High Leicestershire

Design Codes and Guidance

Draft Report

July 2023

Delivering a better world

Quality information

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Revision History

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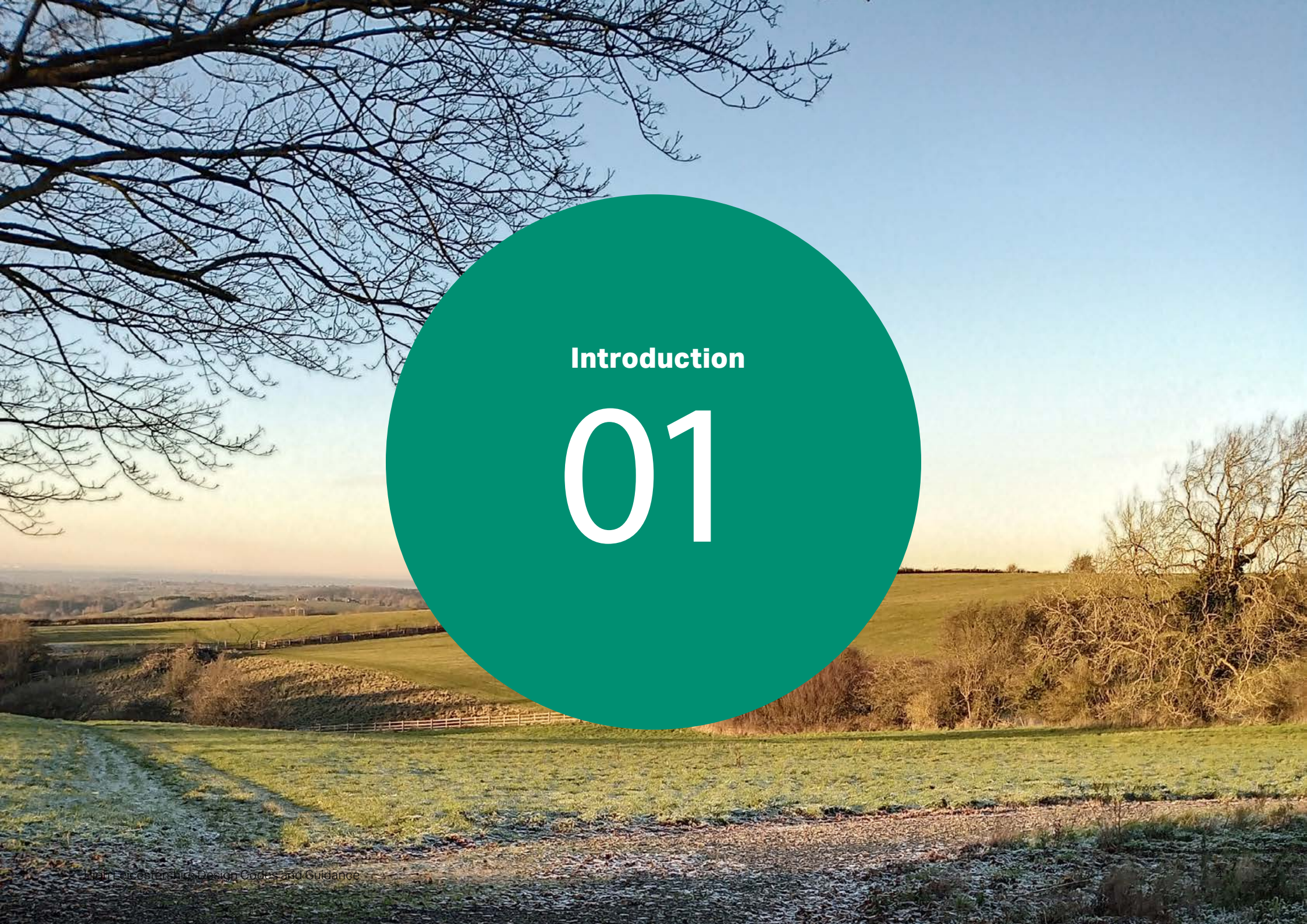


Introduction

01

1. Introduction

The Tilton on the Hill and Halstead Parish Council has requested support through Locality to establish a design code and guidance document to influence the character and design of any new development within the High Leicestershire Neighbourhood Area.

The Parish Council is the Qualifying Body leading neighbourhood planning in the neighbourhood area.

The Parish Council applied for the designation of the neighbourhood area which was designated by Harborough District Council on 16 November 2016.

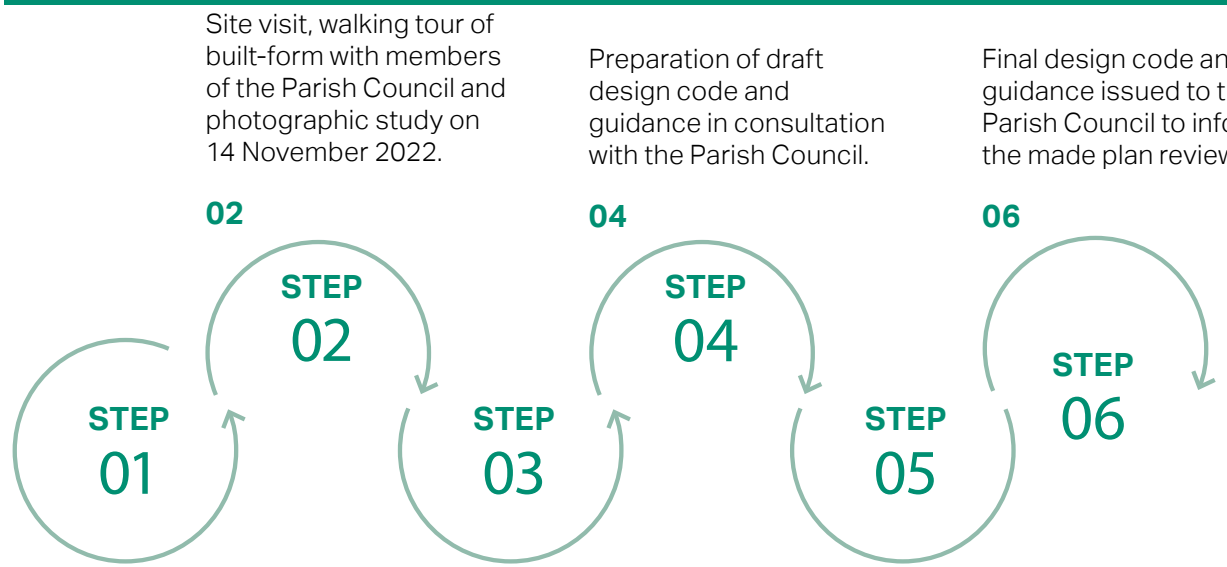
The Harborough Local Plan 2011-2031 requires the village of Tilton on the Hill to provide for a minimum of 35 new homes.

Based on character analysis, the neighbourhood area has been divided into the three character areas of: Historic Tilton on the Hill; Leicester Road, Digby Close and Marefield Lane; and, the Countryside.

This document sets out design codes and guidance for development within the neighbourhood area.

1.1 Aims

- To preserve the special character of the neighbourhood area, particularly within its two Conservation Areas.
- To enhance the existing settlement pattern, 'sense of place' and quality of the built and natural environments.
- To identify and protect the key views to, from and within the neighbourhood area.
- To ensure that development is of a high quality and conforms with the neighbourhood area's rural identity.
- To provide design guidance and clarity to ensure the highest quality sustainable development.
- To preserve and protect the neighbourhood area's green routes and spaces.



1.2 Objectives

To successfully achieve the aims of the design codes and guidance, several objectives were integral:

- understand the wider landscape character context of the neighbourhood area;
- implement a place analysis approach to assess the settlement pattern and urban form across the neighbourhood area;
- undertake characterisation work based on the analysis;
- analyse High Leicestershire's main areas of activity and the movement and infrastructure networks leading to and from these;
- propose landscape and townscape character areas to which specific design codes can be applied; and
- produce design codes relating to specific character areas, locations and all types of new development.

1.3 Study area

High Leicestershire is a large rural area of 2,810 hectares in the historic county of Leicestershire. It includes the settlements of Tilton on the Hill, Cold Newton, Halstead, Lowesby and Marefield together with numerous farmsteads in open countryside.

The neighbourhood area lies within Harborough District and shares a common boundary with parts of Melton Borough Council and Charnwood Borough Council along its northern boundary.

The neighbourhood area's main settlement of Tilton on the Hill is approximately 11 miles to the east of Leicester City Centre, 11 miles to the south of Melton Mowbray, 9 miles to the west of Oakham and 14 miles to the north of Market Harborough.

The neighbourhood area is characterised by its dramatic topography, its picturesque villages and hamlets, its winding country lanes, its rural history and its proud local identity.

The neighbourhood area includes numerous Listed Buildings, Scheduled Monuments, Conservation Areas and Sites of Special Scientific Interest (SSSIs).

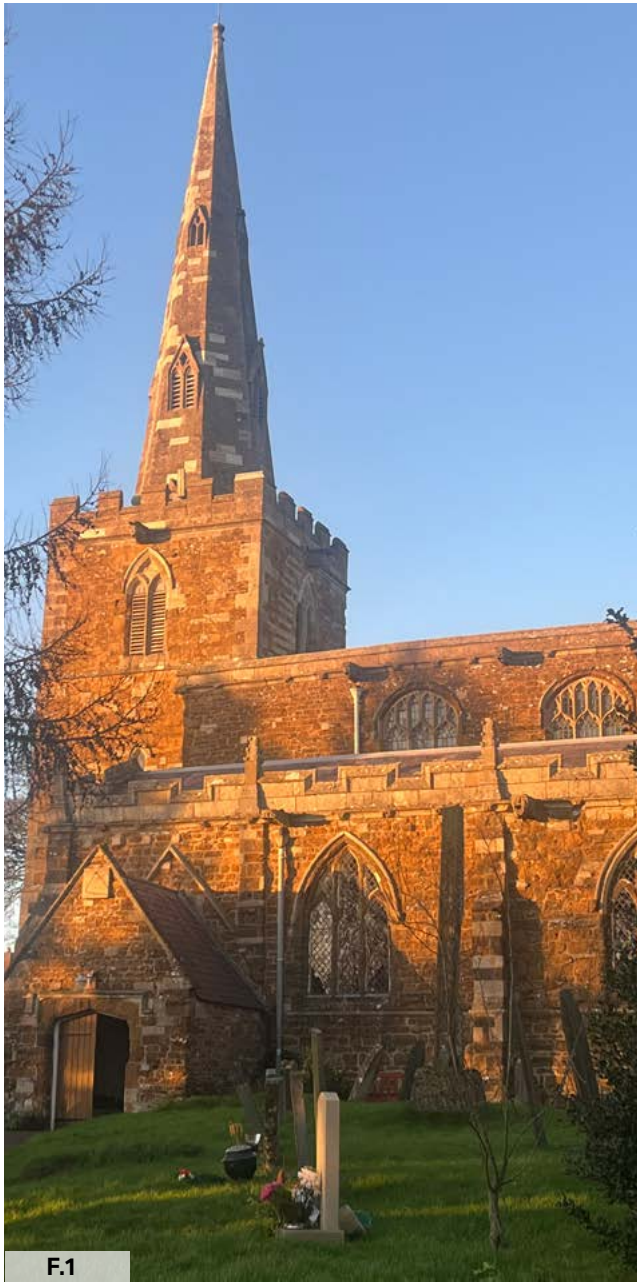
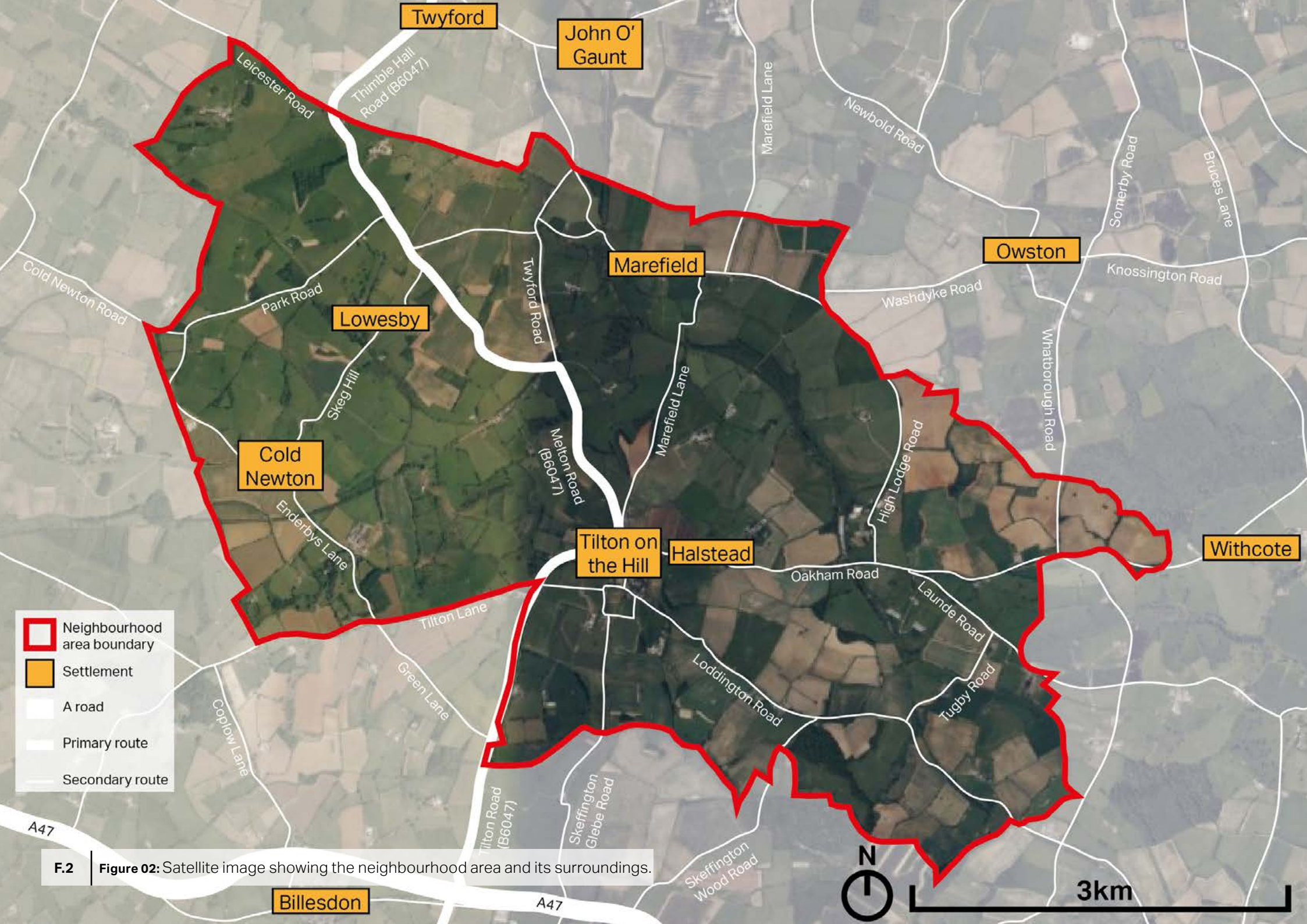


Figure 01: The Grade I Listed Church of St Peter in Tilton on the Hill.



F.2 **Figure 02:** Satellite image showing the neighbourhood area and its surroundings.

Using the design code and guidance

This document is a valuable tool in securing context-driven, high quality development. It will be used differently by different people in the planning and development process (see Table 01, opposite).

This document will be effective when used as part of a co-design process, actively involving key stakeholders, to establish local preferences and expectations of design quality. Through active participation and conversation, key stakeholders can use the guide to shape the key issues and ways to adequately respond to them in future development.

A design code and guidance alone will not automatically secure quality design outcomes, but it will help to prevent poor outcomes by creating a rigorous process that establishes expectations.

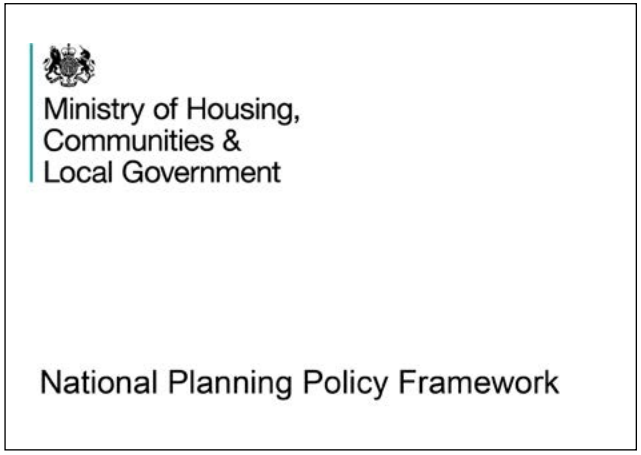
This document raises the standards and expectations for design quality.

Potential users	How they will use the design guidelines
Applicants, developers, and landowners	As a tool to community and Local Planning Authority expectations on design, allowing a degree of certainty. They will be expected to follow this document as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, to help assess planning applications. This document should be discussed with applicants during any pre-application meetings.
Parish Council or Neighbourhood Plan steering group	As a tool to help structure comments on planning applications, ensuring that this document is complied with.
Community groups and local residents	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.

Table 01: Potential users of this document.

1.4 Planning policy and design guidance

Several national and local planning policy and guidance documents were referred to in the development of this document. Most notably the National Design Guide and its 10 Characteristics of a Well-designed Place and Homes England's adoption of Building for a Healthy Life (formerly Building for Life), which helped to frame the requirements of good design for high quality places.



1.4.1 National Planning Policy Framework (revised July 2021)

The National Planning Policy Framework (NPPF) outlines the UK Government's overarching economic, environmental and social planning policies for England. It is a high-level document that attempts to make good design pivotal and to put communities at the heart of planning.

The policies within the NPPF apply to the preparation of local and neighbourhood plan areas, and act as a framework against which decisions are made on planning applications.

The NPPF states that a key objective of the planning system is to contribute to the achievement of sustainable development.

The parts of the NPPF which are of relevance to this document are:

- **Part 2**: Achieving Sustainable Development;
- **Part 5**: Delivering a Sufficient Supply of Homes;
- **Part 8**: Promoting healthy and safe communities;
- **Part 12**: Achieving Well-designed Places;
- **Part 15:** Conserving and Enhancing the Natural Environment; and
- **Part 16**: Conserving and Enhancing the Historic Environment.

Part 12 (Achieving Well-designed Places) emphases the need to create high-quality buildings and places as fundamental to what the planning and development process should achieve.

It sets out several principles that planning policies and decisions will consider ensuring that new developments are well-designed and focus on quality.

The NPPF notes that "development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes".

This is supported by the National Design Guide, which sets out the 10 characteristics of a well-designed place.

1.4.2 National Design Guide (2019)

The National Design Guide (NDG) sets the 10 characteristics of a well-designed place and demonstrates what good design is in practice. The characteristics are: Context; Identity; Built Form; Movement; Nature; Public Spaces; Uses; Homes & Buildings; Resources; and, Lifespan.

This document should be used as an overarching reference for new development where topics are not covered in local guidance. The NDG characteristics were used in the initial analysis to understand local demands and challenges.

The NDG notes that a well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings.

1.4.3 National Model Design Code (2021)

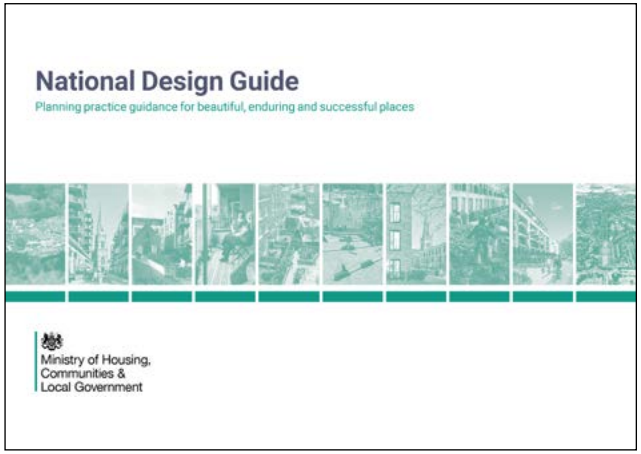
The National Model Design Code (NMDC) sets a baseline for quality and practice. It provides detailed guidance on the production of design codes and the outlining of character areas.

The NPPF is the foundation stone to good design and the NDG sets out the 10 characteristics of well-designed places. This is developed further by the NMDC, which creates the baseline for analysing and visioning places. Design codes help development achieve the requirements of good design and for community benefit.

1.4.4 Building for a Healthy Life (2020)

Building for a Healthy Life (BHL) is the new name for Building for Life, the Government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the key role that the built environment has in promoting wellbeing.

The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed schemes, as well as useful prompts and questions for planning applicants to consider during the different stages of the design process.



1.4.5 Harborough Local Plan 2011-2031

The Harborough Local Plan was formally adopted in April 2019. The Local Plan is Harborough District Council's principal planning policy document and sets out the vision, objectives, spatial strategy and planning policies for the Harborough district for the period up to 2031. The Local Plan designates Tilton on the Hill as a "Selected Rural Village" which is described as a sustainable location for more limited growth.

1.4.6 High Leicestershire Neighbourhood Plan

The High Leicestershire Neighbourhood Plan is the neighbourhood area's statutory development plan used in determining planning applications in line with the local community's priorities, expectations and aspirations.

1.4.7 Leicestershire Minerals and Waste Local Plan to 2031

The Leicestershire Minerals and Waste Local Plan forms part of the Development Plan for the Harborough district and was adopted in September 2019. This plan sets out the criteria against which planning applications for minerals and waste development will be considered.

1.4.8 Harborough District Council Climate Emergency Action Plan 2022-2030

The Climate Emergency Action Plan identifies Harborough District Council's vision and priorities which include (i) community leadership to create a sense of pride in place, (ii) promoting health and wellbeing and encouraging healthy life choices, (iii) creating a sustainable environment to protect future generations and (iv) supporting businesses and residents to deliver a prosperous local economy.

1.4.9 Harborough District Council Corporate Plan 2022-2031

The Corporate Plan is Harborough District Council's overarching strategic document covering the full range of the council's responsibilities and focusing the council's efforts and resources.

1.4.10 Net Zero Leicestershire Strategy 2023-2045

The Net Zero Leicestershire Strategy outlines Leicestershire County Council's approach to working with others to achieve the net zero target for Leicestershire.

1.4.11 Leicestershire and Rutland Wildlife Trust Biodiversity Action Plan

The Biodiversity Action Plan was modelled on the national UK Action Plan but concentrates on habitats and species of local conservation concern.

1.4.12 Other supplementary planning documents (SPDs)

There are several other SPDs which offer additional guidance of a more specialised nature. Relevant SPDs include:

- the Planning Obligations SPD (adopted in June 2022 replacing the January 2017 Planning Obligations Supplementary Planning Guidance). This provides guidance on the consideration, making and monitoring of planning obligations; and
- the Development Management SPD (adopted in December 2021 replacing the previous Supplementary Planning Guidance Notes). This provides additional guidance to assist with the implementation of Local Plan policies. This will be taken into account as a material consideration when appropriate as Harborough District Council makes decisions on planning applications.

1.4.13 Leicestershire County Council Local Nature Recovery Strategy (Emerging)

This emerging policy will require new developments to make a positive contribution to nature recovery. Please refer to the Local Nature Recovery Strategy for further information. The principles which any new issues are reviewed against will include: (1) the precautionary principle, (2) the rectification at source principle, (3) the prevention principle, (4) the polluter pays principle and (5) the integration principle.

1.5 Site visits and engagement

An inception call between AECOM consultants and representatives of the Parish Council was undertaken on 28 October 2022 to introduce the teams and to explore the Parish Council's key aims and objectives.

A site visit was then conducted on 14 November 2022 led by the Parish Clerk, Jennifer Saville, and other members of the Parish Council. This visit covered the neighbourhood area and allowed AECOM to gather an extensive photographic survey.

Crucially, the visit included the three character areas of: Historic Tilton on the Hill; Leicester Road, Digby Close and Marefield Lane; and, the Countryside.

Numerous factors were taken into account during the site visit including context and identity, settlement origins and growth, layout and urban grain, movement networks, landscape, recreation and open space, important views, built form and designations. Examples of best practice developments, both recent and historic, were also visited.

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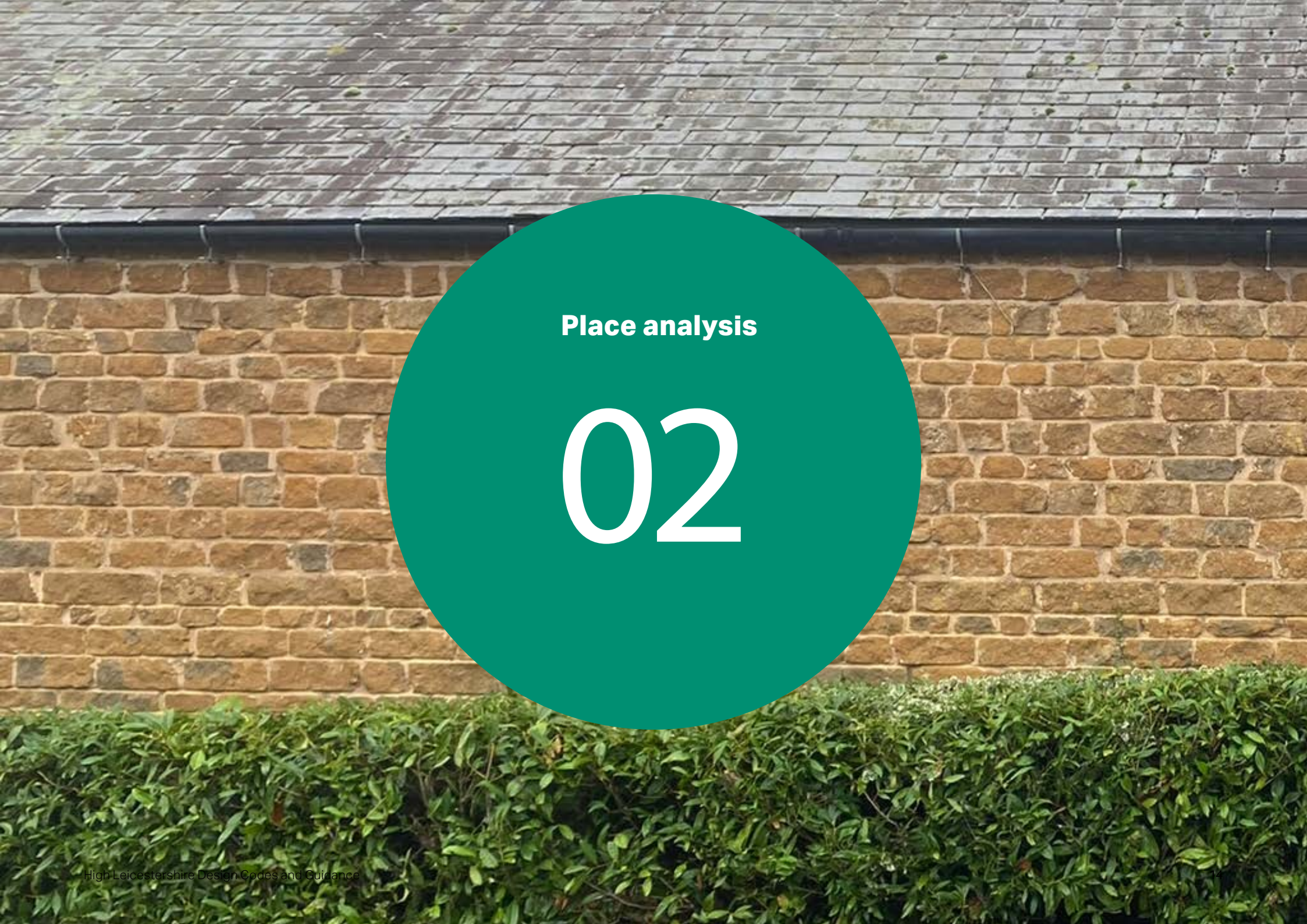
Figure 03: Tilton Village Hall.

Figure 04: Recent development adjacent to the Rose & Crown pub.

Figure 05: The rural Loddington Road looking east.



Place analysis

02

2. Place analysis

High Leicestershire is a quintessentially English neighbourhood of rolling hills, charming villages and attractive woodland.

2.1 Context and identity

The neighbourhood area boundary forms a very loose pattern formed by its steep and undulating topography and its ancient field patterns.

The south west of the site is bordered by Tilton Lane and the B6047 which is the main route running north-south through the neighbourhood area. The remaining parts of the site are bordered by historic field boundaries, streams and rural lanes.

The population of the neighbourhood area was 728 in the 2011 Census and most of the residents are concentrated in the small village of Tilton on the Hill and the nearby hamlet of Halstead. The neighbourhood area's other settlements of Cold Newton, Lowesby and Marefield are very small hamlets containing only a handful of houses and farmsteads between them.

The surrounding countryside is characterised by abundant trees and mature hedgerows, mixed agricultural uses, sparse settlement patterns, and, frequent ridge and furrow

The neighbourhood area has a very limited range of services and facilities and most of these are contained in Tilton on the Hill which includes the village hall, a convenience store, a pub, a playing field and the Church of St Peter. There is a pre-school in the village hall but no other schools in the neighbourhood area. Lowesby has a village hall, a cricket ground and the Church of All Saints.

2.1.1 Demographics

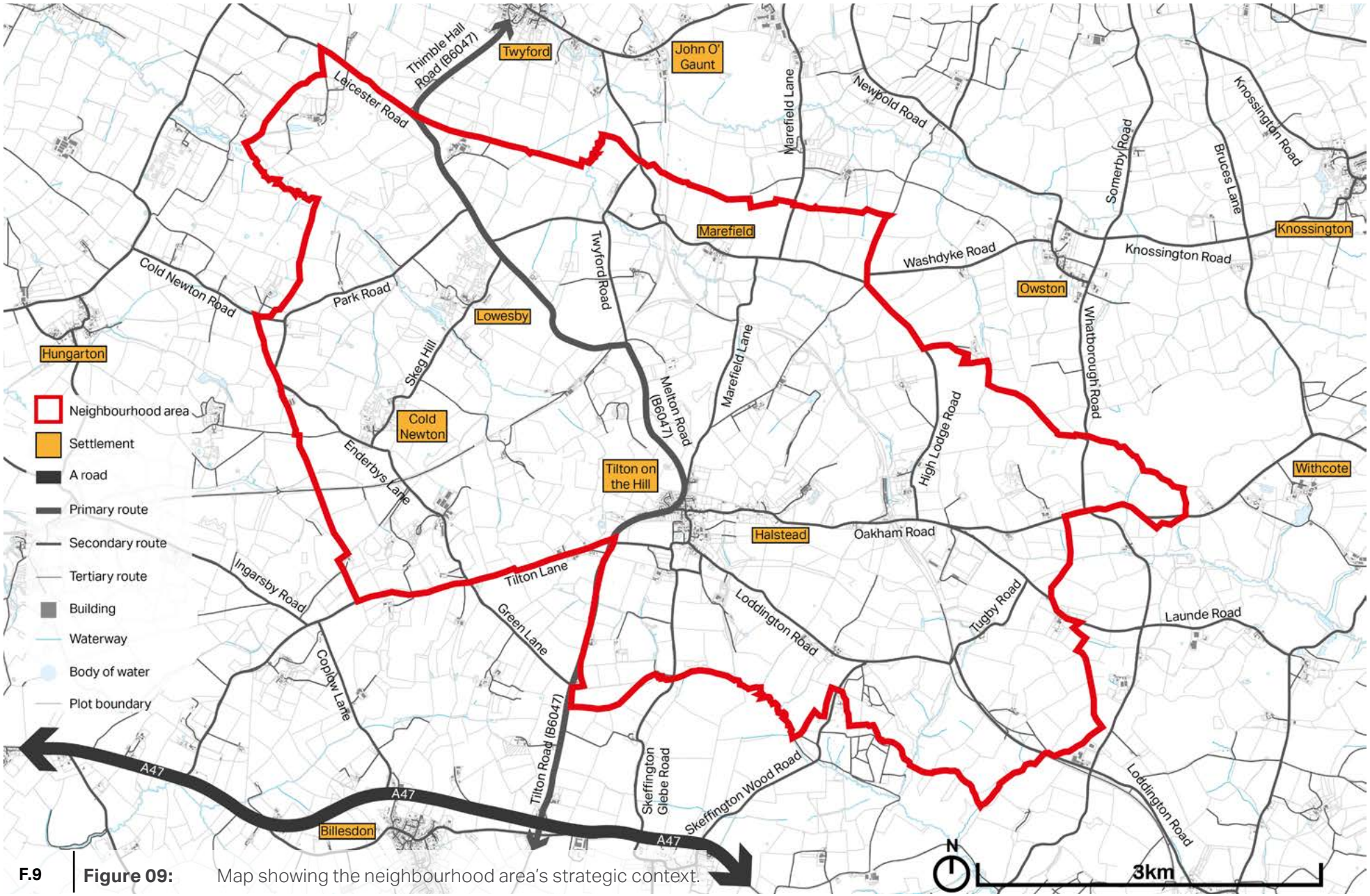
The 2011 Census shows that 19.7% of Tilton on the Hill and Halstead parish's residents were aged 65 and over.

The neighbourhood area falls within the 50% least deprived neighbourhoods in the country according to the 2019 Index of Multiple Deprivation.

Figure 06: A stable conversion on Main Street.

Figure 07: A cottage on Loddington Road.

Figure 08: A Public Right of Way leading towards Billesdon.



F.9 **Figure 09:** Map showing the neighbourhood area's strategic context.

2.2 Settlement origins and growth

Tilton on the Hill was founded in Saxon times at the crossroads of ancient paths between Leicester, Oakham, Market Harborough and Melton Mowbray. The Church of St Peter is the village's oldest building with its oldest sections constructed in the 12th Century. Cold Newton and Lowesby also have ancient origins, with both being listed in the Domesday Book.

The neighbourhood area's agricultural origins can still be seen in its street patterns which form loose arrangements around rural lanes, historic field boundaries and the positioning of cottages and farmsteads.

There are eight Scheduled Monuments within the neighbourhood area which paint a picture of the neighbourhood area's earliest roots. These include the site of a Roman villa and abandoned medieval villages at Cold Newton, Lowesby and Whatborough.


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Figure 10: The Church of St Peter with its origins in the 12th Century.

Figure 11: Farm buildings within the agricultural landscape.

Figure 12: Historic cottages on Main Street.

2.2.1 Settlement pattern today

The neighbourhood area has seen limited growth since the 19th Century with most of this being contained in Tilton on the Hill.

The most recent development in Tilton on the Hill is to the south and north of Leicester Road. This area includes a range of building styles including bungalows, large detached homes, wide 1930s terraces and uniform 1960s cul-de-sacs.

There has also been growth at the north of Tilton on the Hill along Marefield Lane including semi-detached and detached homes as well as bungalows.

There has been some infill development at Manor Farm Court and Manor Farm Yard which are located off Main Street and consist of large detached homes. There has been similar development at Rose Court adjacent to the Rose & Crown pub.

There has also been some sensitive infill development of cottage-style detached houses opposite the Church of St Peter along Oakham Road.

Figure 13: 21st Century semi-detached housing on Marefield Lane.

Figure 14: 20th Century detached cul-de-sac housing on Digby Close.

Figure 15: A variety of 21st Century housing styles on Marefield Lane.

2.3 Layout and urban grain

A figure ground analysis shows five main layouts in the neighbourhood area. These can all be seen in and around Tilton on the Hill and Halstead.

"Compact rural" describes the course urban grain that has developed organically over centuries based on topography and the positioning of historic cottages and farmsteads. This includes the historic part of Tilton on the Hill. "Loose rural" follows a similar pattern but with buildings spread over larger distances. This can be seen in Halstead.

"Linear" can be seen in the 20th and 21st Century houses that line Marefield Lane and Leicester Road in Tilton on the Hill. "Cul-de-sac" describes the curvilinear 1960s developments in Tilton on the Hill.

"Farmstead/hamlet" covers the standalone clusters of buildings across the neighbourhood area and includes the settlements of Cold Newton, Lowesby and Marefield.


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Figure 16: "Compact rural" urban grain.

Figure 17: "Cul-de-sac" urban grain.

Figure 18: "Linear" urban grain.

Figure 19: "Farmstead/hamlet" urban grain.


Tilton on the Hill
Halstead
Compact rural
Loose rural
Linear
Cul-de-sac
Farmstead/hamlet
N
0.5km

2.4 Movement networks

2.4.1 Vehicular movement

The neighbourhood area is located to the north of the A47 which is the main road between Leicester to the west and the A1 motorway to the east. The B6047 (known as Tilton Road, Leicester Road and Melton Road as it passes the neighbourhood area) is the main road running north-south through the neighbourhood area and linking the A47, Tilton on the Hill and Melton Mowbray to the north. The other roads in the neighbourhood area are narrow rural lanes connecting the farmsteads and small hamlets.

Within Tilton on the Hill, most amenities are contained in the centre of the village along Oakham Road. The village's other routes are residential and generally used for access to homes and farmsteads as well as through traffic heading to the surrounding villages and hamlets. Despite being a narrow rural road, Oakham Road is often particularly busy with traffic (including heavy goods vehicles) heading towards Oakham and beyond.

Four electric vehicle charging stations have been installed in the village hall's car park.

2.4.2 Pedestrian movement

Some roads in Tilton on the Hill contain narrow pedestrian footpaths. Some, including parts of Oakham Road, Main Street and Loddington Road, have no footpaths due to their narrow rural nature. Some narrow grass verges separate buildings and walls from the road. The neighbourhood area is well-served by Public Rights of Way which provide attractive walking routes into the surrounding countryside.

2.4.3 Alternative transport

There is limited formal cycle infrastructure on the highway network and therefore cyclists are mainly required to use the existing local highway network. However, National Cycle Route 63 is a long-distance route that passes through the eastern edge of the Neighbourhood Area along Whatborough Road. There are no bus or rail services in the neighbourhood area. There is a disused railway to the east of the neighbourhood area


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Figure 21: The Leicester Road section of the B6047 running through Tilton on the Hill.

Figure 22: Loddington Road looking southeast from Tilton on the Hill.

Figure 23: Public Right of Way between Loddington Road and Oakham Road.

F.24 **Figure 24:** Map showing the route hierarchy in Tilton on the Hill and Halstead.

2.4.4 Legibility and wayfinding

The main settlement of Tilton on the Hill is relatively easy to navigate due to its small size.

The B6047 is a primary route running through the neighbourhood area connecting it with the A47. This road is well-used by traffic which creates a barrier effect separating the historic east side of Tilton on the Hill from the more modern housing developments to the north of Leicester Road.

The B6047 runs through Tilton on the Hill and is the main entry point to the village. Other entry points include Loddington Road and Skeffington Glebe Road from the south, Oakham Road to the east (which is the main route to Halstead) and Marefield Lane to the north. These roads meet at several key intersections in the village.

Oakham Road contains Tilton on the Hill's most important cluster of landmarks including the village hall, the convenience store, The Rose & Crown pub and the Church of St Peter. This is the busiest part of the neighbourhood area as a result.

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Figure 25: The Back Road / Loddington Road / Main Street intersection.

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Figure 26: The convenience store in Tilton on the Hill.


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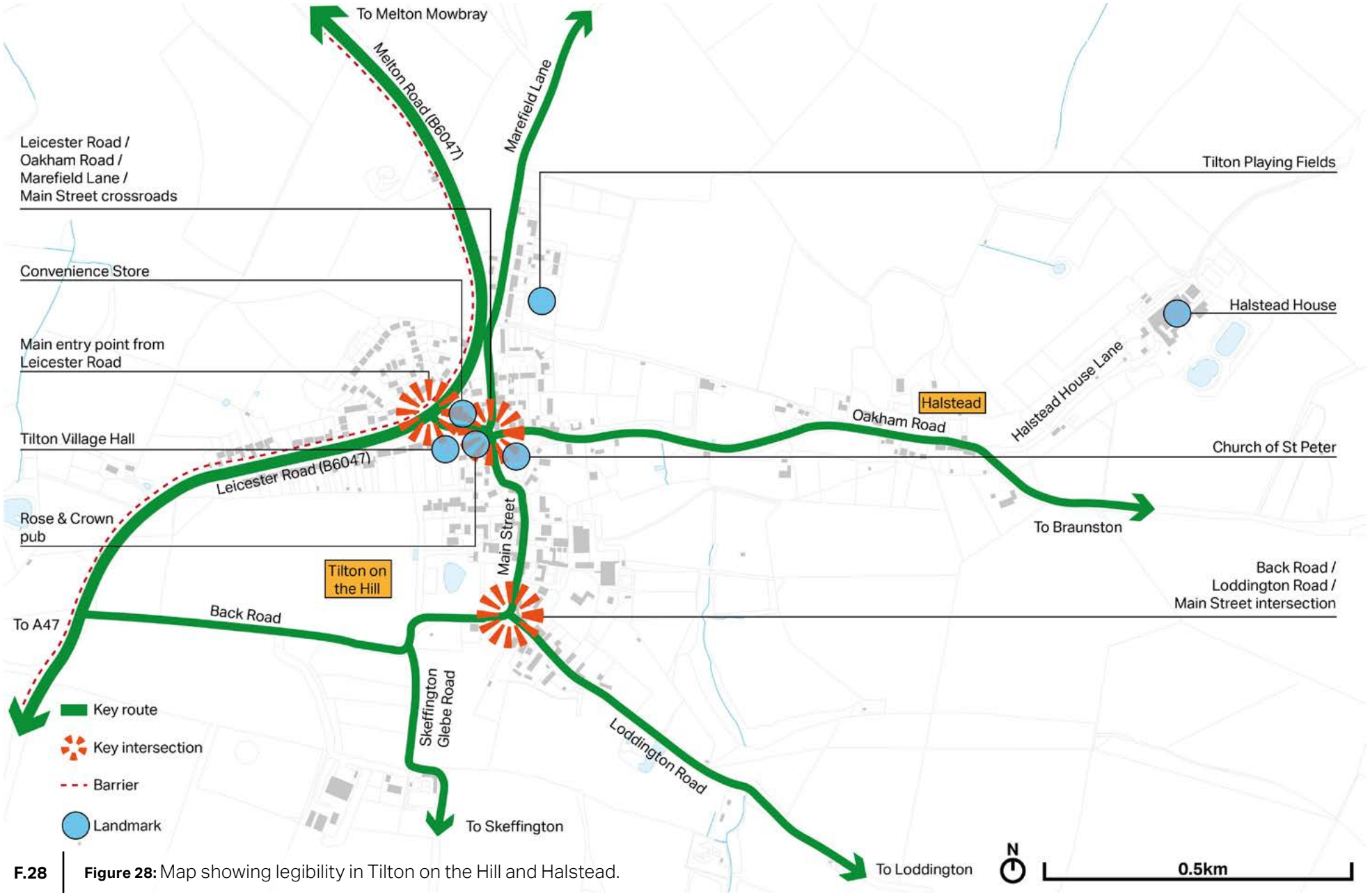
Figure 27: The Leicester Road / Oakham Road / Marefield Lane / Main Street crossroads.



F.28 **Figure 28:** Map showing legibility in Tilton on the Hill and Halstead.

2.5 Landscape

2.5.1 Topography

The neighbourhood area's topography is one of its most unique aspects and strongly regarded by the local population as an important feature.

Tilton on the Hill is one of the highest places in East Leicestershire at 219m above sea level. This falls to below 100m to the west of the neighbourhood area. This undulating topography provides key views of the countryside in all directions and popular rural walks.

The steeply sloping valleys and broad ridges were created by fluvio-glacial influences and water courses that flowed across the area. Development is impacted as a result with many buildings situated according to topography and many houses backing onto open countryside.

The South-East of the neighbourhood area includes Whatborough Hill, Colborough Hill and Robin-a-Tiptoe Hill, the latter the location of a defended enclosure which is a Scheduled Monument.


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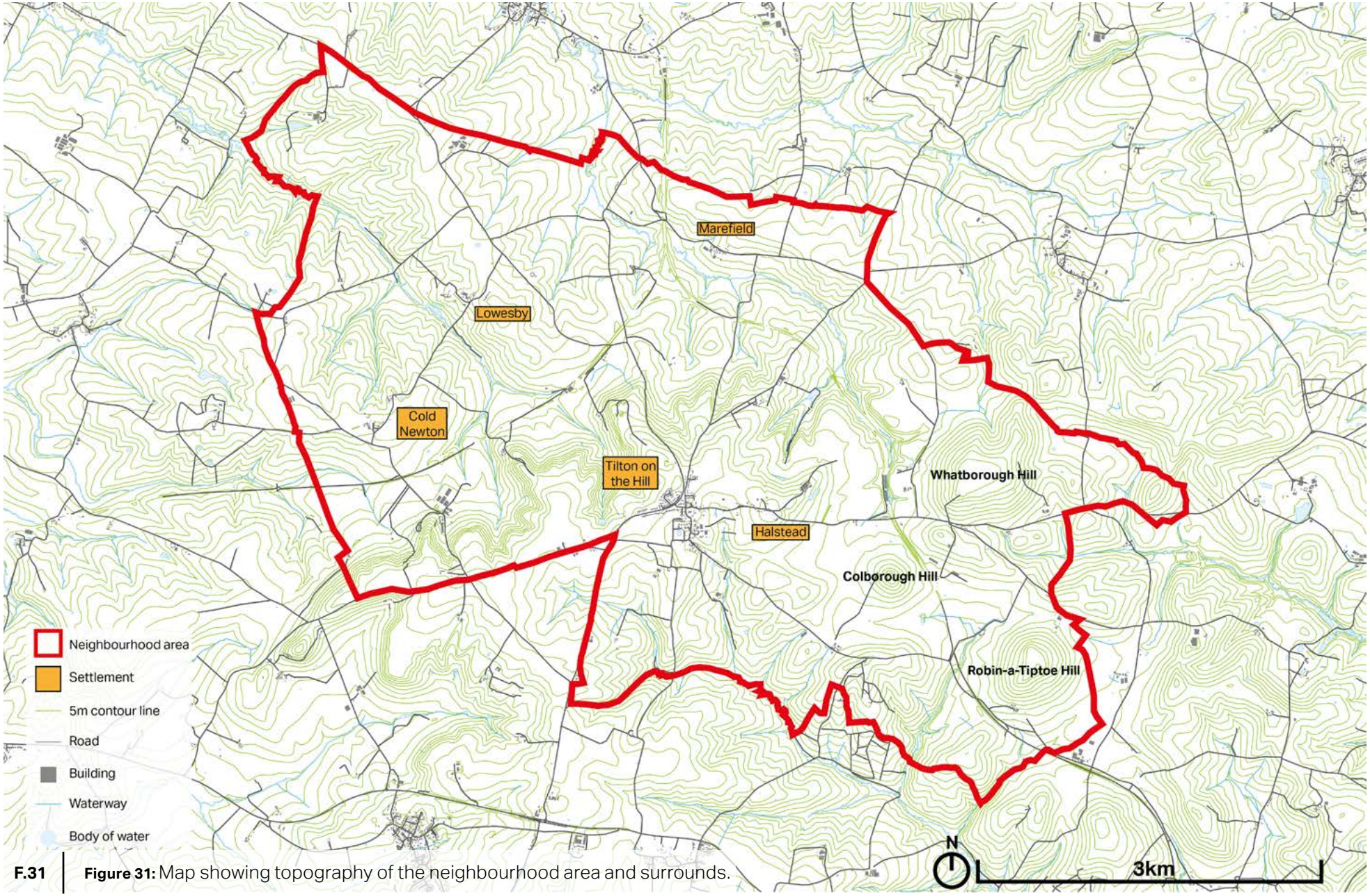
Figure 29: The steep topography surrounding Tilton on the Hill.

Figure 30: Sloping facades on Loddington Road.



F.31 | **Figure 31:** Map showing topography of the neighbourhood area and surrounds.

2.5.2 Flood

Flooding from rivers is not a major issue for the neighbourhood area's settlements. Flood risk is an important consideration in guiding the location of new development. Flood Zones refer to the probability of river flooding, ignoring the presence of defences. Most of the neighbourhood area is in Flood Risk Zone 1.

The Queniborough and Gaddesby Brooks that flow to the River Wreake, provide the main source of fluvial flood risk in the neighbourhood area with areas being in Flood Risk Zone 3 (high risk) and 2 (medium risk). These brooks do not pass through the settlements themselves.

Flooding from surface water runoff (pluvial) is usually caused by intense rainfall. The Met Office predicts that the heaviest rains are likely to get more intense and extreme as a result of climate change. This will increase the risk of flooding. Flooding usually occurs in lower lying areas. Current drainage systems may be unable to cope with the increased volume of water. Surface water flooding problems are inextricably linked to issues of poor drainage, drain blockage and sewer flooding.


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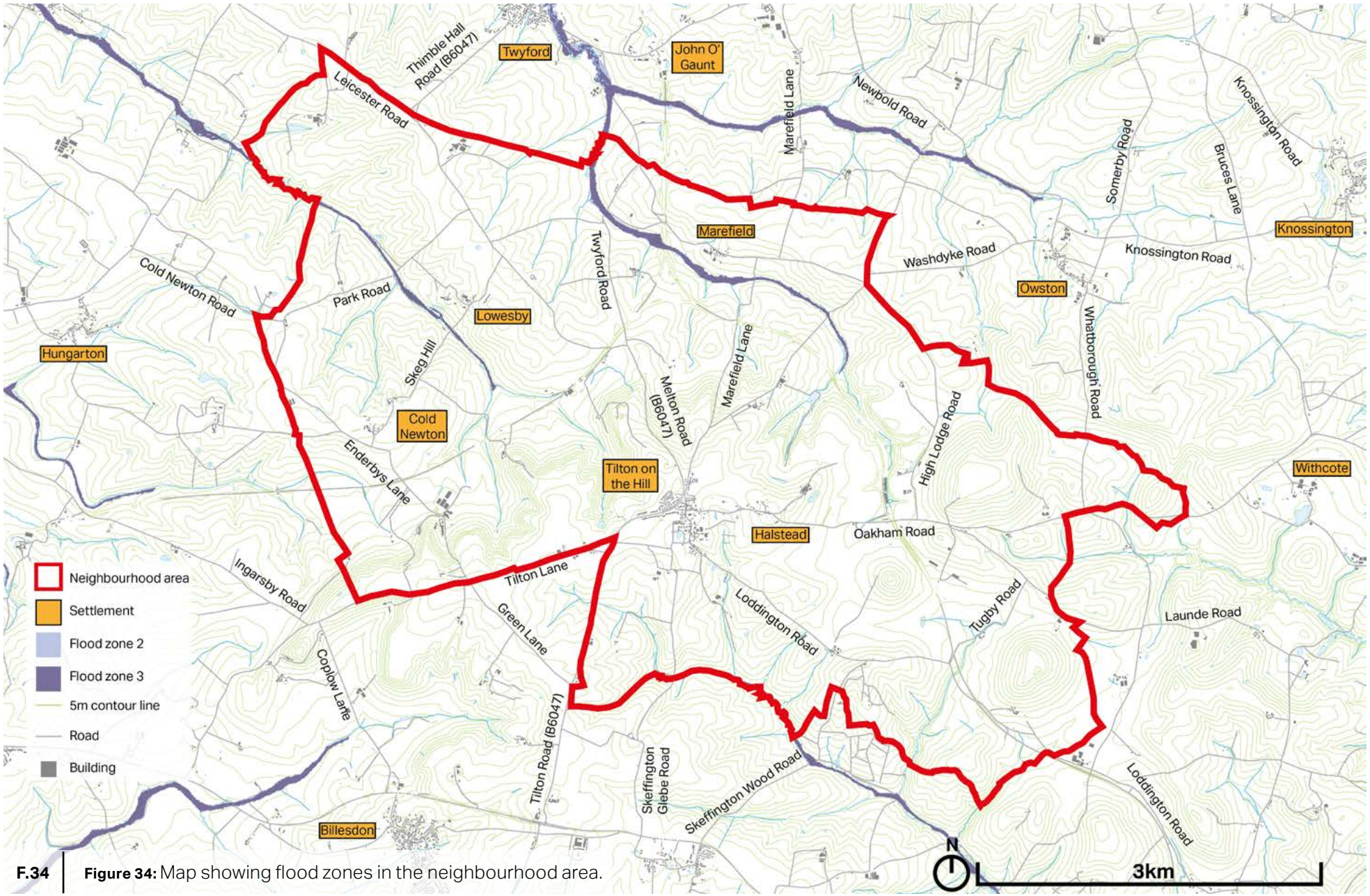
Figure 32: The moated site at Tilton, a Scheduled Monument.

Figure 33: Permeable driveways on Rose Court.



F.34 **Figure 34:** Map showing flood zones in the neighbourhood area.

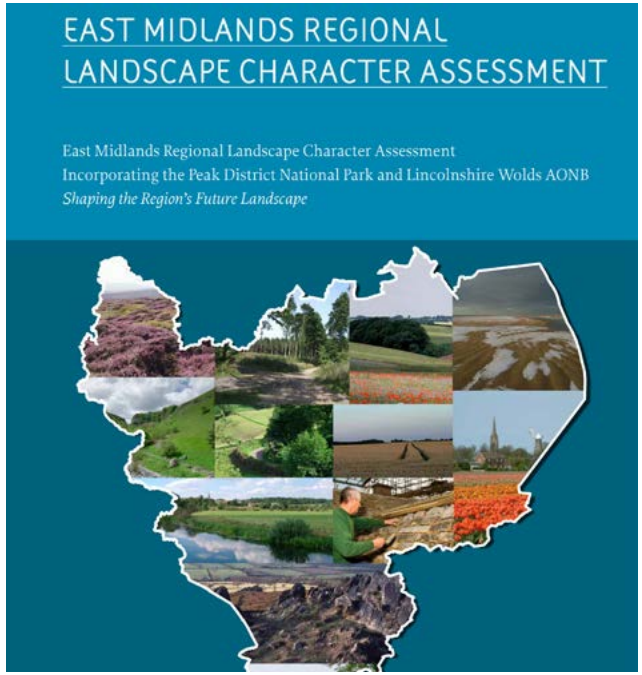
2.5.3 Landscape character assessment

The neighbourhood area is covered by the East Midlands Regional Landscape Character Assessment 2009 (EMRL) and the Harborough District Landscape Character Assessment 2007 (HDLCA).

The EMRL places the neighbourhood area within the "Undulating Mixed Farmlands" character area. Key characteristics of this character area include: varied landform; well treed character; mixed farming regime; sparse settlement patterns; networks of quiet country lanes; and, frequent and prominent ridge and furrow.

The HDLCA places the neighbourhood area within the "High Leicestershire" character area. Key characteristics of this character area include: "steep undulating hills; high concentration of woodland; rural area with a mix of arable farming; and, scattering of traditional villages and hamlets.

There are numerous areas of woodland throughout the neighbourhood area. There are also two Sites of Special Scientific Interest (SSSIs). The Leighfield Forest SSSI includes Tilton Wood as well as other forests which fall outside the neighbourhood area. The Tilton Cutting SSSI runs along part of a disused railway.



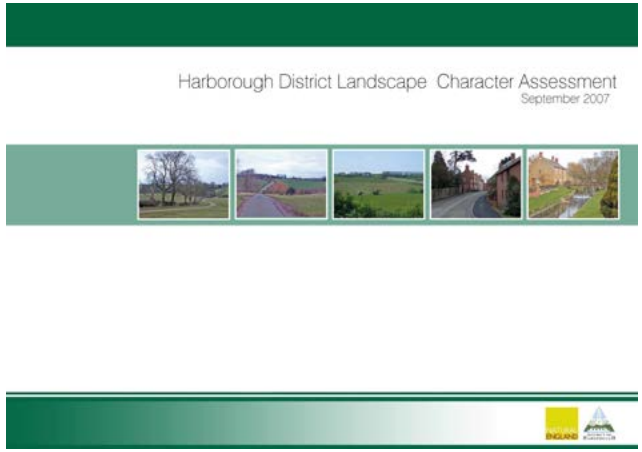
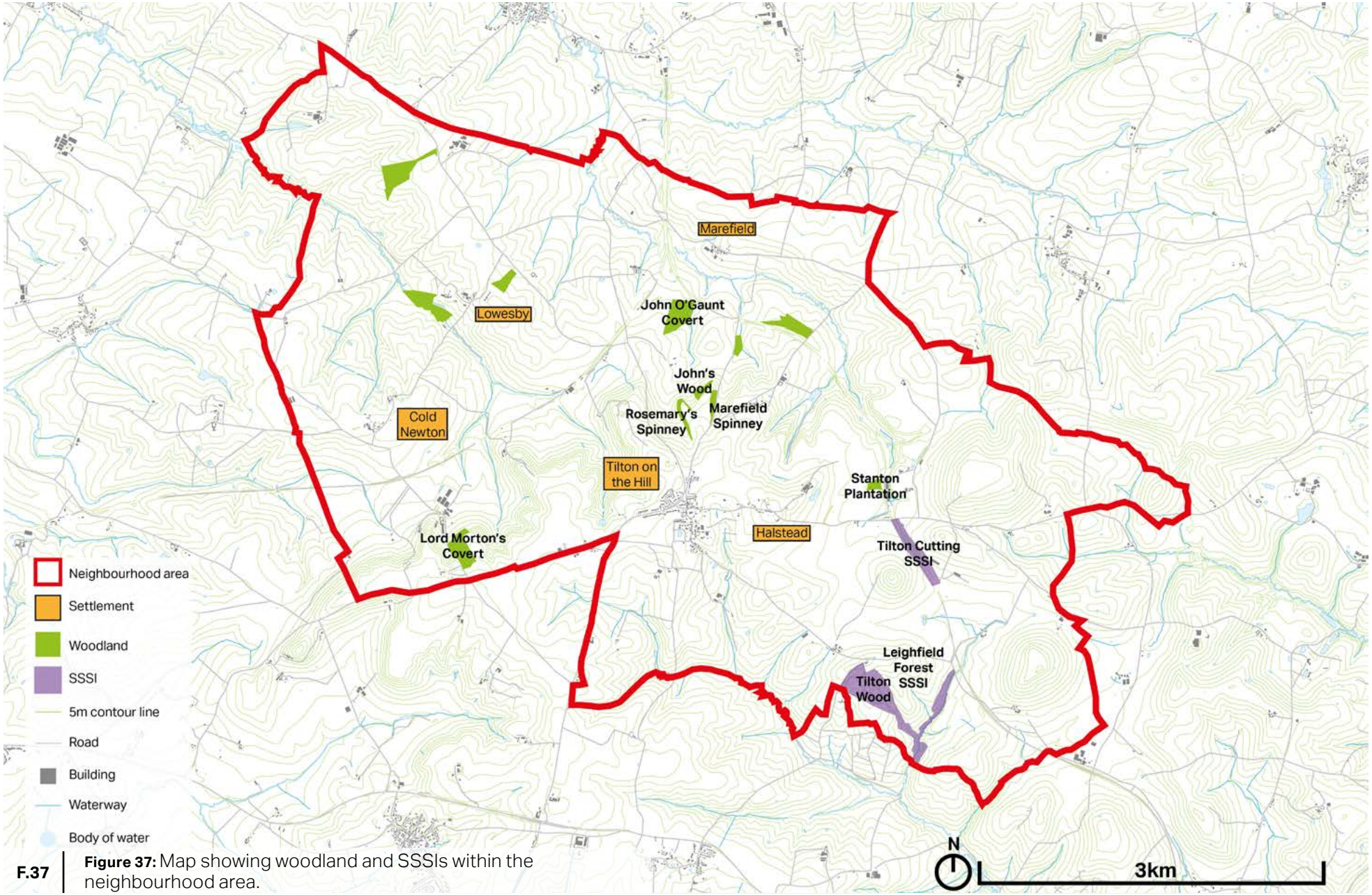


Figure 35: Steep undulating hills, characteristic of the "High Leicestershire" character area.

Figure 36: Mixed farming regime, characteristic of the "Undulating Mixed Farmlands" character area.



F.37 **Figure 37:** Map showing woodland and SSSIs within the neighbourhood area.

2.6 Recreation and open space

The National Planning Framework (NPPF) makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances.

Within Tilton on the Hill, the churchyard of the Church of St Peter and the Tilton Playing Field have been designated as local green spaces. In Lowesby the churchyard of the Church of All Saints, the cricket ground and the village green have been designated.

Other recreational spaces in Tilton on the Hill include the Tilton Playground between the village hall and the Rose & Crown pub.

The surrounding countryside includes numerous green spaces and woodland accessed by the neighbourhood area's Public Rights of Way which are well-used by local residents and visiting ramblers.


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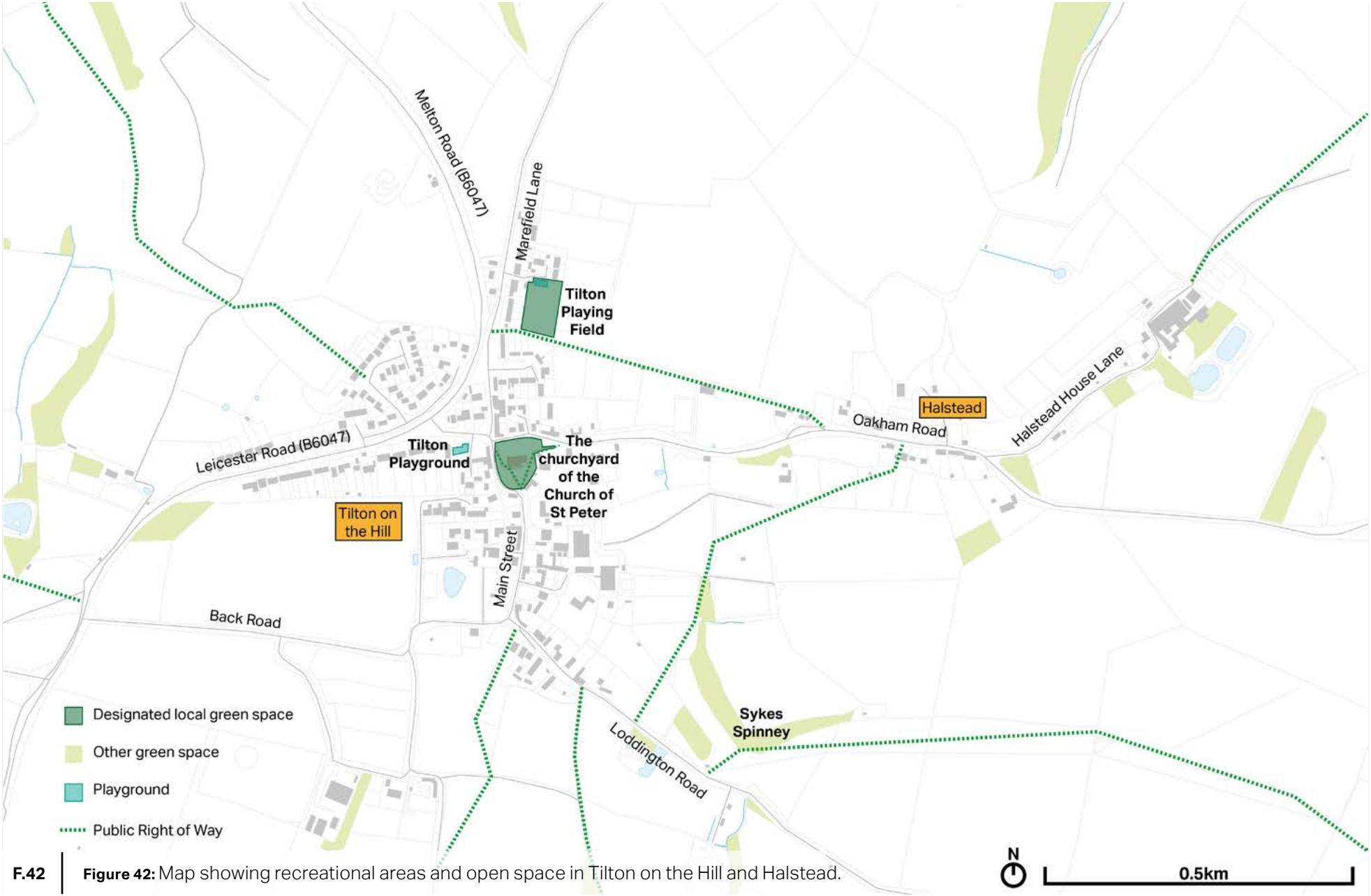
Figure 38: Churchyard of the Church of St Peter.

Figure 39: Playground in the Tilton Playing Field.

Figure 40: Picnic area in the Tilton Playing Field.

Figure 41: Tilton Playground.



F.42 **Figure 42:** Map showing recreational areas and open space in Tilton on the Hill and Halstead.

2.7 Important views

The neighbourhood area's undulating topography creates significant views towards the countryside from all of its settlements.

Tilton on the Hill's elevated position at 219m gives it impressive views over the ridge to the north. The country lanes leading in and out of the village frame views of historic hedgerows and woodland.

Within the settlements themselves, there are views of important heritage assets, in particular the Church of St Peter in Tilton on the Hill and the Church of All Saints in Lowesby which can be seen from numerous directions.

The lack of large urban areas means that the neighbourhood area's night skies are some of the darkest in the Midlands, with much of the neighbourhood area's light levels being at 0.25-0.5 NanoWatts / cm^2/sr.


F.43


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Figure 43: View looking northeast across Tilton on the Hill from Back Road.

Figure 44: View of the area of separation between Tilton on the Hill and Halstead.

2.8 Built form

Many of the neighbourhood area's historic buildings are constructed from the distinctive local coursed ironstone. Key examples of this include the Church of St Peter and the Listed cottages in Tilton on the Hill.

The neighbourhood area includes forty Listed Buildings. These are mainly Grade II Listed apart from the Church of St Peter in Tilton on the Hill which is Grade I Listed, and the 13th Century Church of All Saints and the 18th Century Lowesby Hall, both in Lowesby and both Grade II* Listed. The grounds of Lowesby Hall are also a registered Park and Garden.

The large clusters of Listed Buildings in Tilton on the Hill and Lowesby led to the creation of conservation areas in both villages. Both were designated in 1975 and revised in 2006.

There are also eight Scheduled Monuments in the neighbourhood area including the site of a Roman fort, three deserted medieval villages, the churchyard cross at the Church of St Peter, the defended enclosure on Robin-a-Tiptoe Hill and the moated site at Tilton on the Hill.


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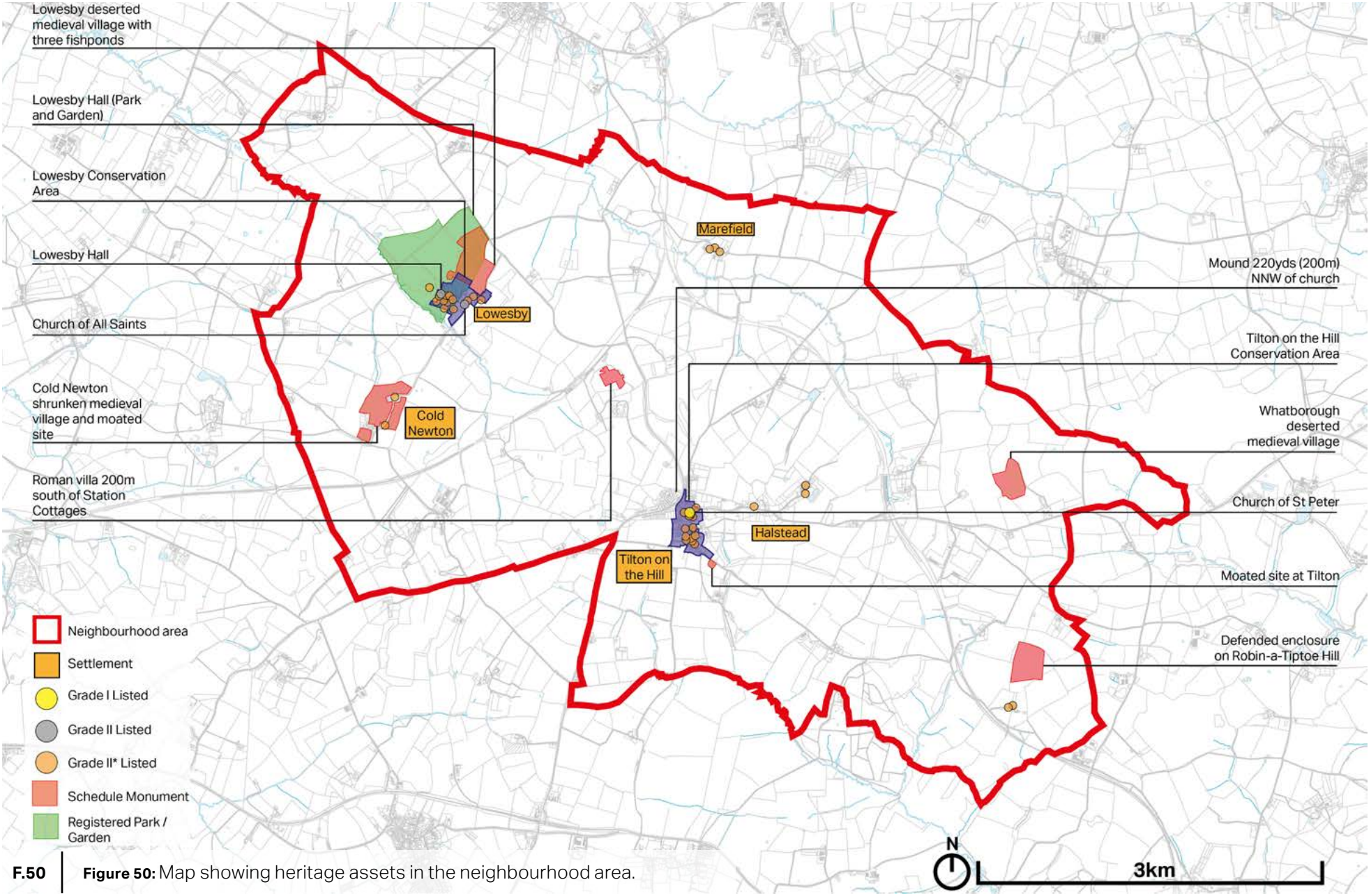
Figure 45: The Grade II Listed Jasmine Cottage and Kildare Cottage (18th Century).

Figure 46: The Grade II Listed Old School (19th Century).

Figure 47: The Grade II Listed Old Village Store (18th or 19th Century).

Figure 48: The Grade II Listed Yew Tree Cottage (19th Century).

Figure 49: The Grade I Listed Church of St Peter (13th Century).



F.50 **Figure 50:** Map showing heritage assets in the neighbourhood area.

2.9 Characterisation study

A primary purpose of this document is to enable well-designed buildings and spaces that are sensitive and responsive to local context, landscape setting, and character.

The characterisation study presents the variation in character across the neighbourhood area and informs the character areas in Section 3 (Character analysis).

Establishing what are key features or distinctive attributes in these areas helps guide future development.

This analysis was cross-checked on site as part of the walking tour and photographic study, guided by residents of the neighbourhood area.

Figure 51: Horse-riding on one of Tilton on the Hill's rural lanes.

Figure 52: The heart of Tilton on the Hill.

Development period timeline

Georgian

Mid-20th Century

21st Century

Victorian / Edwardian

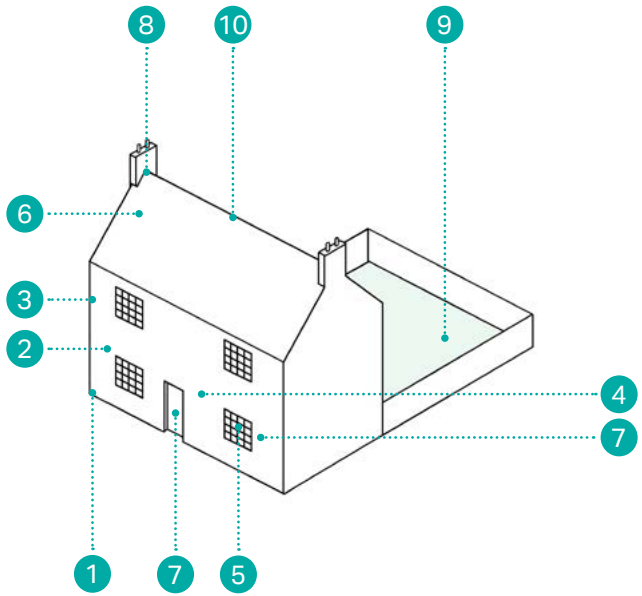
Late-20th Century

2.10 Typical house types

Detached cottages and farmsteads, built from the local coursed ironstone, form a clear aesthetic for the neighbourhood area. However, there are a variety of different house types, particularly in the areas of Tilton on the Hill falling outside of the Tilton on the Hill Conservation Area.

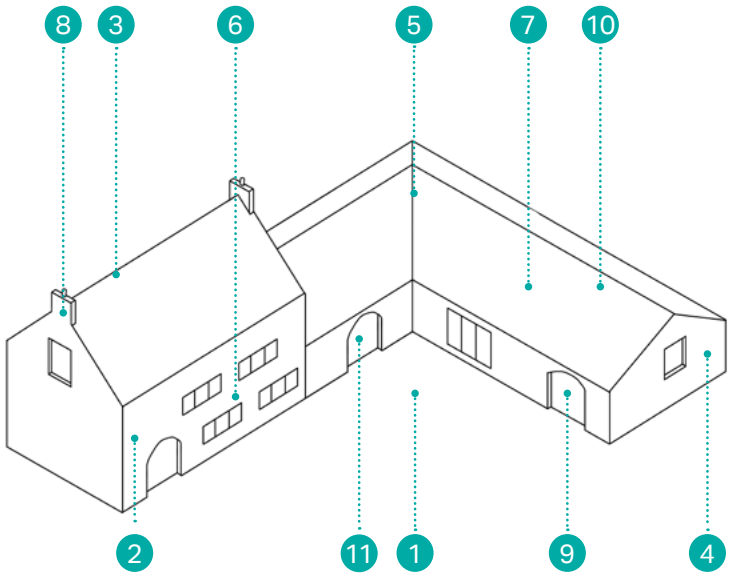
The images on the following pages show some of the general housing types typically found in the neighbourhood area along with some key features associated with them. There are other house-types which are explored further in Section 3 (Character analysis).

Cottage



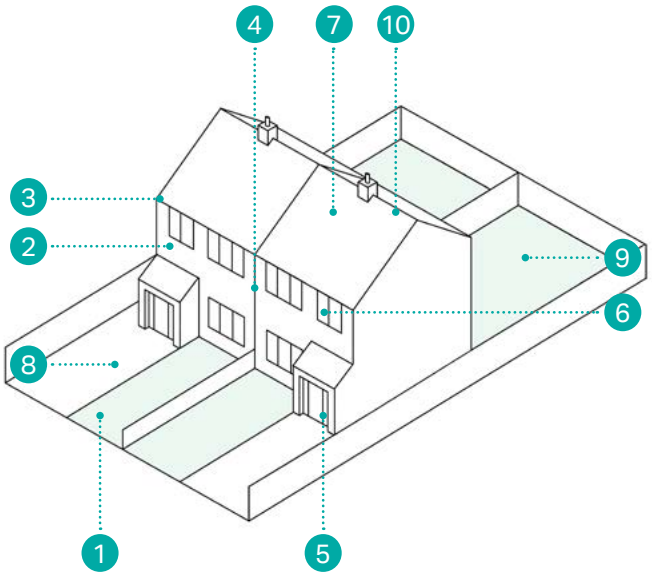
1. No setback.
2. Ironstone rubble / red brick frontage.
3. Two-storey detached house.
4. Asymmetrical facade.
5. Sash windows of varying sizes.
6. Grey slate tiles.
7. Low doors and windows.
8. Chimney stack on both ends.
9. Medium back garden.
10. Pitched gable roof of varying heights.
11. Timber door.

Farmstead



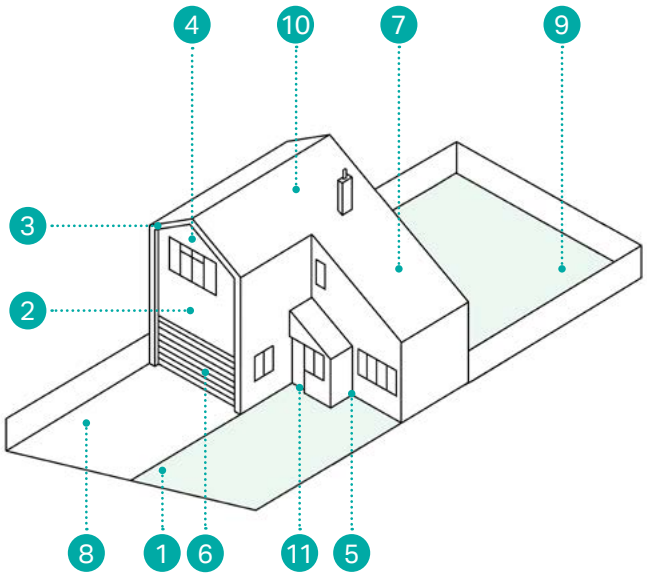
1. Courtyard arrangement.
2. Ironstone rubble / red brick frontage.
3. Height ranging between 1 and 2 storeys.
4. Outbuildings / garages.
5. L-shaped building footprint.
6. Informal window arrangement.
7. Grey slate tiles.
8. Chimney stacks.
9. Stable entrances.
10. L-shaped pitched roof.
11. Wooden farmhouse doors.

Mid-20th Century semi-detached



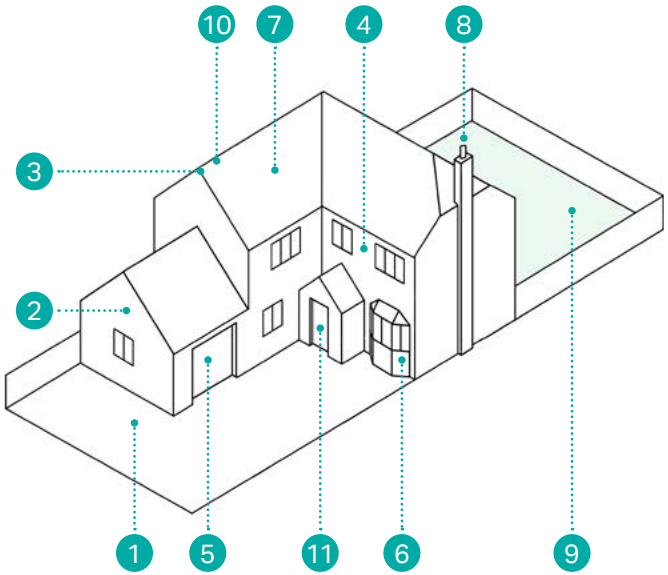
1. Medium to large front gardens.
2. Various colour brick frontage.
3. Two-storey semi-detached houses.
4. Mirrored fenestration / facade.
5. Porch entrance.
6. Casement windows.
7. Concrete / grey slate tiles.
8. Driveways in front of houses.
9. Medium to large back gardens.
10. Pitched gable roof.
11. Varying door styles.

Mid-20th Century detached

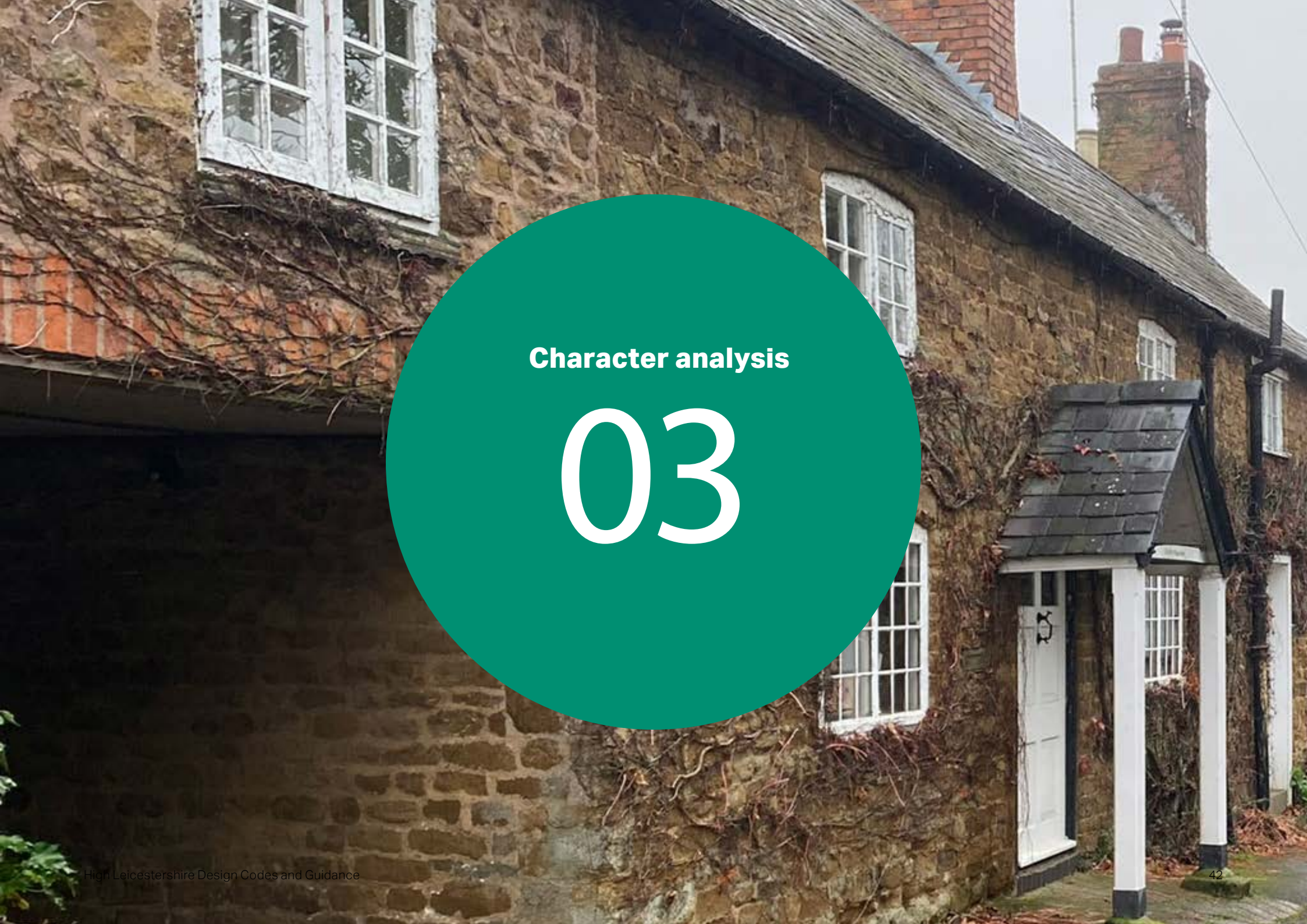


1. Irregular shaped front garden.
2. Light brick frontage.
3. Two-storey detached house.
4. Asymmetrical fenestration / facade.
5. Porch entrance.
6. Built-in front-facing garage.
7. Clay roof-tiles.
8. Driveway in front of house.
9. Medium to large back garden.
10. L-shaped sloping pitched roof.
11. Varying door styles.

Modern farmhouse style



1. Pebbled / paved driveway.
2. Various colour rustic brick frontage.
3. Two-storey detached house.
4. Asymmetrical fenestration / facade.
5. Built-in garage.
6. Neo-Georgian/Victorian features.
7. Grey slate roof-tiles.
8. Chimney stack.
9. Medium to large back garden.
10. L-shaped pitched roof.
11. Farmhouse style door.



Character analysis

03

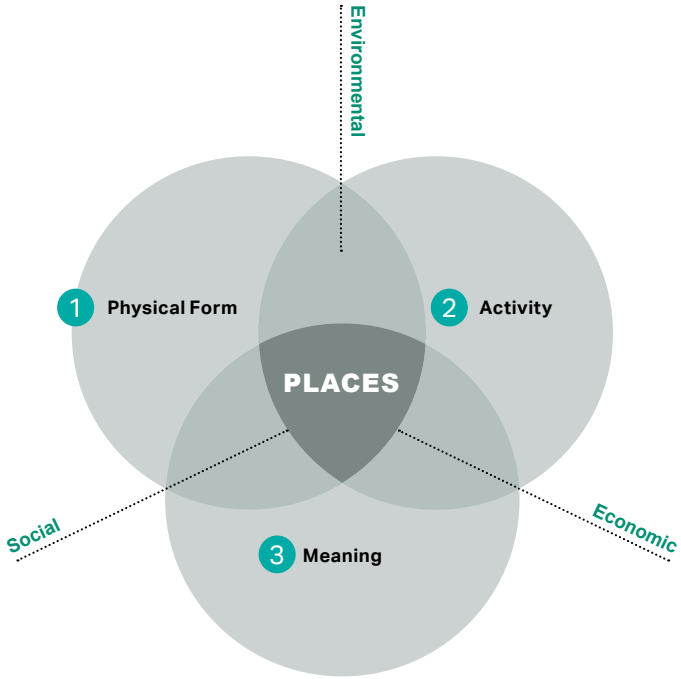
3. Character analysis

Achieving quality development starts with a comprehensive understanding of a place.

Places have a clear and strong identity and character. They are a combination of their physical form, their activities and their meaning to people. The diagram opposite shows how these factors come together to create a successful place. The character areas were developed by creating the full picture of High Leicestershire.

All new development must undertake its own comprehensive analysis of the place to understand a proposal's broader context and establish aspirations and place-specific responses to the location, siting and design of new development.

The map on the following page illustrates High Leicestershire's character areas based on analysis of built and natural features, such as topography and landform, land use and built development.

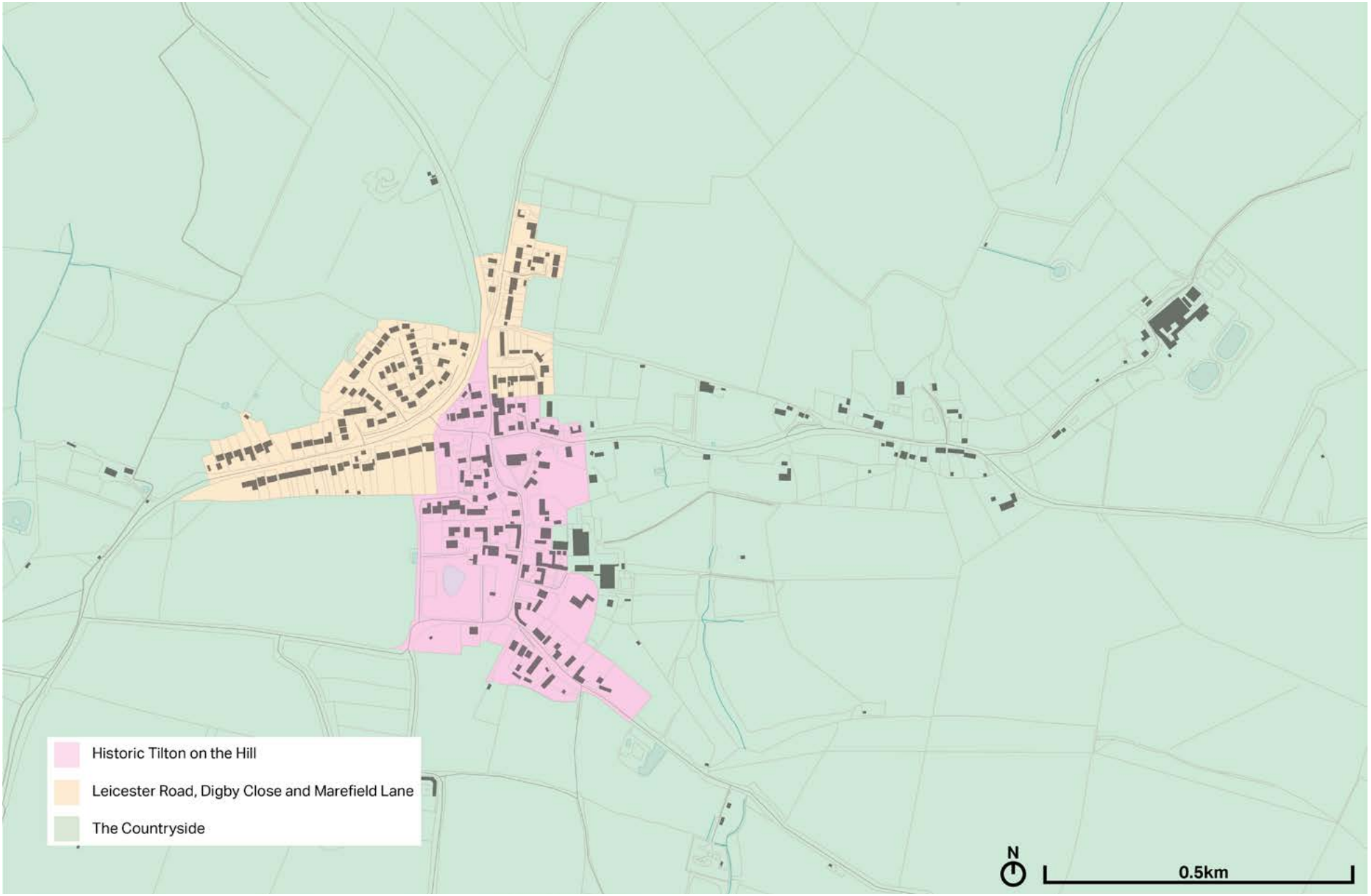


1. Physical conditions of existing built development including layout, form, scale, appearance, landscape character, waterways and flood risk.
2. Use, vitality and diversity, including community facilities and local services.
3. How a place is perceived, including local heritage, views inwards and outwards and social histories.

1 Historic Tilton on the Hill

2 Leicester Road, Digby Close and Marefield Lane

3 The Countryside


Historic Tilton on the Hill
Leicester Road, Digby Close and Marefield Lane
The Countryside
N
0.5km

1 Character Area 1: Historic Tilton on the Hill

3.1 Historic Tilton on the Hill

Centred around the Church of St Peter, this character area corresponds with the Tilton on the Hill Conservation Area and is strongly defined by its ironstone cottages and its winding rural lanes.

Summary character:

- This character area includes Main Street, Oakham Road, Back Road, Loddington Road, parts of Leicester Road and the surrounding streets and lanes. It is bordered by open countryside to the east, south and west and by the Leicester Road, Digby Close and Marefield Lane character area to the north.
- The village's main amenities are clustered around the Leicester Road and Main Street junction. This includes the village store, the village hall, The Rose and Crown pub and the Church of St Peter.
- Despite the rural nature of the streets, heavy good vehicles often use Leicester Road and Oakham Road as this is the main route to Oakham. The other routes are generally used by residents and local farmers.
- There are footpaths on both sides of Leicester Road. Other roads have narrow footpaths on only one side of the road. The part of Main Street between the Rose and Crown pub and the Church of St Peter have no footpath at all due to the narrow road.
- The buildings are generally one and two storey detached houses but some of these are adjoined. Many front directly onto the street although some contain small set-backs containing front gardens. The homes off the main streets are generally clustered in courtyard arrangements.
- The predominant building material is the local coursed ironstone although some buildings are either built from red brick or covered in white and cream render. Most roofs are tiled with grey slate.
- The main boundary type is ironstone walls ranging from waist height around the Church of St Peter up to three metres on Main Street. There are some examples of low brick walls on Leicester Road.
- Several roads have sloped grass verges adjacent to one or both sides of the road.
- The main open space is the churchyard of the Church of St Peter. There are outdoor seating areas in front of the village store and within the car park of The Rose and Crown pub. There is a children's playground within the car park of the village hall.
- There are numerous Public Rights of Way leading into the surrounding countryside.
- Landmarks include the aforementioned amenities as well as 15 Listed Buildings and the Churchyard Cross of the Church of St Peter which is a Scheduled Monument.


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Figure 54: Holmlea Farmhouse on Main Street.

Figure 55: Church Cottage on Oakham Road.

Figure 56: The Grade II Listed Yewtree Cottage on Main Street.

Figure 57: A cottage facing the churchyard of the Church of St Peter on Main Street.

Figure 58: A cottage on the corner of Main Street and Loddington Road.

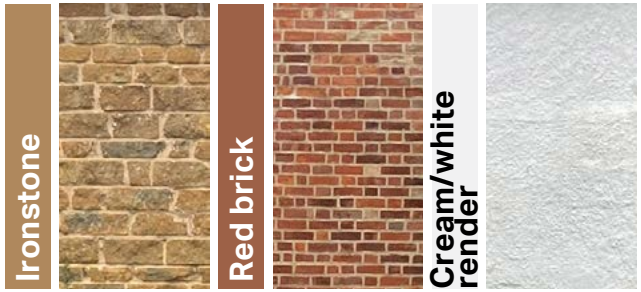
Urban form	Historic nucleated form centred around the Church of St Peter and The Rose and Crown pub from which the key roads of Marefield Lane, Oakham Road, Main Street and Leicester Road radiate to the north, east, south and west respectively. The loose road structure is based on the area's undulating topography and the positioning of historic farmsteads and cottages
Movement networks	Leicester Road is Tilton on the Hill's main entry point containing numerous amenities including the village store, the village hall and The Rose and Crown pub. The second key entry point is Oakham Road which leads to the neighbouring hamlet of Halstead. Main Street runs through the heart of this character area and contains the village's most historic buildings.
Landmarks	There are 15 Listed Buildings within this character area including the Grade I Listed Church of St Peter which is Tilton on the Hill's most distinctive landmark built from the characteristic ironstone and with a spire that can be seen from across the neighbourhood area. The adjacent Grade II Listed Rose and Crown pub and the Old School form a circle of cultural assets.
Public realm / open space	The most central public space is the churchyard of the Church of St Peter. This includes benches for the public. There is also a public bench near the village postbox. There is a large space alongside The Rose and Crown pub which is mainly taken up by surface parking but there is also space for outdoor seating. There is a playground within the car park of the village hall.
Green and blue infrastructure	The main green space is the churchyard of the Church of St Peter. There are some sloped grass verges but limited street trees due to this character area's narrowly enclosed streets. There are numerous Public Rights of Way leading to the surrounding countryside which is characterised by large fields containing livestock.
Subdivision of land	This character area is generally very low density with a sporadic urban grain arising as a result of buildings being constructed between farm buildings. Generally the buildings expand organically into the countryside.
Boundary treatments and set-backs	This character area's historic ironstone cottages generally front directly onto the pavement, sometimes separated from the road by sloped grass verges. Some buildings on Main Street and Oakham Road run directly alongside the road with no pavement in between. Some historic farmsteads and modern developments sit apart from the main streets in courtyard arrangements.
Building size, scale and type	Houses are generally one and two storey although there are some examples of three-storey manor houses. The buildings mainly consist of detached farmhouses and cottages built between the 18th and 19th Centuries. Coursed ironstone is the predominant building material for both buildings and boundary walls.

F.59 | **Figure 59:** Table of character area's features.

Key characteristics

Colours and materiality

Facade



Roofing

Boundary treatments

High ironstone wall with pantile capping.

Sloped grass verges between road and building.

Low ironstone wall with wooden fence.

Doorways

Low cottage door with rustic wooden features.

Wooden door with decorative frame and stepped entrance.

Pitched open porch with tiled capping.

Windows

Wooden framed square window with brick capping.

Rectangular casement window with long capping.

Wooden framed square window with rustic pane segments.

2 Character Area 2: Leicester Road, Digby Close and Marefield Lane

3.2 Leicester Road, Digby Close and Marefield Lane

This character area represents Tilton on the Hill's expansion in the 20th and 21st Centuries. Predominantly residential, there is a diverse range of housing types.

Summary character:

- This character area includes the B6047 (Leicester Road) as it runs through Tilton on the Hill along with Marefield Lane, Digby Close and the surrounding streets. It is bordered by open countryside in all directions apart from the south east where it connects to the Historic Tilton on the Hill character area.
- Leicester Road is Tilton on the Hill's busiest road due to the B6047 being the key route between the A47 and Melton Mowbray. Marefield Lane also leads out of the village but is mainly used by residents and farmers. Digby Close is a series of mid-20th Century cul-de-sacs.
- Unlike the more historic parts of the village, this character area is well-served by footpaths running alongside the roads other than part of the north of Leicester Road.
- The buildings are predominantly residential and include large detached houses, semi-detached houses, bungalows and terraced houses in clusters of four. The houses along Leicester Road and Marefield Lane are mixed styles but the houses on Digby Close are more uniform in nature.
- The buildings are generally built from brick of varying colours and shades along with some examples of white and cream render. Roofs contain a mix of grey slate, red pantiles and modern concrete.
- Houses generally have large front and back gardens meaning that they are set back from the road and often obscured by tall hedges and mature trees. The back gardens often back directly onto open fields.
- Some of Tilton on the Hill's most recent homes are located at the north of Marefield Road and the west of Leicester Road.
- Tall hedges form the main boundary type but there are examples of wooden fences and low brick walls. There are grass verges running alongside several of the pavements.
- This character area is located at Tilton on the Hill's highest point meaning that there are excellent views to the surrounding countryside, particularly to the north of Leicester Road and Marefield Lane.
- There are numerous Public Rights of Way leading into the surrounding countryside.
- The Tilton Playing Field falls within this character area and includes a football pitch, playground and adventure trail. There is a disused petrol station on Leicester Road.


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Figure 60: Late 20th Century dormer bungalow on Halstead Rise.

Figure 61: 21st Century semi-detached houses on Marefield Lane.

Figure 62: Terraced houses in rows of four on Leicester Road.

Figure 63: Mid-20th Century detached and semi-detached houses on Digby Close.

Figure 64: Mid-20th Century bungalows on Leicester Road.

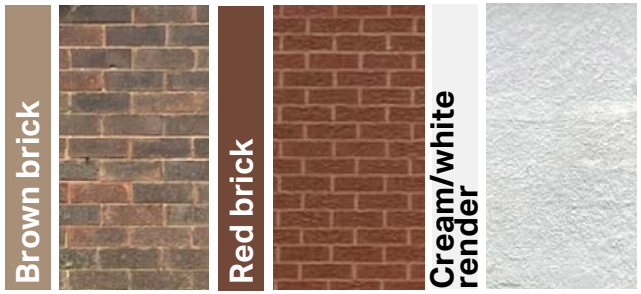
Urban form	Leicester Road is part of the B6047 bypass and the houses along it form a linear pattern as a result. Marefield Lane is similarly linear. Digby Close and Halstead Rise extend from Leicester Road and Marefield Lane respectively. These are curvilinear cul-de-sacs, each with only one access point and no onward routes.
Movement networks	The B6047 bypass (known as Leicester Road as it passes Tilton on the Hill) is the main entry point to the village. This road is busy with vehicles as it links the A47 to the south and Melton Mowbray to the north. Marefield Lane is another entry point to the village but this sees much fewer traffic. As cul-de-sacs, Digby Close and Halstead Rise are mainly only used by residents.
Landmarks	The Tilton Playing Field is located to the east of Marefield Lane and contains a football pitch, playground and adventure trail. The Church of St Peter falls within the Historic Tilton on the Hill character area but its iconic spire can be seen from across this character area.
Public realm / open space	The Tilton Playing Field is Tilton on the Hill's largest open space. This has "Queen Elizabeth II Fields" status designated by Fields in Trust. Public realm in this character area is otherwise limited due to the residential nature of its streets.
Green and blue infrastructure	There is a strong green infrastructure network due to a combination of grass verges and mature trees both on the streets and within front gardens. There are numerous Public Rights of Way leading to the surrounding countryside. The topography of the neighbourhood area is particularly apparent from viewpoints in this character area.
Subdivision of land	The layout of this character area is more orderly than the Historic Tilton on the Hill character area which buildings either following the linear streets or wrapping around the cul-de-sacs. The houses are generally positioned on large land parcels but there are some examples of higher density terraced houses (in clusters of four).
Boundary treatments and set-backs	This houses are generally set back at inconsistent distances depending on the size of front gardens. These are often obscured from the road by tall hedges. The more recent 21st Century houses generally have smaller set-backs and no boundary around their front gardens.
Building size, scale and type	There is a mixture of architectural styles including detached Victorian villas along with detached and semi-detached houses and bungalows from the 20th and 21st Centuries. Most houses are built from brick but the colours vary and include light and dark browns and reds.

F.65 | Figure 65: Table of character area's features.

Key characteristics

Colours and materiality

Facade



Roofing

Boundary treatments

Hedgerow.

Wooden fencing.

Brick wall / hedgerow combination.

Doorways

20th century porch with floor to ceiling windows.

Arched brick doorways separated by interior tunnel.

Brick porchway with grey slate capping.

Windows

Long casement window.

Rustic window split into three segments.

Three part casement window.

3 Character Area 3: The Countryside

3.3 The Countryside

Outside of Tilton on the Hill, High Leicestershire consists of open countryside, rolling hills and small hamlets and farmsteads which dot the landscape.

Summary character:

- This character area covers all parts of the neighbourhood area falling outside of Tilton on the Hill. This includes open countryside, standalone farmsteads and the hamlets of Cold Newton, Halstead, Lowesby and Marefield.
- This character area's most distinctive characteristic is its undulating topography which includes some of the highest points of Leicestershire. This, along with the area's winding country lanes, creates magnificent vistas across the landscape.
- The main route is the B6047 (known as Tilton Road, Leicester Road and Melton Road as it passes through the neighbourhood area). This is a key route linking the A47 to the south and Melton Mowbray to the north. Oakham Road is also frequently busy with traffic. The other routes are rural country lanes, some linking Tilton on the Hill and the numerous hamlets and some leading to private farmsteads.
- This character area is well-served by Public Rights of Way which connect the area's settlements and provide walkers with excellent views over the landscape.
- The buildings in this character area include detached cottages and individual farmsteads made up of farmhouses and working farm buildings. These are generally two-storey buildings built in the local coursed ironstone or red brick. The working farm buildings are built from agricultural materials such as corrugated metal and wood. Lowesby is home to the Church of All Saints and Lowesby Hall, both Grade II* Listed.
- Most buildings date from the 19th Century or earlier with very little modern development.
- The buildings are usually set-back from the rural lanes or out of sight completely within private land. Boundaries are those to be expected from a rural area and include hedgerows and wooden fences.
- There are very few amenities within this character area with residents reliant on Tilton on the Hill for basic services or the larger towns falling outside the neighbourhood area for broader shopping, leisure and work.
- Landmarks include the character area's 25 Listed Buildings, in particularly the aforementioned Grade II* Listed Buildings in Lowesby. There are also eight Scheduled Monuments, two Sites of Special Scientific Interest (SSSIs) and numerous small streams and areas of woodland.

Figure 66: Farmstead buildings in Marefield.

Figure 67: A rural lane within the neighbourhood area.

Figure 68: Working agricultural buildings in the neighbourhood area.

Figure 69: Rural detached cottages in Lowesby.

Figure 70: The rolling hills of High Leicestershire.

Urban form	Dispersed clusters of detached cottages and farmsteads contained within the hamlets or the private farmsteads. The layouts either respond to historic field boundaries or rural lanes although there is some linear development to the south of Oakham Road in Halstead.
Movement networks	The B6047 is a key two-lane route running roughly from north to south and connecting Tilton on the Hill with the wider road network. The other roads are narrow rural lanes bordered by grass verges or hedgerows. Pedestrian movement is via the area's numerous Public Rights of Way.
Landmarks	There are 25 Listed Buildings, all Grade II other than the Church of All Saints and Lowesby Hall which are both Grade II*. There are also eight Scheduled Monuments, two Sites of Special Scientific Interest (SSSI's) and numerous small streams and areas of woodland.
Public realm / open space	Many farmsteads are private land but the numerous Public Rights of Way allow pedestrian access in all directions. There are also walking routes around the Scheduled Monuments and areas of woodland.
Green and blue infrastructure	This character areas fields grow crops and hold livestock. There are large clusters of mature trees within the woodland areas as well as dotting the rural lanes. There are numerous ancient hedgerows forming historic field boundaries. There are narrow streams across this character area.
Subdivision of land	Most land is divided by the historic field boundaries. The houses within the hamlets are generally large and detached surrounded by large gardens on all sides.
Boundary treatments and set-backs	Most boundaries are organic and made up of rows of mature trees and hedgerows. Other boundaries include wooden fences and low brick and ironstone walls around some of the residential cottages. Set-backs vary and are based on agricultural borders.
Building size, scale and type	Residential buildings generally consist of one and two-storey cottages and farmhouses built from coursed ironstone or red brick. The working agricultural buildings are larger in scale with their size depending on the specific use.

F.71 | **Figure 71:** Table of character area's features.

Key characteristics

Colours and materiality

Facade

Ironstone

Red brick

Cream/white render

Roofing

Grey slate

Corrugated metal

Boundary treatments

Trimmed hedge.

Wooden fencing.

Wild hedgerow.

Doorways

Dual wooden stable doors.

Rustic enclosed pitched cottage porch.

Simple wooden door with arched brick capping.

Windows

Manor style stone window framing.

Small barn openings.

Georgian sash windows with wooden framing.

Design guidance & codes

04

4. Design guidance and codes

This section outlines the expectations for future development. The codes prioritise the character and quality of new development, sustainable design approaches and several key topics of community importance.

4.1 Introduction

This section supports decision makers and designers when producing or reviewing planning applications in the neighbourhood area. This applies to major development sites or allocated sites, infill development and windfall development, with primary attention on residential areas as well as mixed-use development.

The codes are used across all character areas set out in Section 3 (Character analysis).

It is acknowledged that there is not always agreement on aesthetic issues and architectural taste. These codes are focused on topics that help designers and decision makers appropriately respond to context.

New design proposals can use these codes to enable a clear design process to improve and enhance the setting and sustainability of the neighbourhood area while not detracting from its context and local character or sense of place.

The following topics are addressed by design codes in this section:

- A - Character and quality in new development
- B - Responsive design - infill development
- C - Development in the open countryside
- D - Tree planting and green infrastructure
- E - Sustainable design and climate resilience

A Design Code A: Character and quality in new development

4.2 Character and quality in new development

High Leicestershire is one of the most beautiful regions in the Midlands and, as such, the preservation of its character is of the utmost importance. The local pattern of streets and spaces, building traditions, materials and the natural environment should all help to determine the character and identity of a development. Responding to the context means recognising existing positive design solutions or using existing cues as inspiration.

Any new development should acknowledge, respect and enhance these features in order to create harmony and to ensure that future generations have the same level of admiration for their home.

The design codes in this section set out how to respond to the character areas set out in Section 3 (Character analysis). These responses help formulate and review design proposals in line with other local policy.

Figure 72: A 21st Century bungalow on Marefield Lane with traditional door and window features, a modest set-back and grey slate tiles reflective of the local vernacular.

Figure 73: 21st Century semi-detached homes in a similar scale to nearby 1960s semi-detached homes but with traditional features (doors, windows, porches, grey slate tiles) in line with the local vernacular.

A1 - Response to character areas

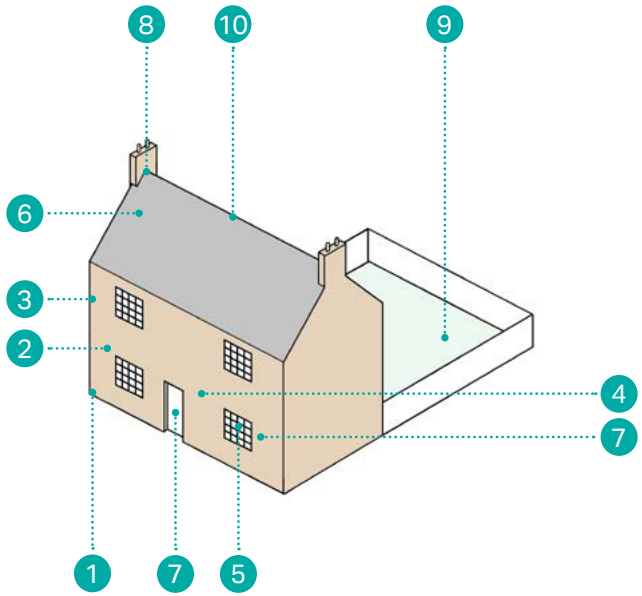
- Designers must set out a clear and positive response to the character area in which development is sited or adjacent to.
- The planning application should explain how the local context has been analysed and has informed the design.
- Designers are not required to mimic the existing design period of an identified character area in the form of pastiche (especially 'bolt-on' elements). However, this approach is not ruled out if done authentically to carefully respond to its context (this approach is likely to be expensive and most suitable for listed building development.

Figure 74: Contextual modern development alongside a historic cottage in Tilton on the Hill.

A2 - Preserve and enhance character features

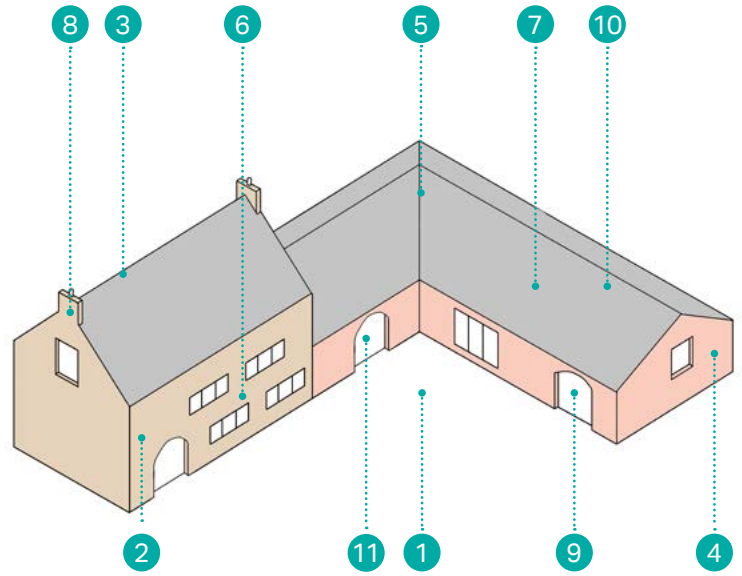
- Development must be harmonious with local character features such as coursed ironstone and red brick walls, grey slate roofs, pitched gables and chimney stacks.
- These local character features must be preserved and enhanced wherever possible within the character areas by responding to the development's landscape context, street relationship and building materials.

Cottage



1. No setback.
2. Ironstone rubble / red brick frontage.
3. Two-storey detached house.
4. Asymmetrical facade.
5. Sash windows of varying sizes.
6. Grey slate tiles.
7. Low doors and windows.
8. Chimney stacks on both ends.
9. Medium back garden.
10. Pitched gable roof of varying heights.
11. Timber door.

Farmstead



1. Courtyard arrangement.
2. Ironstone rubble / red brick frontage.
3. Height ranging between 1 and 2 storeys.
4. Outbuildings / garages.
5. L-shaped building footprint.
6. Informal window arrangement.
7. Grey slate tiles.
8. Chimney stacks.
9. Stable entrances.
10. L-shaped pitched roof.
11. Wooden farmhouse doors.

Figure 75: Rural lanes bordered by grass verges, mature trees and ironstone walls.

Figure 76: A coursed ironstone townhouse bordered by mature trees and ironstone walls.

Figure 77: Buildings of a modest height integrating with the green infrastructure network.

Figure 78: Village style buildings on narrow rural lanes.

Figure 79: Converted agricultural buildings framing key corners.

A3 - Design response

The designer must respond to the character area with one of the following three approaches, considered in the following order:

1. **Harmonise** - clearly respond to existing characteristics within the character area, street and site, including scale, form and appearance.
2. **Complement** - doing something slightly different that adds to the overall character and quality in a way that is nonetheless fitting, for example, additional high quality materials but harmonising in scale, form and positioning.
3. **Innovate** - doing something of high design quality that is different but adds positively to the built-form and character and is considered an exemplar approach for others to follow. For example, developing innovative building form and use low embodied energy and high quality materials that add to the overall design quality, sustainability and richness of the area.

1

The asymmetric sash windows and limited set-back mimic the adjacent historic cottages. The rustic red brick complements the older red brick and coursed ironstone facades of its neighbours. Door and window frames are made from traditional materials using a sensitive colour palette.

2

The semi-detached building mimics the form and positioning of its semi-detached 1960s neighbours. However, its architectural features are more reflective of the neighbourhood area's older buildings including irregularly shaped framed windows, grey slate tiles and rustic red brick.

3

Although contemporary in form, this building respects its historic neighbour due to its use of coursed ironstone rubble and grey slate tiles. The building is two storeys and the upper storey is set back so as not to obstruct views of the building next door. Modern shaped windows and doors are made from traditional materials.

B Design Code B: Responsive design for infill development

4.3 Responsive design for infill development

Most development will take place within the neighbourhood area's urban areas, particularly the village of Tilton on the Hill, so as not to intrude on the region's unique countryside and expansive views.

This means that infill development is likely. Infill development is smaller scale development typically fewer than ten homes within the following contexts:

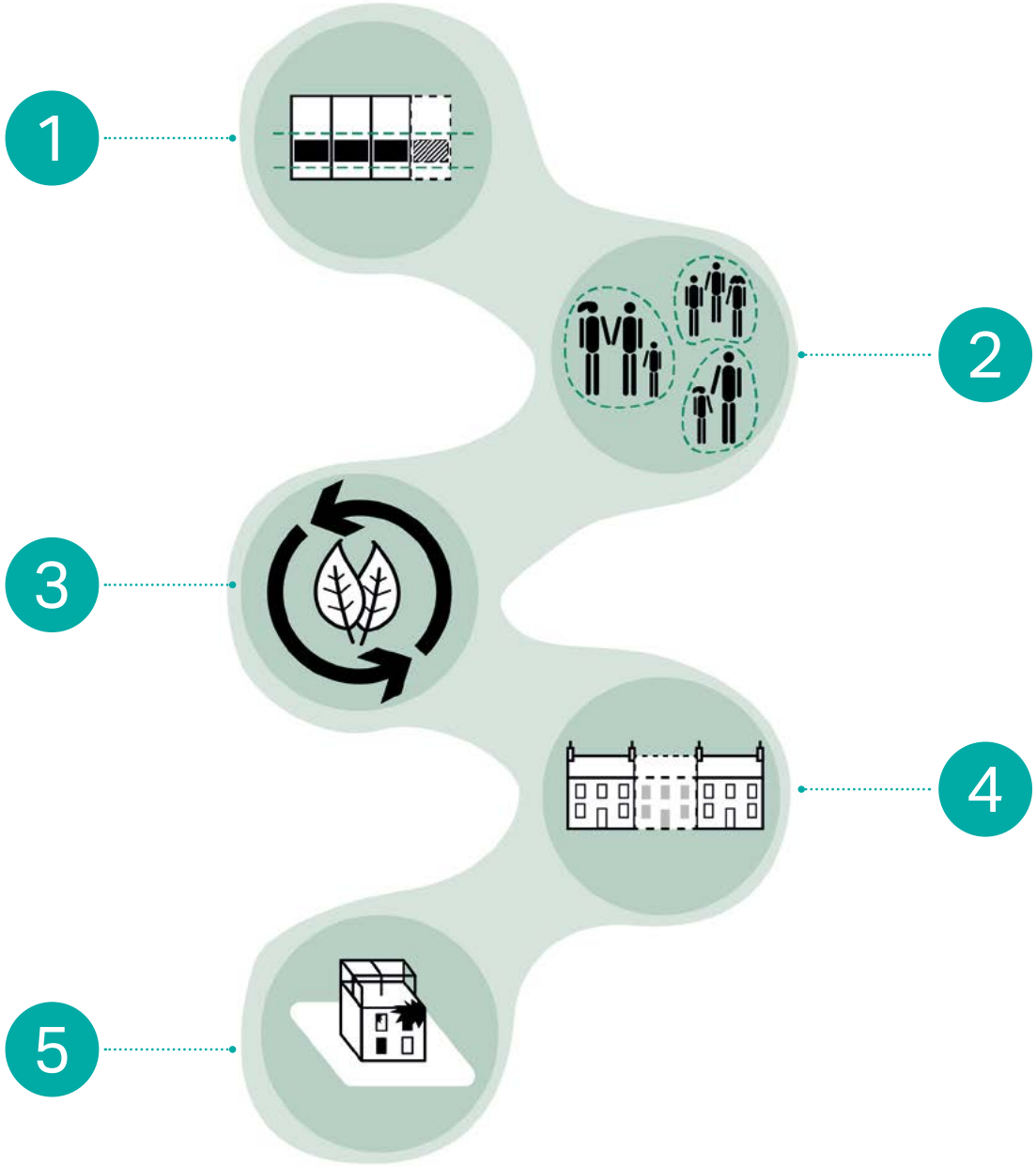
- Gap site development within a street frontage.
- Backland development.
- Site redevelopment (for example, replacement of existing buildings).

Figure 80: Infill development in Tilton on the Hill.

B1 - Overarching aims

Infill development should be sensitive to its context and of a high quality design, including affordable housing within settlements. Good infill development will:

1. Protect residential amenity, both of new and existing occupiers.
2. Contribute to the creation of distinctive communities, places and spaces.
3. Be of good design and encompass sustainability principles.
4. Respond to the context and character of the area.
5. Make efficient use of brownfield land (previously developed).

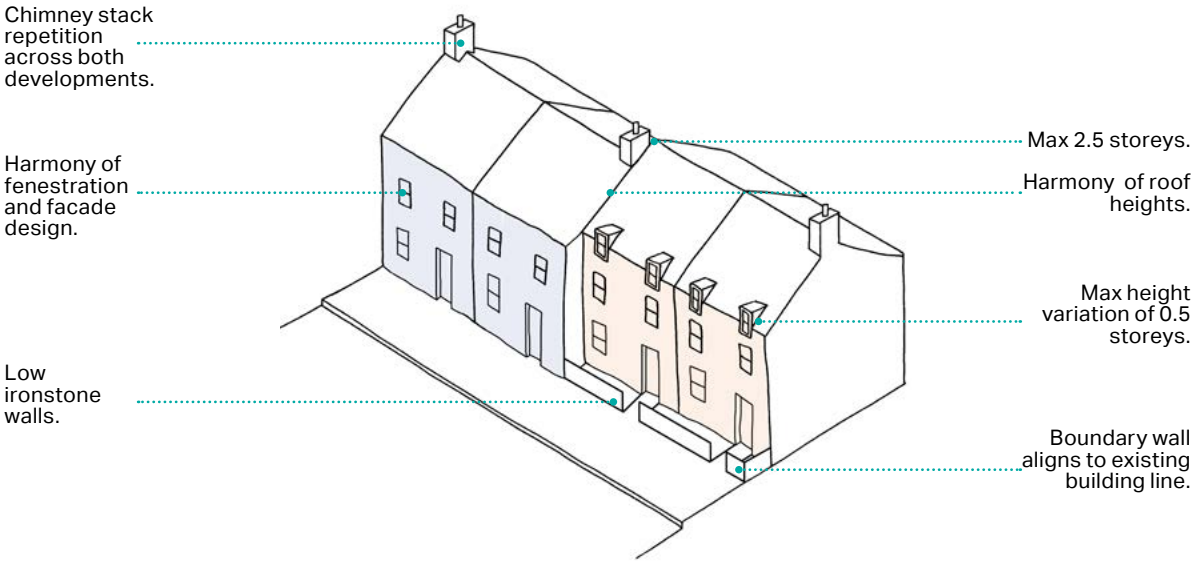


B2 - Design principles

The following design principles apply to infill development that may come forward via applications on allocated or non-allocated sites within the neighbourhood area:

- Building scale and massing should be in keeping with the prevailing development pattern and not be overbearing on existing properties or deprive them of light, including over-looking or over-shadowing of both windows and amenity space.
- The building line should reflect the street and be set back no more than a maximum of 1.5m from adjacent buildings unless additional landscaping or tree-planting is being introduced to the street scene. Where buildings are set back from the pavement, boundary features should define the plot and link up to the adjacent buildings (for example, hedgerows or low masonry wall).
- Rear or side plot boundaries which face public spaces must be masonry walls of an appropriate material to match plots and add to the streetscene quality.
- Building scale and positioning on plot should help to define and enclose the space within the street corridor or square to an appropriate degree based on the existing street section (building to building) and level of enclosure (ratio of street width to building height).
- Materials should reflect positive local characteristics and harmonise with adjacent buildings with matching or complementary materials, subject to the degree of variety in the settlement, area or street.
- Building fenestration and pattern should be in keeping with the predominant positive buildings character on the street or harmonise with adjacent buildings of good character.
- Other than courtyard developments such as barn conversions and farmstead housing, building entrances will address the street with a main access and main fenestration. Corner buildings should address both streets with fenestration but the main entrance could be on either, subject to access requirements.
- Building facade design should respect the horizontal rhythm of plots and building subdivisions on the street in order to integrate and maintain visual continuity or add to the visual interest where required.
- Building heights should vary from 1.5-2.5 storeys depending on adjacent plots. A variable eves line and ridgeline is allowed to create interest but variation between adjacent buildings should be a maximum of 0.5 storeys in general.
- Front of plot areas and rear gardens should be of sufficient size and landscaped appropriately to fit in with prevailing planting pattern or to enhance to the green character of the area where it is lacking.
- Access and storage for bins should be provided and bin stores should be designed to be integrated with plot boundaries. Snickets / alleyways should be considered for terraced buildings with four or more units in order that bicycle and bin storage to the rear can be satisfactorily brought to the front.

- Parking should be integrated on plot and, where possible, with parking spaces set behind the building line, generally to the side of the plot being advisable. For narrow dwellings it is preferable to retain a small front garden with a boundary wall, as opposed to an open hard surface parking space. Where parking is required to the front of the plot it should be accorded sufficient space and should utilise hedgerows to screen cars laterally from the street. On-plot parking should always be preferred to on-street parking. The number of car parking spaces required should be proportional to the property's expected occupation.
- Porous surfaces and green parking spaces (for example, grasscrete) are preferable to impermeable parking spaces. Garages are likely to be used for storage rather than parking vehicles and should therefore be set behind the building line or to the rear of the plot.



Roof

Grey slate is the most characteristic roof style for the neighbourhood area.



Facade

Coursed ironstone, red brick and white and cream render are the most characteristic facade treatments for the neighbourhood area.



Boundary

High and low coursed ironstone walls and hedgerows are the most characteristic boundary treatments for the neighbourhood area.



Design Code C: Development in the open countryside

4.4 Development in the open countryside

High Leicestershire is a predominantly rural region with most of the neighbourhood area falling within the character area referred to as The Countryside in Section 3 (Character analysis). This countryside includes some of the highest points of Leicestershire, providing unspoilt views of the neighbourhood area's streams, valleys and farmsteads.

This code directly applies to any development proposals in the open countryside. Any development within the neighbourhood area will have a visual impact on the open countryside's rural character.

The adjacent codes seek to mitigate this, by ensuring contextual design-led development.

C1 - Design principles

- The conversion or re-use of existing buildings in the open countryside should be encouraged within highway constraints. External works to any conversion should be largely cosmetic and have a minimal visual impact on the landscape in which it relates.
- Agricultural or commercial proposals should refrain from using materials and colours that contrast with the surrounding landscape. Muted and contextual colour palettes are encouraged so as not to disturb the local landscape character.
- Proposals showcasing innovative and contemporary aesthetics may be considered where they can provide harmony with the character of the surrounding open countryside and showcase high-quality sustainable design. Such projects can be complex and should be led by an architect or suitably qualified designer.
- Sustainable-led proposals such as renewable energy infrastructure will be considered on the grounds that its positive legacy will outweigh its impact on the open countryside. Small-scale renewable energy sources will be encouraged for providing power to rural developments. Whenever possible, such infrastructure should be screened or integrated within developments in order to mitigate visual impact on the open countryside.
- Where possible, proposals should be positioned behind natural screening (i.e. trees and other planting) so as not to obstruct views of the surrounding landscape. Additional screening should be incorporated into any given proposal where necessary.
- Innovative and sustainable screening methods include green roofs and plant walls. Such screening will help outbuildings to blend into natural surroundings such as a domestic garden or open space.

Figure 81: Examples of what high-quality development in the open countryside can look like. Referencing agricultural heritage as well as contemporary design via high-quality materials, windows, and size and scale.

Design Code D: Dark skies and tranquility

4.5 Dark skies and tranquility

The dark skies character of the countryside should be protected. Dark skies benefit both people and wildlife. New development should aim for an unobstructed sky full of stars. The landscape can be affected by sky glow from streetlights, and also by topography, when over-bright lighting in elevated flat and open locations can have significant impacts. There is also growing recognition that excessive, poorly designed and badly aimed lighting may have adverse effects in the local domestic context. For domestic and small scale security lighting, the ILE Guidance Notes recommend passive infra-red detectors with low level lighting such as a compact flourescent porch tube of just 9W (600 Lumen).

To reduce street clutter in villages, with the permission of the building owner, local authority streetlights could be mounted on buildings. This can considerably enhance the day-time visual scene, although it does create more work for the designer and installer in gaining permissions.

D1 - Design principles

- To protect the neighbourhood area's dark skies, any lighting or illumination must consider its necessity, as well as its impact on surrounding properties, wildlife and light pollution. Any lighting infrastructure must balance its necessity with that of the power, scale and orientation being proposed. This is to avoid lighting that can impose on the amenity of other plots, disturb wildlife, as well as mitigate undue light pollution in the open countryside.
- All lights must be shielded and well-directed to help limit light pollution. Movement sensitive lighting is preferred or otherwise part-night switch-off. Dimmable street lights should be incorporated if part-night switch-off is not possible for safety reasons. To avoid sky-glow, lights should have a colour temperature less than 3000K.
- To protect the tranquility of the neighbourhood area, any development that threatens this tranquility will be opposed, as Paragraph 123 of the National Design Guide and National Planning Policy Framework (NPPF) requires planning policies to identify and protect areas of tranquility that have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

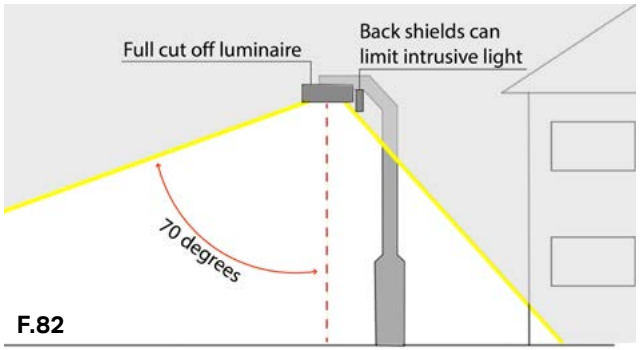


Figure 82: Typical well-directed full cut-off street lighting, with shields. For further information and guidance, please refer to the Lighting Guidelines published by the Commission for Dark Skies: Protect the Night.

Design Code E: Extensions and alterations

4.6 Extensions and alterations

There are multiple ways to create extra space within a building using different types of extensions. Extensions must be designed to an appropriate scale and be secondary to the original building. The pitch and form of a building's roof forms part of its character and, therefore, extensions should respond by enhancing the existing chracter.

Extensions should consider the materials, architectural features and proportions of the original building and designed to complement these existing elements. For example, the appearance of new brickwork may be softened to harmonise with a traditional building by adding an element of grit in the mortar and brushing out the joints with a stiff brush.

E1 - Design principles

- Extensions of existing buildings shall help to reduce carbon emissions and build climate resilience by complying with high energy efficiency standards and utilising low energy design.
- The character of the existing building, along with its scale, form, materials and details shall be respected and taken into consideration when preparing proposals for extensions and/or alterations.
- Extensions and external alterations shall respect or enhance the visual appearance of the original buildings and the character of the wider streetscene. Extensions to the front entrance should not project forward of the existing street building line.
- Extensions shall be subordinate in terms of scale and form and shall not be visually dominant or taller than the existing building.
- Extensions and alterations to Listed Buildings shall be recessed or in line with the existing building facade and shall use lower ridge and eaves levels to ensure that the length and width of the extension are less than the dimensions of the original building.
- Extensions shall be designed using materials and details to match the existing building or, alternatively, if a contemporary design approach is taken, extensions shall create a harmonious composition overall and a strong degree of unity with the original building.
- Extensions shall retain on-site parking capacity and aviable garden area to meet the needs of future occupiers.
- Retrofitting existing housing stock (including historic buildings) to siginficantly reduce energy use / carbon emissions through energy efficiency and renewable energy technologies will be supported and encouraged.

F Design Code F: Tree planting and green infrastructure

4.7 Tree planting and green infrastructure

The neighbourhood area's rural context includes fields, pastures and limited woodland as Leicestershire is one of the least wooded areas of the country, with only around 6% woodland - well below the national average of 10%. Similarly, there is relatively limited tree planting within the streets of the neighbourhood area's villages due to the narrow rural nature of the historic streets. Most urban green infrastructure is in the form of grass verges alongside the roads and trees contained within private gardens.

New development must address this by creating and integrating new green infrastructure networks, which add to the aesthetic appeal of the neighbourhood area whilst also addressing sustainability concerns in line with the Environment Improvement Plan (2023) target to increase tree canopy and woodland cover to span 16.5% of England's total land area.

The target includes non-woodland trees, in order to encourage an increase in tree planting in built-up areas to bring cooling, shading and biodiversity benefits.

The following codes set out how to consider the retention, provision, amount, type and locations for trees and other planting as a critical part of new developments.

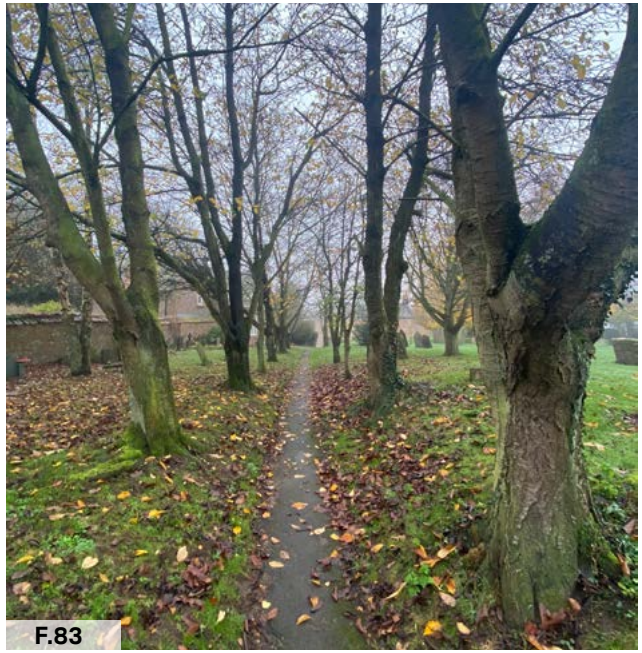


Figure 83: Mature trees in the churchyard of the Church of Saint Peter.

F1 - Retain, replace, improve

The National Design Guide and National Planning Policy Framework (NPPF) puts great emphasis on tree-lined streets and integrated green infrastructure design to provide 'green islands' and connected corridors which contribute to localised cooling and provide habitats and public amenity.

Retain

Independent tree surveys and impact assessments must be completed. Good design is essential to ensure that good-quality mature trees are retained and protected on-site and on land neighbouring the site.

Replace

The biodiversity, shade and landscape benefits of mature trees can not be replaced by planting multiple saplings. If any mature trees are lost due to development, for example if they are diseased, then they must be replaced by at least three saplings with aftercare

and maintenance/ replacement of lost saplings required. Any trees, including small or poor-quality trees removed from development land must be proportionately replaced and maintained as this is essential to maintain current levels of canopy cover, green infrastructure habitat and public amenity.

Improve

The NPPF requires 'improvement', 'enhancement' and 'net gain'. New developments must achieve the Environmental Improvement Plan (2023) target to increase tree canopy and woodland cover to span at least 16.5% of the area and explicitly show how they contribute to nature recovery through biodiverse green infrastructure design, implementation and maintanence.

F2 - Right tree, right place

The overall aim should be to plant trees and other soft landscaping. This must form part of each development regardless of size. How appropriate a tree is for any given urban location must also be determined based on space requirements.

This may simply be stated as:

- Small to medium trees for small spaces such as front gardens and narrower streets.
- Larger trees for avenues and more open environments such as parks, grass verges and landscaped areas.
- Other native or suitable planting to soften the appearance of plots and buildings.

The climate emergency is the biggest challenge for species selection. The Met Office predicts increasing extreme weather events including more days of temperatures above 40C and droughts in the summers, extreme storms and wetter and windier winters increasing the risk of flooding and damage. Weather extremes push native trees to the limit of what they can cope with genetically. As such, trees and management more suitable for these extremes should be considered following the latest advice from the Forestry Commission.

A significant challenge is finding species that provide similar habitats for native birds, bats and insects.

- For now, native UK trees should be preferred or non-native trees where a specific reason exists.
- Native UK trees are preferred but non-native types could be incorporated which are suitable for the biodiversity of our native species. The climate emergency will continue to change the environment and we may need further qualities of resilience that our native trees cannot provide.

F3 - Other principles

- Hedgerows are of particular importance to the neighbourhood area and need to be increased in line with the national targets for them in the Environment Improvement Plan 2023.
- Biodiversity net gain requires the Lawton Principles: bigger, better and more joined up. This includes a need to improve connectivity. For example, between the two Sites of Special Scientific Interest (SSSIs) with hedges and other linear habitats.
- Access to sufficient designated local green space is required for all residents (including older people, those with very young children and with limited mobility).
- Existing designated local green spaces need to be retrofitted so they cope well with climate change and are still pleasant to use in very hot summers.
- Green spaces must align with local nature recovery strategy objectives to enhance biodiversity, as well further enabling residents to engage with wildlife and nature.
- There is a minimum legal requirement for development to deliver 10% biodiversity net gain from November 2023 (mandatory through the provisions of the Environment Act 2021) and to make and maintain a positive contribution to nature recovery.
- New residential developments must include gardens (i.e. for food growing) and incorporate wildlife habitats.
- Allotments are encouraged as part of a multifunctional green infrastructure network.

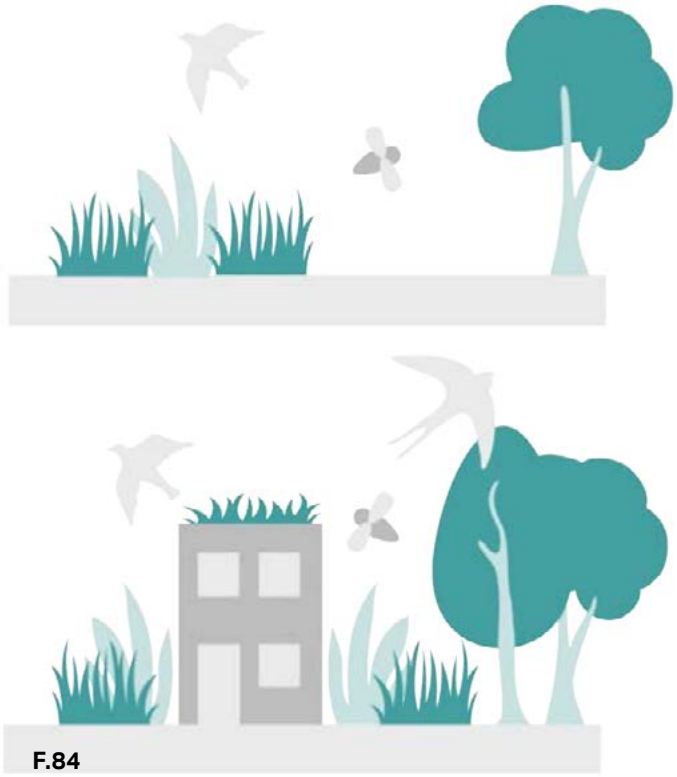


Figure 84: Biodiversity will be expected to produce a 10% increase in biodiversity (source: National Model Design Code).

Design Code G: Sustainable design and climate resilience

4.8 Sustainable design and climate resilience

The climate emergency has created the need to decrease our carbon footprint to net-zero by providing innovative solutions to transportation (electrification) and the energy use of buildings.

Sustainable design incorporates innovative practices at all scales of design to achieve less impactful development footprints, whilst future proofing homes, settlements and natural environments. Reducing the use of limited natural resources whilst increasing utilisation of local resources and sustainable natural resources can help to achieve this.

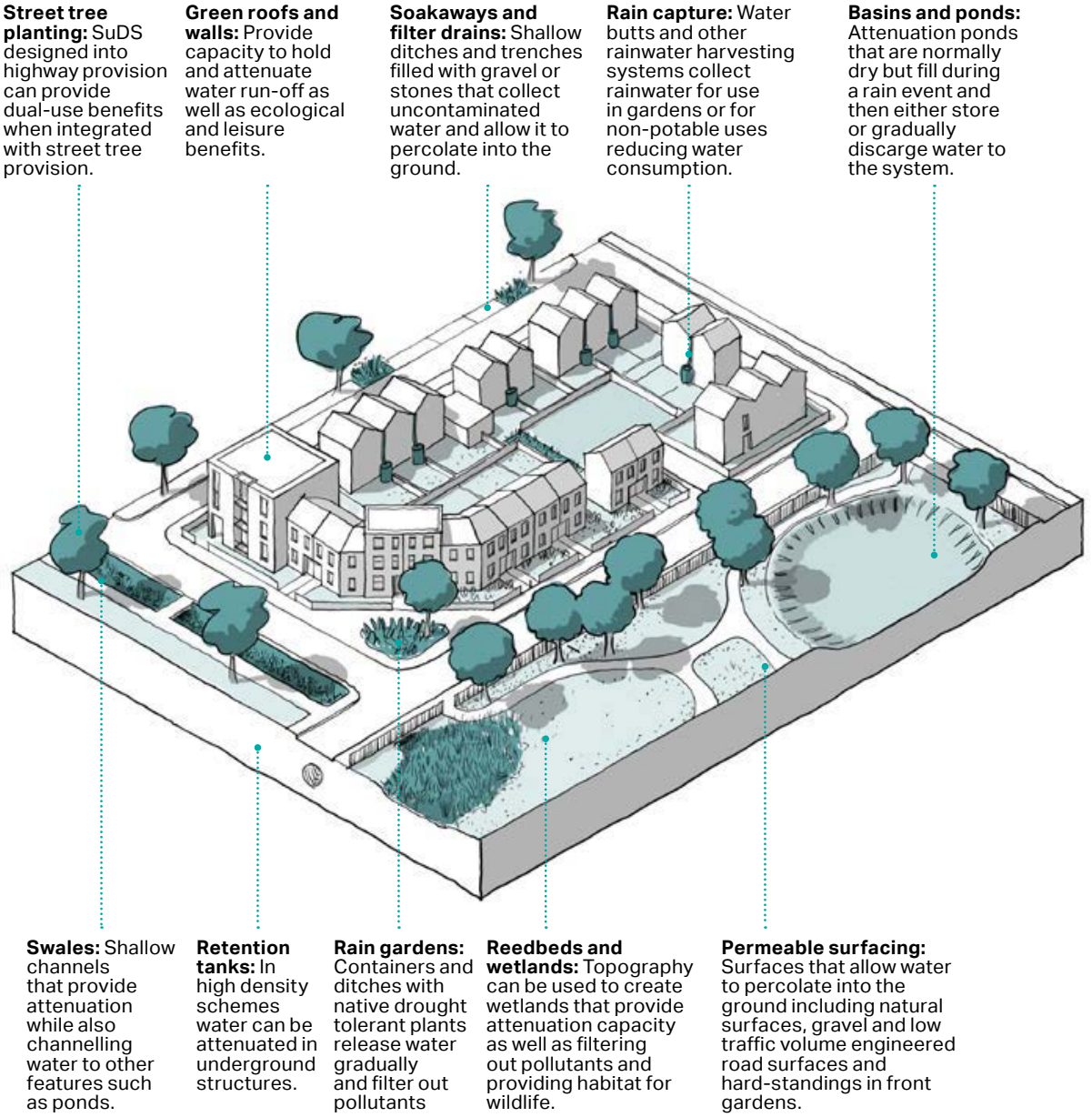
The Parish Council has highlighted sustainability as a major priority and has already taken positive steps, for example, the incorporation of public electric vehicle charging points and the creation of Leicestershire's first rural electric car club which allows the community to hire electric cars when needed.

Figure 85: Solar panels on modern housing in Tilton on the Hill.

G1 - Resilience to the climate emergency

All new development should work to moderate extremes of temperature, wind, humidity, local flooding and pollution within the neighbourhood area:

- Avoid siting homes in high risk flood areas and mitigate increased risk of storms/flooding with sustainable drainage systems. These reduce the amount and rate at which surface water reaches sewers and watercourses. Often, the most sustainable option is collecting water for reuse, for example in a water butt or a rainwater harvesting system. This reduces pressure on valuable water sources.
- Eco-systems cannot adapt as fast as the climate is changing leading to loss of biodiversity. Protecting and enhancing woodlands, watercourses and green infrastructure can combat this. Aim to increase ecology through biodiversity net-gain on major development sites. Use street trees and planting to moderate and improve micro-climate for streets and spaces.



F.86
Figure 86: Sustainable drainage systems as set out in the National Model Design Code.

G2 - Assessing renewable energy sources

Key considerations in the assessment of renewable energy sources for development to be net zero for power generation may include (but are not limited to):

- Optimising solar orientation of streets and buildings. Aim to increase the number of buildings on site that are oriented within 30° of south (both main fenestration and roof plane) for solar gain, solar energy (solar panels) and natural daylighting.
- A heat network for any new development.
- Ground conditions to accommodate loops for ground source heat and space for air source heat pump units.
- Links to local estates for sustainable coppicing, harvesting or recycling of biomass fules.
- Local wind speed and direction for micro-generation wind turbines.
- Collaborating with utilities, highway authorities, telecoms companies and other stakeholders when designing and delivering projects to minimise energy usage and disruption during the construction stage and reinforcement of the electricity grid for additional electric vehicles and renewables.

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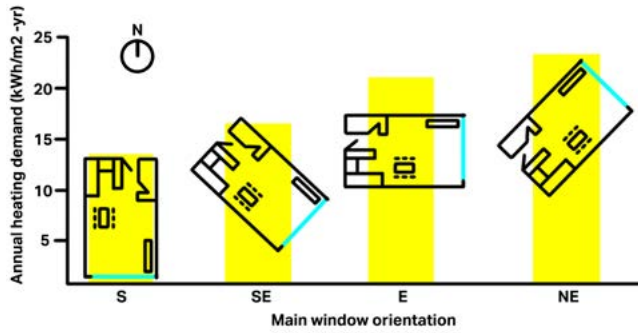

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Figure 87: Carefully angled solar panels that harness every moment of sun.

Figure 88: Building orientation influences the annual heating demand.

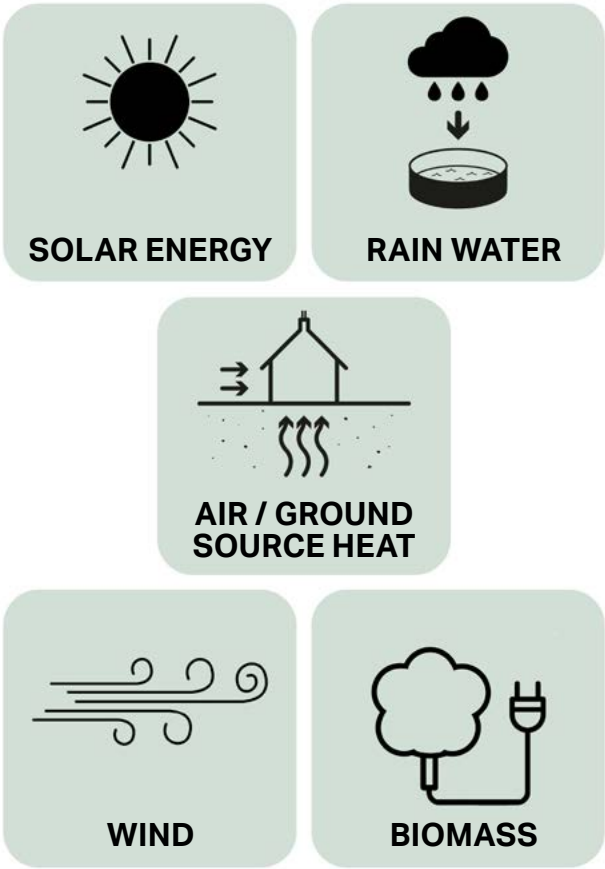

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Figure 89: Key alternative natural energy sources.

G3 - Electric vehicle charging and cycle storage

Current transition to electric vehicle technology and ownership comes with related issues that must be addressed by new development. Charging stations have been installed outside Tilton on the Hill's village hall and two electric cars are available for shared use by the community. Two key areas are explored below - public parking areas and private parking for homes.

Design issues to address for public parking:

- Provision of adequate new charging points and spaces, and retrofitting existing parking areas.
- Serving remote or isolated car parks (e.g. in woodland areas).
- Retrofitting existing public parking and upkeeping design quality of streets and spaces (attractiveness and ease of servicing and maintenance).
- Integrating charging infrastructure sensitively within streets and spaces, for example, by aligning with green infrastructure and street furniture.
- Sensitive integration of charging infrastructure within conservation areas.

Design issues to address for parking and cycle storage at the home

- Convenient on-plot parking, charging points and cycle storage close to homes.
- Potential to incorporate charging points under cover within car ports and garages.
- Integrate car parking sensitively within the streetscene. For example, parking set behind the building line or front of plot spaces lined with native hedgerow planting.
- Consider visitor parking and charging needs.
- Existing unallocated and on-street parking areas and feasibility to provide electric charging infrastructure not linked to the home.
- Potential for providing secure, serviced communal parking areas and cycle storage for higher density homes.


F.90

F.91

Figure 90: Public electric vehicle charging point.

Figure 91: Home electric vehicle charging point.

G4 - Energy efficiency measures to net-zero carbon

New development must be net zero in use. For all building stock to be carbon neutral by 2050, all new buildings need to be carbon neutral from now on so that they do not need costly retrofitting. It is paramount that new development adopts a fabric first approach in line with the Government's emerging Future Homes Standard and Part L of the UK Building Regulations in order to attain higher standards of insulation and energy conservation.

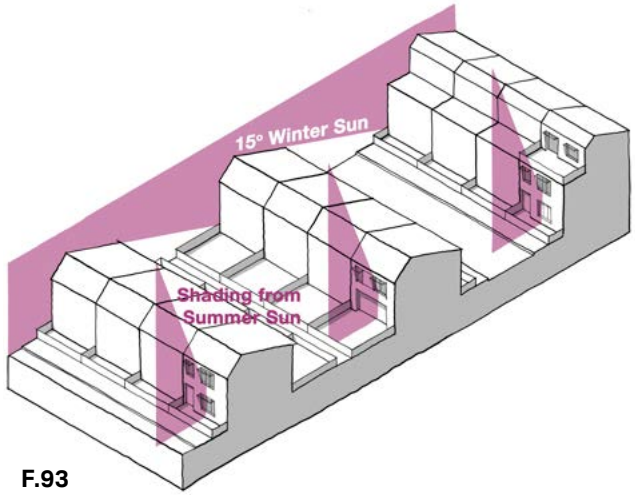
- All new residential buildings must be sustainably constructed to achieve zero operational emissions by reducing heat and power demand and supplying all energy demand through on-site renewables. This includes limits on space heating and total energy use, taking an energy-based approach to energy usage applying to both regulated and non-regulated energy use.
- Reducing energy demand further by employing passive design principles for homes is desirable and can make development more acceptable to the community (window orientation, solar gain, solar shading, increased insulation, ventilation with heat-recovery).
- Maximise on-site renewable energy generation (solar, ground source, air source and wind driven).
- Incorporate domestic batteries (to store excess electricity) or other energy storage (i.e. large hot water tanks) to enable intermittent renewable electricity supply (e.g. from solar panels) to be stored to match demand and maximise renewable energy potential. Grid balanccing and managing periods when it is cold, not sunny and not windy is going to be a big challenge of the 2030s and something new homes should be adapted for.
- Consider building form and thermal efficiency: point-block / terraced / semi-detached / detached all have different energy efficiency profiles. Local design preference and character considerations could ease acceptance for development.
- Ensure that there is sufficient and appropriate outside space for a washing line to enable energy efficient clothes drying.
- All new development must be well designed to be resilient to heat stress and overheating using the Good Homes Alliance toolkit.
- All new residential developments need dual aspect and adequate windows and openings to allow for cross ventilation, light colour or green surroundings, high thermal mass and useful external shading.
- Tree planting / landscaping to manage heat stress should include small deciduous species around new and existing residential areas to provide shade in the summer but not block daylight in the winter. This will also help manage flood risk and provide habitat. Green roofs and walls provide similar benefits.
- All development should incorporate sustainable drainage systems (SuDS) to manage flooding, to provide habitats for wildlife and to deliver cooling effects.
- All homes should be designed with the flexibility to be used for homeworking.

G5 - Sustainable building materials and construction

Sustainable design and construction in development is needed:

- Reduce the embodied carbon of the design by minimising the use of energy and carbon intensive materials (e.g. use wood structures and concrete alternatives instead of steel and concrete).
- Reuse materials.
- Use recycled materials.
- Use local, sustainable materials and/or responsibly sourced (e.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems)
- Prevent loss or damage to topsoil.

F.92

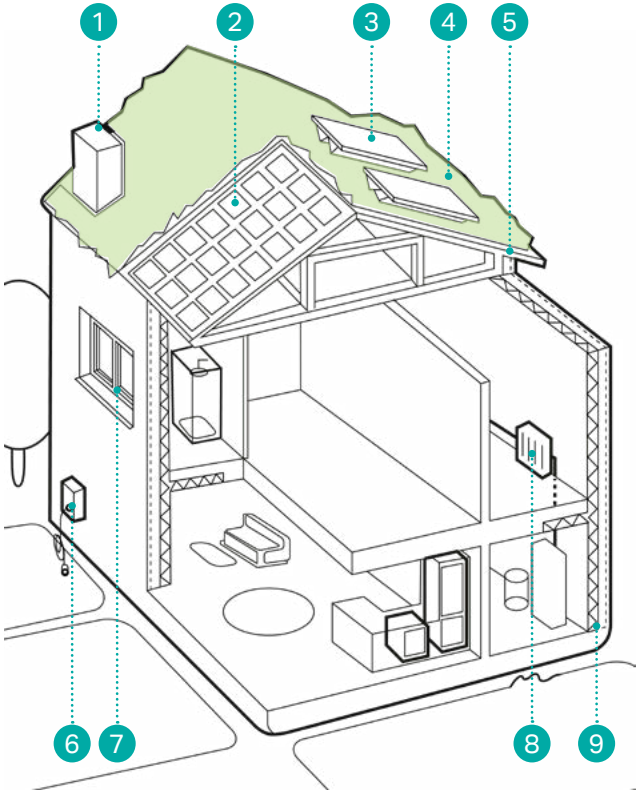


F.93

Figure 92: Carbon negative affordable homes in Derbyshire.

Figure 93: The layout and orientation of new buildings contributes to reducing their energy needs by avoiding overshadowing, maximising passive solar gain, internal daylight levels and ventilation (source: National Model Design Code).

Figure 94: Cut-through diagram of an energy efficient home and its features.



F.94

1. Mechanical ventilation system.
2. Integral solar tiles.
3. Solar panels.
4. Green roof.
5. Roof insulation.
6. Electric vehicle charging point.
7. Insulated windows and doors.
8. Efficient utilities and appliances.
9. Wall insulation.

G6 - Subsidence

Much of the neighbourhood area is built on clay which makes subsidence a risk. According to the British Geological Survey (BGS), one of the effects of climate change is an increase of the number of properties facing subsidence issues and damage to property from shrink-swell from 3% in 1990 to 10% by 2070. The BGS provides the following advice for properties in susceptible areas:

- Take specialist advice before starting major building work.
- Consider the effect of laying impermeable drives, paths or hardstanding on the rainfall reaching the soil below and changing its moisture content.
- Seek expert advice before planting trees near to a house. The safe planting distance will depend on the tree species, the type of foundation and soil composition.
- Ensure foundations of new constructions or extensions are designed for any shrinkable clay soil conditions that could be present or forecast under future climate conditions.
- Do not plant potentially large trees next to a house.
- Do not remove mature trees that pre-date the construction of the house before taking advice. Tree management by crown reduction or thinning may be better than removal because it will maintain a stable soil moisture profile.

Figure 95: Crack in a wall caused by subsidence (source: BGS UKRI).

Figure 96: Adverse weather conditions affecting the neighbourhood area.

Design Code H: Connectivity

4.9 Connectivity

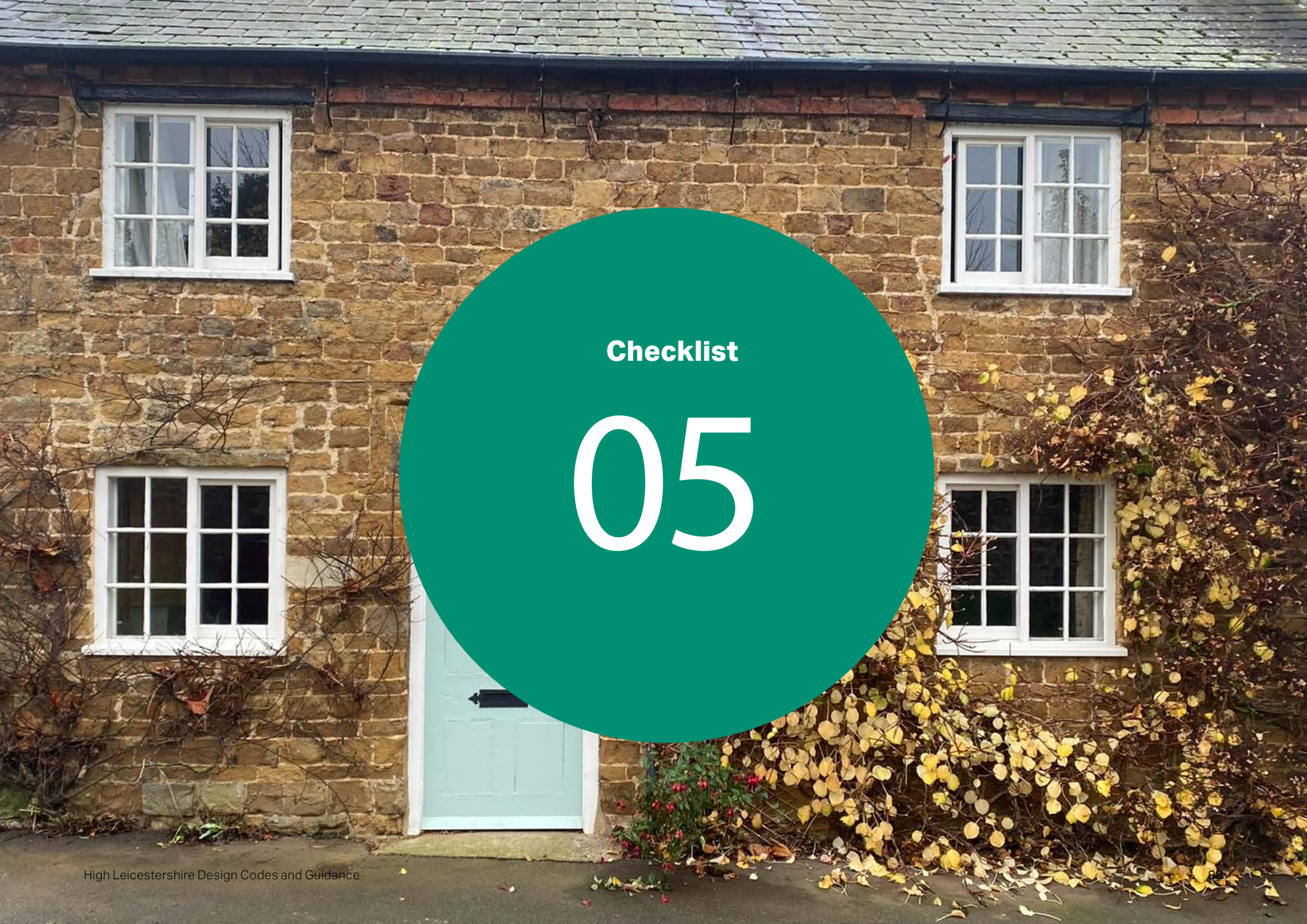
A distinctive characteristic of the neighbourhood area is the series of rural lanes and Public Rights of Way. Unfortunately the pedestrian experience is negatively impacted by high levels of traffic, for example, commercial traffic passing through Tilton on the Hill and Halstead.

It should be easy and safe for people to move around the neighbourhood area. A well-integrated system of roads, paths and cycle routes that encourages and allows for different types of movement creates an efficient movement system.

Design that encourages physical activity in daily life is central to the health of the local community. The creation of more opportunities for pedestrians and cyclists to effortlessly connect to local facilities, public open space and the countryside reinforces walkability, bikeability, better health and wellbeing and a cleaner environment.

H1 - Connectivity

- Low traffic neighbourhoods support and further enable safe, convenient and pleasant cycling and walking as low-carbon means of transportation, particularly as they result in the additional health benefits and cost savings associated with active travel.
- Designated pedestrian and cycle lanes should form the basis for the movement network, around which vehicle traffic can be managed.
- Cycling routes should generally be provided on off-carriageway routes within the green infrastructure network where possible and connect to key destinations/ onward routes.
- Footways should generally be on both sides of the carriageway but can be single-sided if development is also one-sided.
- Design interesting street scenes and building arrangements from a pedestrian perspective, including key views to the surrounding landscape.
- Development proposals must integrate with the Public Right of Way network when schemes are located within proximity to a footpath.
- Schemes should follow a simple but well-defined street hierarchy and a strategy of how this will be interpreted 'on the ground'.
- Elements of the street hierarchy should be defined through a narrowing of street widths, use of different materials and planting strategies.
- The arrangement of streets, routes and spaces must be permeable for pedestrians and cyclists – with focus on access to services and facilities, public transport, and existing routes. The proposed development must demonstrate how it promotes connectivity and access to adjacent areas.
- Change in materiality, raised tables and alternative widths in line with street hierarchy will encourage slow-vehicle speeds.



Checklist

05

5. Checklist

This section sets out a general list of design considerations by topic for use as a quick reference guide in design workshops and discussions. Please also consider the tools and guidance contained within the 'Overheating in New Homes' policy published by Good Homes Alliance.

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 and renewable energy technologies so that all new development is net zero for power generation.
- Homes designed with the flexibility to be used for homeworking.
- 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.
- 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

Local green spaces, views and 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 retain and protect good-quality mature trees and impact on all trees on-site and on land neighbouring the site?
- Will trees be used to provide natural shading from unwanted solar gain and to improve the micro-climate for streets and spaces? 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?
- Do new residential developments include gardens (i.e. for food growing and clothes drying) and incorporate wildlife habitats?
- In this deeply rural location, 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?
- 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 for all residents (including older people, those with very young children and with limited mobility?
- Does the new development respect and enhance existing amenity space?
- How will the neighbourhood area's dark skies be protected from light pollution through sensitive lighting?

3 (continued)

Local green spaces, views and 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 10% biodiversity net gain and improved connectivity through tree, hedge and other soft landscaping planting to align with local nature recovery strategy objectives to enhace 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

Buildings layout and grouping

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the villagescape?
- 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?
- Is building form and thermal efficiency considered?
- Is the proposal well-designed to be resilient to heat stress and overheating using the Good Homes Alliance toolkit?

5 (continued)

Buildings layout and grouping

- Subject to topography and the clustering of existing buildings, are new buildings and streets 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?
- 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? This is 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?
- Do the proposals include dual aspect and adequate windows and openings to allow for cross ventilation, light colour or green surroundings, high thermal mass and useful external shading?

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 roof-line

- What are the characteristics of the roof-line?
- 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 include and be capable of supporting a photovoltaic and 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 retrofit energy efficiency measures and include renewable energy technologies?
- Can any materials be re-used 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 reused or recycled materials, or those with high recycled content proposed?
- Will the proposed residential buildings be sustainably constructed to achieve zero operational emissions by reducing heat and power demand and supplying all energy demand through on-site renewables taking an energy-based approach to energy usage?

9 (continued)

Building materials & surface treatment

- 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?
- Are domestic batteries (to store excess electricity) or other energy storage (i.e. large hot water tanks) included to enable intermittent renewable electricity supply (e.g. from solar panels) to be stored to match demand and maximise renewable energy potential?
- How is topsoil protected to prevent loss or damage?
- Porous surfaces and green parking spaces (for example, grasscrete) are preferred.
- Has the British Geological Survey's advice in respect of subsidence been considered?

10

Car parking, electric charging and cycle storage

- 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 bio-diverse roof in its design?

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