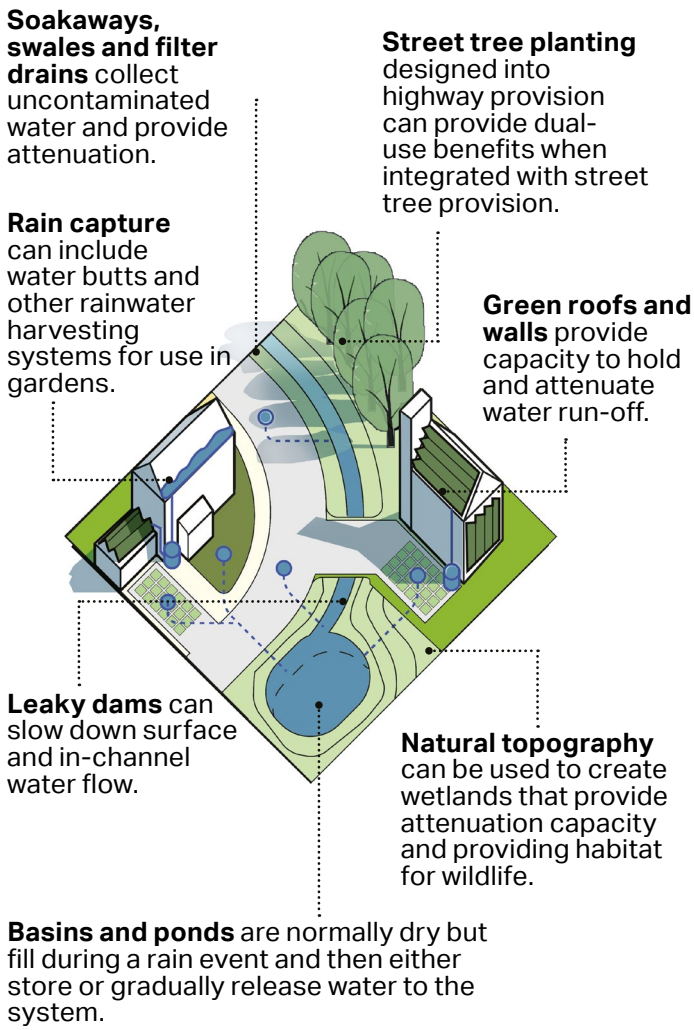

Figure 51: Example of water management strategies in a semi-rural context in public space and within private land.



Checklist

4

Public Right of Way into surrounding countryside

4. Checklist

This concluding chapter provides a number of questions based on established good practice against which the design proposal should be evaluated.

The checklist can be used 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 taken into account the 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 guidelines for new development'. Following these ideas and principles, a number of questions are listed for more specific topics.

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.

1 continued

General design guidelines for new development:

- 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;
- 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;
- Positively integrate energy efficient technologies;
- Positively integrate green infrastructure in accordance with national design guidance to positively contribute to liveability, biodiversity and climate change resilience;
- 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?
- 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

Open environmental areas, 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?
- 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?
- 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?

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

Buildings layout and grouping:

- What is the typical built pattern of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?

5 continued

Buildings layout and grouping:

- 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?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?

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 roofline:

- 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?
- 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?
- Can any materials be reused in situ to reduce waste and embodied carbon?

9

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- 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.

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?

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