Steeple Bumpstead

Design guidance and codes for Steeple Bumpstead Neighbourhood Plan

Final Report
July 2022

Delivering a better world

Quality information

Prepared by	Check by	Approved by
Stela Kontogianni Urban Designer	Ben Castell Director	Ben Castell Director

Revision History

Issue no.	Issue date	Details	Issued by	Position
3	010722	Review	Annabel Osborne	Locality
2	010622	Review	Philip Whittome	Steeple Bumpstead Parish Council
1	180522	Review, site visit	Ben Castell	Director
0	120522	Research, drawings	Stela Kontogianni	Urban Designer

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Introduction

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Delivering a better world

1. Introduction

Through the Department for Levelling Up, Housing and Communities (DLUHC) Programme led by Locality, AECOM was commissioned to provide design support to Steeple Bumpstead Parish Council.

1.1 The importance of good design

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

Research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council; see, for example, The Value of Good Design[1]) has shown that good design of buildings and places can improve health and wellbeing, increase civic pride and cultural activity, reduce crime and anti-social behaviour and reduce pollution.

This document seeks to harness an understanding of how good design can make future development as endearingly popular and the best of what has been done before. Following an analysis of the Parish and good practice examples, these elements of good design are set out clearly as design principles which any development within Steeple Bumpstead Parish should follow in order to comply with this Design Guidelines and Codes document.

1.2 What is a design code

The Governments Planning Policy Guidance defines design codes as:

'… a set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should be proportionate and build upon a design vision, such as a masterplan or other design and development framework for a site or area. Their content should also be informed by the 10 characteristics of good places set out in the National Design Guide. They can be …appended to a Neighbourhood Plan…'.[2]

These 10 characteristics are: the identity; built form; movement; nature; public spaces; uses; homes and buildings; resources, and lifespan.

This design guide will aim to address the above characteristics in relation to Steeple Bumpstead with a view for any new development to enhance what is already coherent in design.

1. https://www.designcouncil.org.uk/sites/default/files/asset/document/the-value-of-good-design.pdf

2. Paragraph: 008 Reference ID: 26-008-20191001 - Revision date: 01 10 2019.

1.3 The purpose of this document

The National Planning Policy Framework (NPPF) 2021, paragraphs 127-128 states that:

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

'To provide maximum clarity about design expectations at an early stage, plans … should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.'

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

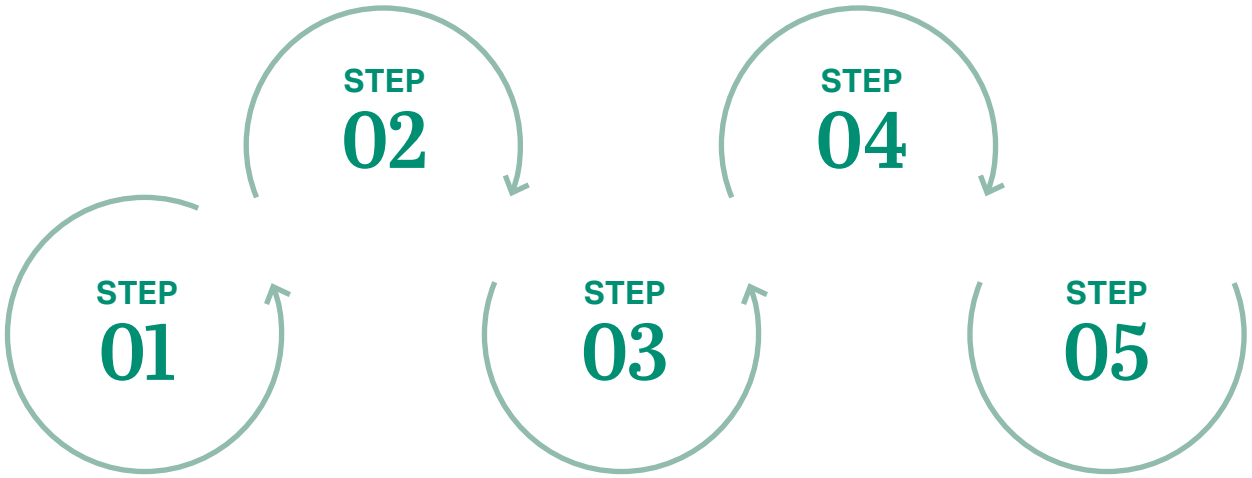
The Braintree Local Plan Section 1 was adopted in February 2021 and Local Plan Section 2 is under examination. The new Local Plan 2033 draft allocates a number of sites and it is expected that the total supply of homes is likely to be around 49; site STEB 395/18/00408 (28 homes), site 16/01525 (9 homes), site 21/02009 (9 homes), site 11/0949 (1 dwelling), site 21/00926 (1 dwelling) and site 21/02541 (1 dwelling).

Thus, this Design Guidelines and Codes report will aim to provide guidance to make sure any design proposal, on those sites as well as any other speculative development which comes forward, contributes to a distinctive place with a consistent and high quality standard of design that respects the sensitive historic environment of the village.

This Design Guidelines and Codes report is an integral part of the Neighbourhood Plan and must be given weight in the planning process.

1.4 Preparing the design code

The following steps were agreed with the Group to produce this report:



STEP 1

Initial virtual meeting between AECOM and the Steeple Bumpstead Neighbourhood Plan Steering Group followed by a site visit.

STEP 2

Review of existing baseline documents.

STEP 3

Urban design and local character analysis.

STEP 4

Preparation of the design guidelines and codes.

STEP 5

Draft report with the design guidelines and codes and submission of the final report.

1.5 Planning and design guidance

The following documents have informed this document. Some of these guidelines have been produced at national, district or parish level.

Any new development application should be familiar with these documents and make explicit reference to how each of them is taken into account in the design proposals.

NATIONAL LEVEL

2021 - National Model Design Code
Department for Levelling Up, Housing and Communities (DLUHC)

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide.

2020 - Building for a Healthy Life
Homes England

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed developments, but can also provide useful prompts and questions for planning applicants.

2019 - National Planning Policy Framework

Department for Levelling Up, Housing and Communities (DLUHC)

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12 sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality.

2019 - National Design Guide

Department for Levelling Up, Housing and Communities (DLUHC)

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

NATIONAL LEVEL

2007 - Manual for Streets

Department for Transport

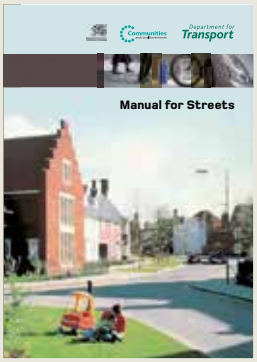
Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.

2022 - Emerging Local Plan 2013-2033

Braintree District Council

Section 1 was adopted in February 2021 and Section 2 was adopted in spring 2022. Then, both sections will replace both the Core Strategy (2011) and the Local Plan Review (2005).

DISTRICT LEVEL



2021 - Local Plan 2013-2033 Section 1

Braintree District Council

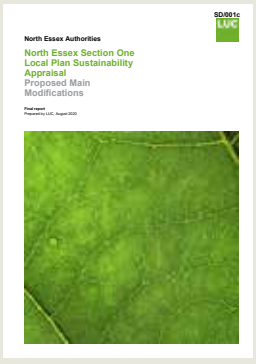
This document was prepared jointly by Braintree District Council, Colchester Borough Council, and Tendring District Council, the local planning authorities collectively known as the North Essex Authorities to form the first part of each of the authorities' respective Local Plans.

2020 - North Essex Section 1 Local Plan Sustainability Appraisal

North Essex Authorities

This report sets out the Sustainability Appraisal of the publication Draft Braintree, Colchester and Tendring Section One Local Plan as proposed to be modified by Main Modifications.

DISTRICT LEVEL



1.6 Area of study

Steeple Bumpstead is a village and civil parish 3 miles south of Haverhill in the Braintree district, Essex, England. The nearest city to the parish is Cambridge which is approximately 20 miles north west of the village.

The A1017 is the closest major motor vehicle route that connects the parish with Cambridge and Braintree where there are railway connections to London. The village is also served by the 60 and 438 bus services which provide routes to Haverhill and Great Yeldham.

The village is one which is rich with heritage. The parish church does not have a steeple, however the Congregational Church has a small Victorian one and Bumstead or Bumsted is Anglo-Saxon for “place of reeds”. There are over 40 listed buildings (grade I, II and II*) throughout the parish, emphasising the historical richness of this area. One building of note is the St Mary the Virgin Church (Grade I) which is believed to have been around since as early as the 11th Century.

Other amenities in the village include a local village Mace store, a post office, a petrol station, an antiques shop, two pubs (The Fox and Hounds and The Red Lion), and a library in the Moot Hall.

AECOM

Baseline study

02

Delivering a better world

2. Baseline study

This chapter describes the local context and key characteristics of Steeple Bumpstead village and Parish related to history, built environment, streetscape and landscape.

2.1 Steeple Bumpstead village

There are a number of elements, including streets, public realm, layout of buildings, massing, scale, open spaces and car parking, that all together contribute to the character of the village.

Streets and public realm

The village is composed by both B-roads, for instance Water Lane, North Street, Finchingfield Road and Blois Road, that border it to the west, north and east, and local roads and countryside lanes.

The road network offers a level of permeability, for both pedestrians and cars, along the main roads. However, the largest part of the village is organised in cul-de-sac layouts which offer a good level of permeability too, due to the presence of a number of footpaths for pedestrians only.

There are a range of road widths, between B-roads, local roads and countryside lanes that helps filter traffic and add a variety of characters along the streetscene. Most of the roads have pavements, either on both sides or one, however, at places, like Water Lane and The Endway, where the road width is narrow there are no pavements.

Figure 01: Local example of a main road in the village that is characterised by a 2-lane carriageway and pavements on both sides.

Figure 02: Local example of a countryside lane that is characterised by the narrow carriageway and the lack of pavements.

Figure 03: Local example of a footpath that connects the built environment with green space encouraging walking.

Pattern and layout of buildings

There are a variety of development patterns, plots sizes and widths that result in a visually interesting streetscene for both pedestrians and vehicles.

Examples of linear development can be found, at places, along The Endway, Blois Road, North Street, Helions Road, Water Lane, Bower Hall Drive, Queen Edith Drive and Finchingfield Road. Buildings are set along slightly meandering roads, either on one or both sides, presenting a variety of widths in relation to the front gardens. There are also cases where buildings are fronting directly onto the carriageway or the pavement. This level of variety creates different perspectives along the street and therefore, visual interest. Plots also vary in sizes allowing for minimum to generous gaps between buildings. However, both Bower Hall Drive and Queen Edith Drive present a general consistency in terms of plot and garden sizes and building setbacks.

A large part of the village is organised in cul-de-sac layouts which not only affect movement, but also how the built environment is perceived. For instance, the development along North Crescent creates a feeling of openness since the buildings setbacks are quite generous leaving enough room for green spaces. Plot sizes are relatively regular, whilst the gaps between the buildings allow for some filtered views towards the open countryside to the north. Other cul-de-sac developments along The Chase, Home Close, Sucklings Yard, Churchfields Drive present a higher density with smaller sizes of plots and gardens, including some recent development as well.

Lastly, the cul-de-sac layout developments along Lion Meadow and Freezes Barns, also contributes to the character of the village, each one differently. The first one is a dense development, the densest in the village, which is composed by a series of terraced housing with limited gaps and small gardens. However, the presence of green elements like hedges, bushes and trees helps soften the environment and create good levels of enclosure. The second one, is an example of barns converted into residential whilst keeping the architectural style of their former use. In this case, plot and garden sizes and building setbacks differ compared to the rest of the cul-de-sac developments creating a different sense of enclosure.

Figure 04: Local example of a linear development with terraced housing directly fronting the carriageway.

Figure 05: Local example of a cul-de-sac development that creates a feeling of enclosure due to the limited gaps between the buildings and small front gardens.

Building heights and typology

The average building height in the village ranges between 1-2.5 storeys. Roof types range between gabled, hipped and mansard and they are usually decorated with chimneys and dormers.

The roofline is generally continuous, especially along the main roads, but it usually gets interrupted with trees and vegetation in the background or chimneys and pitches standing out.

Car parking

The prevailing car parking typology is on-plot parking, either garage parking or on-plot front parking.

However, there are also examples of on-street parking and parking courtyards in the village.


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Figure 06: Local example of a 2-storey building with gabled roof and a chimney.

Figure 07: The roofline presents some variety along the street due to the different heights and building rotations as well as the existence of decorative features like chimneys.

Figure 08: Local example of a prevailing parking typology, on-plot front parking.

Figure 09: Local example of a prevailing parking typology, on-plot garage parking, in a recent development.

Open spaces

In general, the village has a good amount of greenery either in the form of physical boundary treatments and vegetation or in the form of open spaces. The Camping Close located to the centre of the village covers a large area connecting different parts of the village through the footpaths as well as providing space for outdoor activities.

In addition to this, there are a number of green spaces, as shown in Figure 12, that are designated for informal recreation or as visually important spaces in Braintee Local Plan and improve the built environment.

Views and topography

The village lies in the valley bottom surrounded by beautiful scenery and landscapes. This allows for long-distance views towards the open fields and across the valleys. More specifically, Finchingfield Road offers open views to the east and west, Helions Road to the north, Blois Road to the south and B1054 to the north-west.

These elements need to be taken into account in new development and act as references of how built and open environment in Steeple Bumpstead parish needs to be.

Figure 10: The housing development along North Crescent overlooks a large green space which creates a feeling of openness for the area.

Figure 11: St Mary's Church is located at a central point within the village surrounded by open space and it is therefore, visible from many directions.

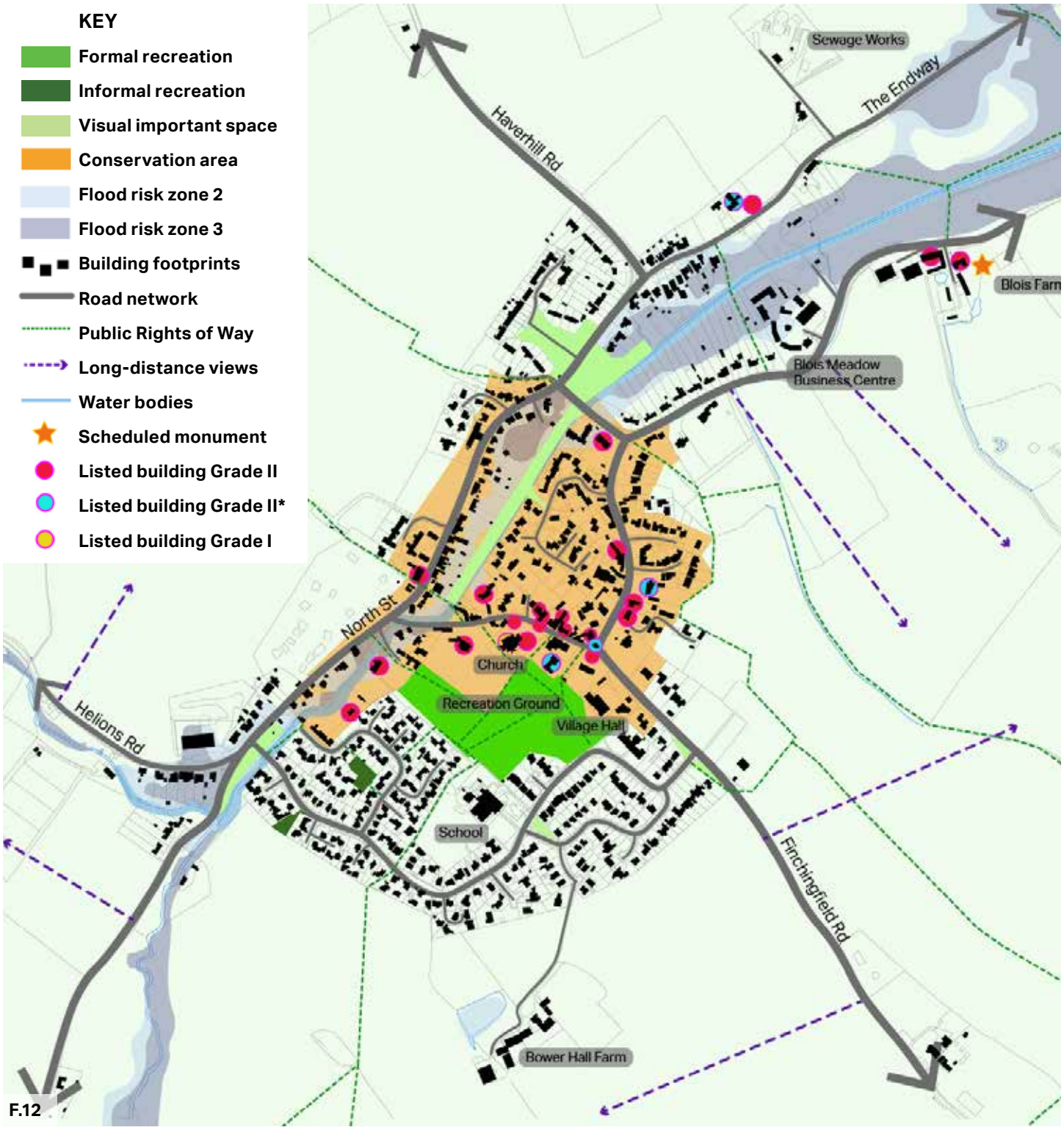

Figure 12: Steeple Bumpstead village.

2.2 Access and movement

Steeple Bumpstead parish is situated between three cities, Ipswich to the east, Colcester to the south-east and Cambridge to the north-west. Haverhill town is also located adjacent to the parish to the north.

- **A-road network.** The A-road (A1017) servicing the parish runs north to south, whilst the rest of the road network includes B-roads and local roads;
- **B-road network.** Two B-roads run through the village; the B1054 runs west to east and the B1057 runs south to north. These roads create a permeable road network since they enable connections towards multiple directions not only within the village but also to other surrounding settlements, for instance Birdbrook, Stambourne Green, New England and Smith's Green. However, the rest of the local roads, apart from Church Street and Bower Hall Drive, form cul-de-sac layouts; and
- **Public Rights of Way.** In addition, there are a good number of public footpaths (Public Rights of Way) running throughout the entire parish that preserve permeability and access to the surrounding countryside.

Figure 13: Entrance to the village from the south along Finchingfield Road (B-road).

Figure 14: The Endway road has the character of a local rural road creating a smooth transition to the surrounding countryside to the east.

Figure 15: Entrance to the centre of the village from the west along North Street (B-road).

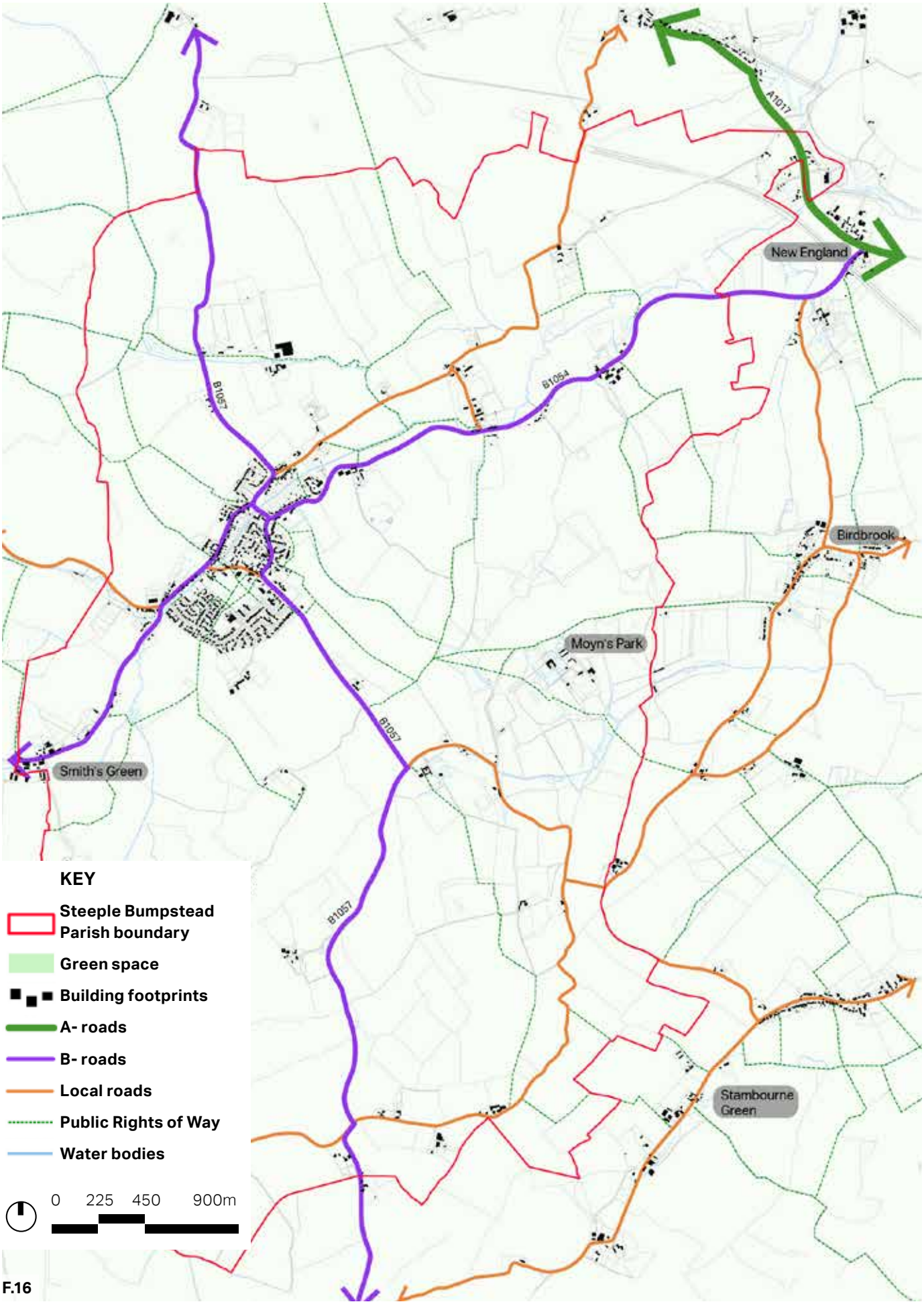

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Figure 16: Street hierarchy in Steeple Bumpstead Parish.

2.3 Heritage and historic morphology

Early cartographic records of Steeple Bumpstead include the 17th century mapping of Essex. Robert Morden's map of Essex (1695) recorded the village and major roads. The core of the village was concentrated along Church Street and the main road running north-east to south-west through the village was recorded. An area of parkland was marked to the south of the village, indicating the site of Bower Hall.

Chapman and Andre's map of Essex (1777) recorded further details of post-medieval Steeple Bumpstead. The main road network through the village was recorded and comprised four roads in a roughly square layout. The core of the settlement was concentrated along Church Street in the south and Chapel Street in the east.

Bower Hall was recorded to the south, which included the main house, outbuildings and surrounding parkland with a main entrance which approached the hall from the north-west. The hall at Moyn's was also recorded on this map along with parkland to the east of Steeple Bumpstead and was recorded as owned by George Gent Esquire.

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Figure 18: Chapman and Andre's map of Essex, 1777.

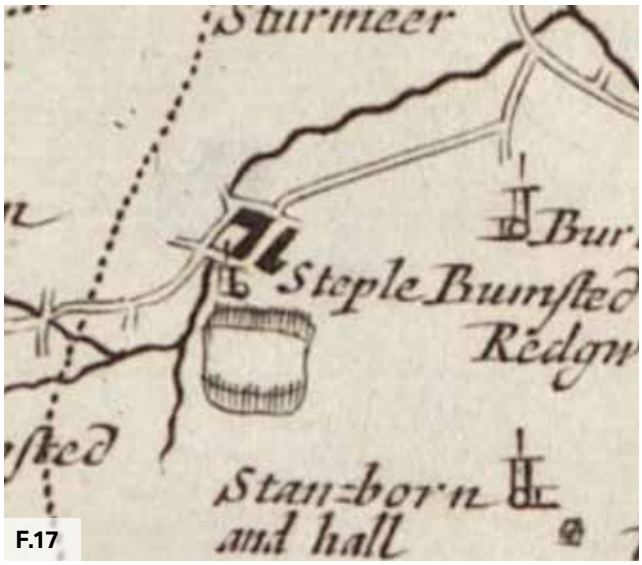

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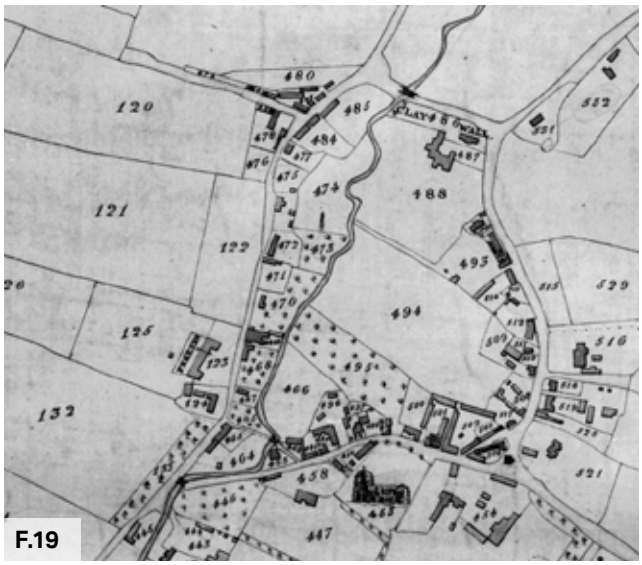
Figure 17: Robert Morden's map of Essex, 1695.



F.19

Figure 19: Steeple Bumpstead tithe map, 1839.

The 1839 tithe map of Steeple Bumpstead recorded the village and surrounding land. Buildings were recorded along the four main roads, particularly concentrated to the south along Church Street, including the Church of St Mary. Enclosed fields were recorded within Steeple Bumpstead as well as in the surrounding landscape. Within the village, the land predominantly comprised small gardens, as well as areas of meadow, orchard and arable land to the north of Church Street. The surrounding land was divided into rectilinear-shaped fields, comprised of mostly arable land with some areas of meadow and woodland.

Bower Hall to the south was recorded as owned by Ellys Anderson Stephens at the time of the tithe. The estate included the manor house and yard with a lawn and gardens directly to the east of the house which were all set within a large parkland with small areas of plantations. By the 19th century, the approach to the hall had been altered, with the new entrance approaching the hall from the north-east. Moyn's was also recorded to the east of the village, and comprised a manor house, yard and garden and was similarly surrounded by parkland with areas of plantations. The house was recorded in a half-H plan with a moat to the south-east and north-east.

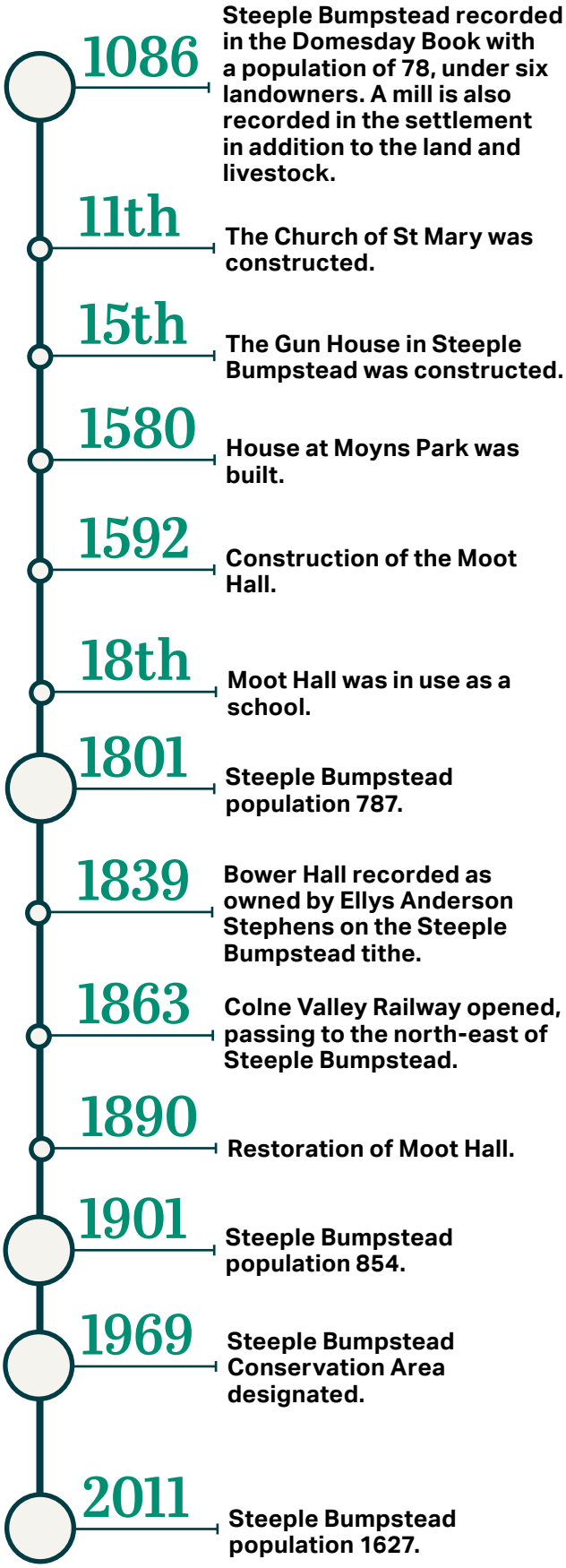
By 1880 the village had changed a little with the alteration and addition of several buildings, yet the core of the village remained principally located around St Mary's Church and surrounding roads. A number of buildings were labelled on the map, and included two public houses, three schools, a vicarage, a chapel and a corn mill.

The land surrounding the village remained agricultural in nature, comprising rectilinear fields, many of which retained the field boundaries recorded on the tithe map, although some of the smaller fields had become amalgamated. The manors of Bower Hall and Moyn's Park also remained fairly unchanged to the late 19th century, including the principal buildings, gardens and surrounding parkland.

Figure 20: Six inch Ordnance Survey (OS) map Essex IV, 1880.

Figure 21: Six inch Ordnance Survey (OS) map Essex IV.SE, 1905.

Throughout the 20th century the historic core of the village of Steeple Bumpstead remained present, with the central road layout unchanged. By 1951, the OS map recorded the development of new residential buildings at the northern end of the village, along Blois Road and The Endway. To the south, Bower Hall was demolished in the 1920s and the northern section of the former park was developed for residential streets in the later part of the 20th century, while the southern section had been used as agricultural fields. Moyn's Park to the east of Steeple Bumpstead remains extant along with the associated outbuildings, gardens and parkland. Much of the surrounding landscape has remained in agricultural use, although the field boundaries have been altered between 1951 and the early 21st century and several of the fields have been amalgamated.



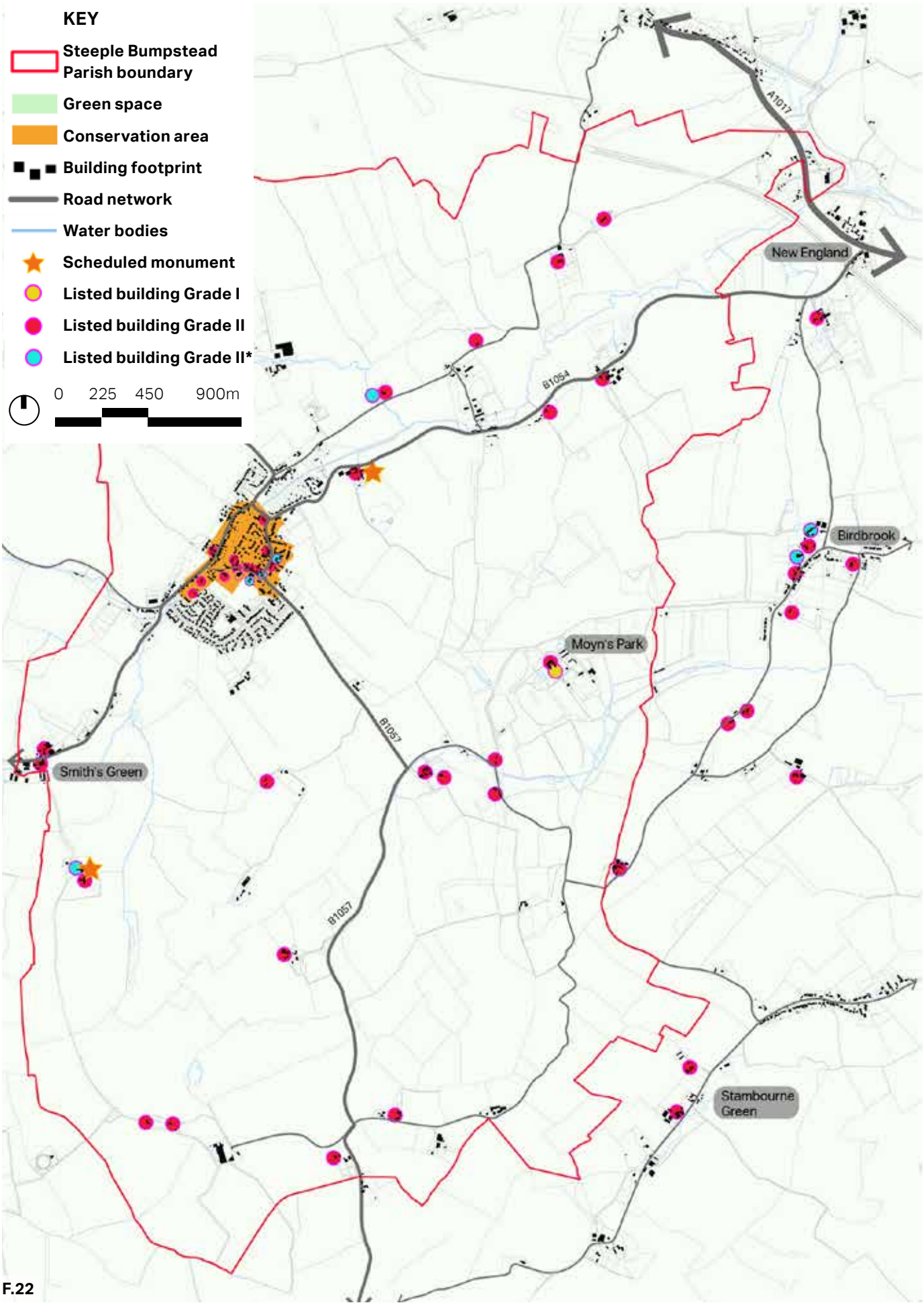


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Figure 22: Heritage assets in Steeple Bumpstead Parish.

2.4 Topography and land-based designations

There are a good number of land-based designations throughout the parish that celebrates its rural character amongst other qualities. These are:

- **Ancient woodland & Deciduous woodland.** Both habitats are mainly found to the eastern side of the parish boundary, for example around Moyn's Park, as well as along the brook. However, some habitats can also be found to the south of the village settlement and towards the west and north;
- **Flood risk zones 2 and 3.** The brook which runs west to east is responsible for causing flooding issues;
- **Topography.** The village is surrounded by beautiful scenery and landscapes. This is characterised by rolling arable farmland and hills surrounding steep valleys with small streams, with settlements located in the valleys. The key landmarks are the churches with towers or spires within views into and across the valleys. From the tops of the hills there are characteristic views across the valley and into it, especially on the approach to Steeple Bumpstead from the north and the south. Historically, development within Steeple Bumpstead was below 70m above sea level;
- **Landscape character.** The village lies within the Stour Valley Project Area (SVPA), which has been described as "a distinctive landscape with agriculture and wildlife at its core that retains its natural beauty and special qualities"; "... one of England's finest landscapes with its riverside meadows, picturesque villages and rolling farmland"; and "... a high quality landscape and a benefit to all those that live, visit or work in the area."


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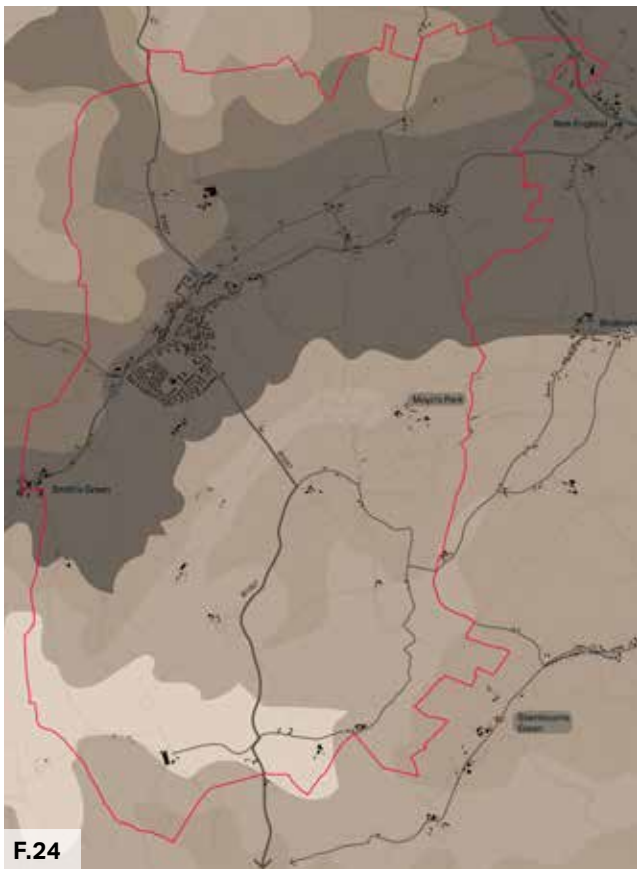
F.24

Figure 23: The river running through the village bordered with nature creates pleasant views for pedestrians.

Figure 24: Map showing an illustration of the topography in the Parish, (lower grounds are shown with darker colours, whilst colours turn brighter on higher grounds).

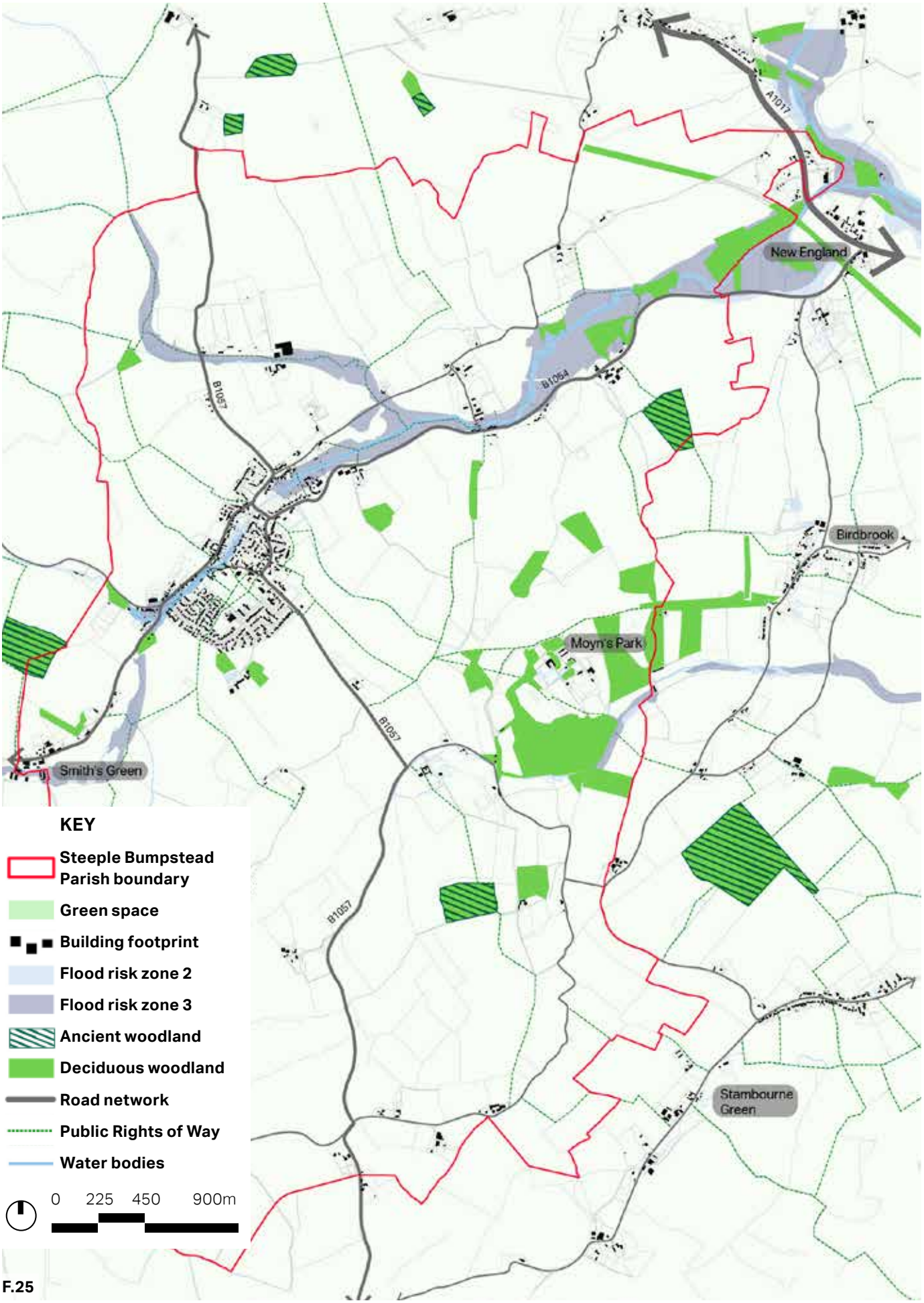

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Figure 25: Green and blue infrastructure in Steeple Bumpstead Parish.

AECOM

Design Guidance & Codes

03

Delivering a better world

3. Design guidance & codes

This chapter provides guidance on the design of development, setting out the expectations that applicants for planning permission in the parish will be expected to follow.

3.1 Place making

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

The placemaking principles set out in the following pages should be used to assess the design quality of future development or regeneration proposals.

These key principles should be considered in all cases of future development as they reflect positive place-making and draw on the principles set out in many national urban design best practice documents.

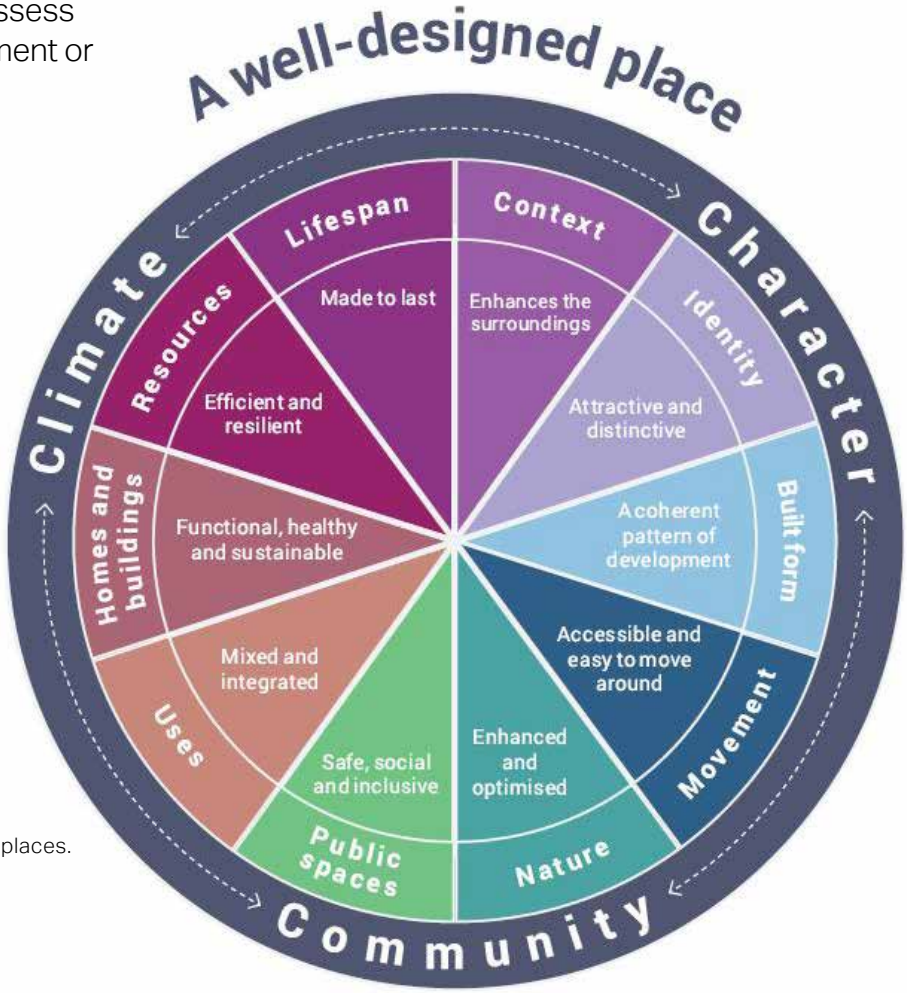

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Figure 26: The 10 characteristics of well-designed places. (Source: National Design Guide, page 8).

3.2 General principles

The design guidelines and codes, with reference to Steeple Bumpstead Neighbourhood Area, will follow a brief introduction of the general design principles.

The guidelines and codes developed in the document focus on residential environments as well as any other potential in-fill or small scale development within the village.

In any case, considerations of design and layout must be informed by the wider context, considering not only the immediate neighbouring buildings, but also the landscape and character of the wider locality. The local pattern of streets and spaces, building traditions, materials and natural environment should all help to determine the rural character and identity of a development.

It is important that full account is taken of the local context and that the new design embodies the 'sense of place' and also meets the aspirations of people already living in that area.

Therefore, the general design principles that should be present in any design proposal are:

- Respect the existing pattern of the village to preserve the local character;
- Respect the heritage, landscape and key views identified in the parish;
- Aim for high quality design that reflects and respects the local vernacular;
- Integrate with existing paths, streets, circulation networks and improve the established character of streets, greens and other spaces;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Integrate with existing paths, streets, circulation networks and patterns of activity;
- 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;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

3.3 Steeple Bumpstead design guidelines and codes

This section introduces a set of design principles that are specific to Steeple Bumpstead parish. These are based on:

- Baseline analysis of the area in Chapter 2;
- Understanding national design documents such as National Design Guide, National Model Design Code and Building for Healthy Life 12 Documents which informed the principles and design codes;
- Engagement undertaken on the development of the Neighbourhood Plan; and
- Discussion with members of the Neighbourhood Plan Steering Group.

The codes are divided into **6 sections**, shown on the next page, each one with a different number of subsections. Each section and subsection is numbered (e.g DC.01) to facilitate its reading and consultation.

Theme	Code	Title
DC.01 Countryside, environment and sustainability	1	Development within rural landscape
	2	Green network
	3	Biodiversity
	4	Water management
	5	Trees
	6	Eco-design
DC.02 Heritage and materials	7	Development affecting heritage assets
	8	Heritage, views and landmarks
	9	Materials and architectural details
DC.03 Housing	10	Patterns of growth and layout of buildings and gardens
	11	Infill development and housing extensions
	12	Building heights and density
	13	Housing mix and affordable housing
	14	Continuity and enclosure
	15	Legibility and wayfinding
	16	Boundary lines, boundary treatments and corner treatment
DC.04 Local economy	17	Design guidelines for employment units
	18	Conversion of existing farm buildings into new employment opportunities
DC.05 Community facilities and public realm	19	Community facilities
	20	Hard landscaping, materials and street furniture
	21	Street lighting
	22	Public open spaces
DC.06 Highways and transport	23	Accessible and attractive footpath network/Access to the countryside
	24	Prioritise walking and cycling
	25	People-friendly streets
	26	Parking and servicing

DC.01 Countryside, environment and sustainability

Code.1 Development within rural landscape

Steeple Bumpstead is a country village surrounded by beautiful scenery and landscapes. Therefore, there is a strong rural landscape which should not be undermined by any new development in the village. Some design guidelines on how new development should treat development edges are:

- New development should preserve and enhance, where possible, the existing vegetation, in the form of trees, hedges or bushes, and incorporate it into the design. This will help retain the existing rural character of the village and avoid creating abrupt edges of development with little vegetation;
- New development adjoining public open fields and important gaps should either face onto them to improve natural surveillance or have a soft landscaped edge;
- Edges must be designed to link rather than segregate existing and new neighbourhoods. Green corridors can provide additional pedestrian and cycle links that will contribute to the successful integration with the parish;
- New development should take into account the key characteristics of the landscape and incorporate them into the design. In particular, the parish includes three landscape areas, LCA B2 Hempstead Farmland Plateau to the south of the village, LCA A2 Stour Valley which encompasses the whole village, and LCA B3 Bumpstead Farmland Plateau to the south of the village; and
- New development should take into account the flooding risk zones within the parish and propose designs that can mitigate this issue whilst also helping enhance biodiversity.


F.27


F.28

Figure 27: Examples of edge lane developments elsewhere in UK, where buildings front the landscaped area, while shared surfaces allow different users to co-exist peacefully.

Figure 28: Local example of development set along a green edge with properties overlooking the open space.

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Code.2 Green network

Green networks, corridors and linkages are widely seen as a key mechanism for reversing the effects of fragmentations on biodiversity as well as having a positive social impact to communities. Thus, guidelines for new development are:

- New developments should incorporate existing native trees and shrubs and avoid unnecessary loss of flora. Any trees or woodland lost to new development must be replaced;
- New development should offer a variety of open spaces hosting a range of native planting and trees, that are likely to thrive, to enhance the surrounding rural environment and civic pride. This landscape could also improve the air quality and help mitigate flooding issues;
- New development should propose natural boundary treatments (hedges, trees, bushes etc.) along the front and back gardens to help them play an active role in terms of biodiversity and circulation of species;
- New development should ensure that small and isolated woodlands within the parish are linked to larger green areas nearby to protect connectivity of habitats and biodiversity;
- New development should aim to create connections to all the existing physical assets of the surrounding area, like open countryside, river and woodlands, by taking advantage of the existing footpath network or suggesting new connections; and
- New and existing landscapes, and open spaces should be located within walking distance (400m) from their intended users and be connected via other green and urban networks such as footpaths and tree lined streets. These networks are often more useful to create visual amenity, for recreational use and wildlife corridors than isolated parks.

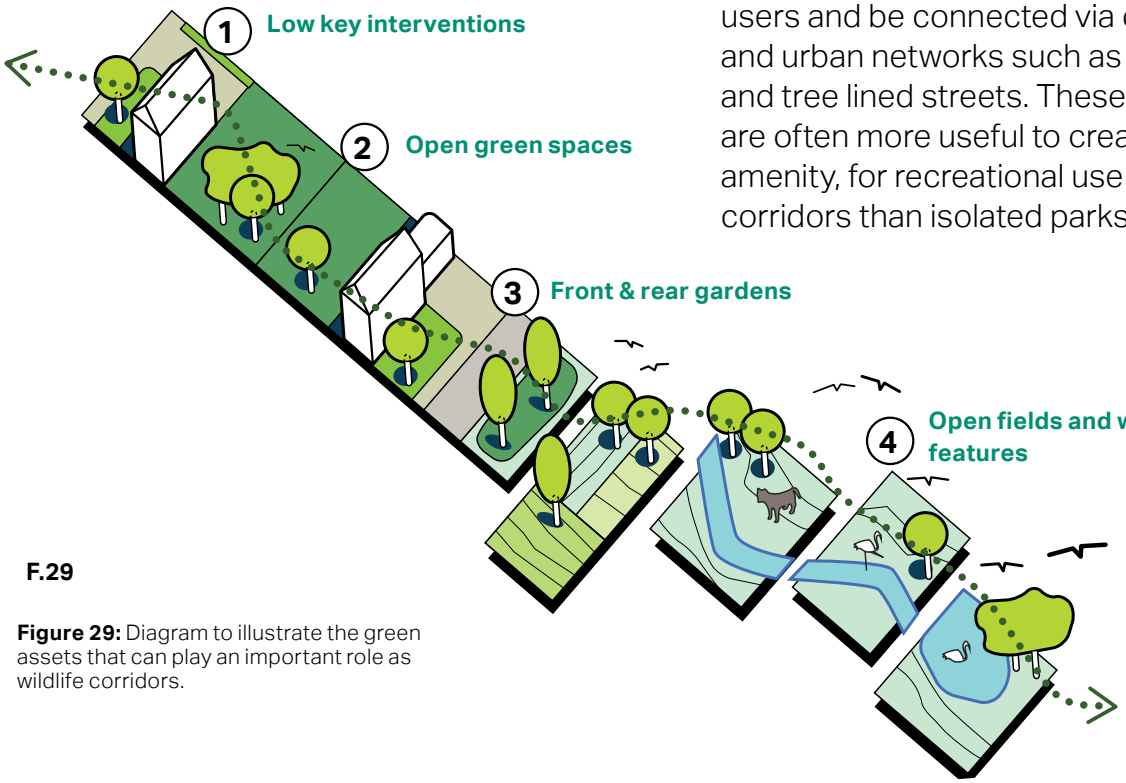

Figure 29: Diagram to illustrate the green assets that can play an important role as wildlife corridors.

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Figure 30: Front and back gardens, if well vegetated, can enhance the biodiversity of species, whilst improving the aesthetics of the village.

Figure 31: Bumpstead Brook is bordered with trees and vegetation, whilst acting as a blue corridor for species.

Figure 32: Open green spaces within the built environment enhance openness and improve the environment.

DC.01 Countryside, environment and sustainability

Code.3 Biodiversity

Biodiversity should be a priority in new development as not only could it benefit the species but also the environment and therefore, the people living in the area. Some design guidelines for new development are:

- Natural features and woodlands should be protected and enhanced where possible and form part of the design in any new development;
- New development proposals should aim for the creation of new habitats and wildlife corridors, e.g. by aligning back and front gardens or installing bird boxes, swift boxes and bat bricks;
- Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species. For that reason, rich vegetation and plantation is suggested, as well as holes to the bottom of the fences;
- Blue assets can also contribute to biodiversity connectivity. Therefore, the existing ditches and river should be considered in design proposals when planning for wildlife corridors; and
- All areas of biodiversity that require further planting/ enhancement should be planted before start of construction.

Figure 33: Example of a birdbox located on a grass area opposite a public footpath.

Figure 34: Example of a bughouse located in an outdoor playground facility.

Figure 35: Example of a structure used as a frog habitat corridor located in an outdoor green space.

DC.01 Countryside, environment and sustainability

Code.4 Water management (SuDS)

Part of Steeple Bumpstead village is very susceptible to flood risk, due to the river that is running along the west and north of the village. This issue should be mitigated in any new development and not deteriorated.

Thus, the SuDS techniques, a term that stands for Sustainable Urban Drainage Systems, are mentioned in this code, since they cover a range of approaches to manage surface water in a sustainable way to reduce flood risk and improve water quality. It is important to note that the proposed type or design of SuDS would depend on site-specific conditions such as underlying ground conditions, infiltration rate, slope, or presence of ground contamination. A number of overarching principles can, however, be applied:

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

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Figure 36: Example of swales check dam integrated with a crossing point, elsewhere in UK.

Figure 37: Example of SuDS designed as a public amenity and fully integrated into the design of the public realm, Stockholm.

Figure 38: Example of a small pond overlooked by properties, small rural village elsewhere in UK.

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Storage and slow release

Rainwater harvesting refers to the systems allowing the capture and storage of rainwater as well as those enabling the reuse in-site of grey water. Simple storage solutions, such as water butts, can help provide significant attenuation.

However, another solution that could be integrated into new design is underground tanks which work with a pump and pipe system to transport water in the storage tank to application areas, like toilets or washing.

In addition, the solution of a gravity fed rainwater system allows ground floor toilet cisterns to fill and flush using rainwater. This system can also be used to irrigate garden spaces, assuming the garden level is below the base of the tank. This system provides a simple and inexpensive alternative to conventional underground rainwater harvesting systems with lower capital and installation costs, reduced maintenance and operational costs.

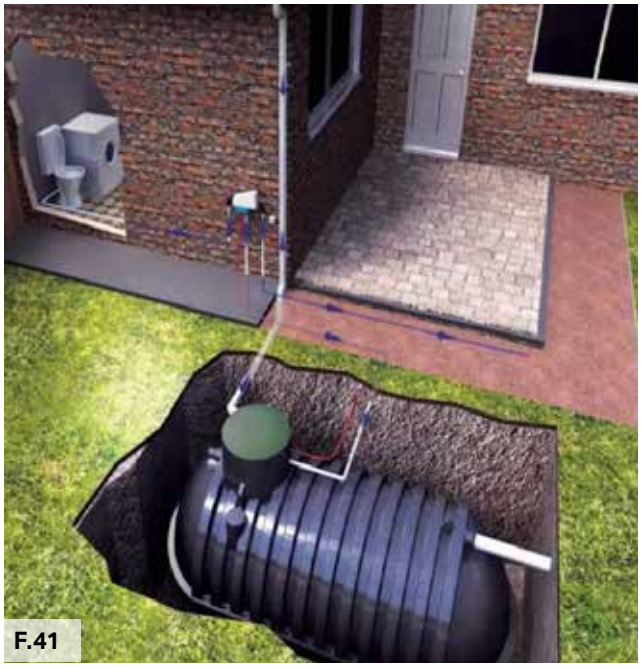

Figure 39: Example of a water butt for irrigation.

Figure 40: Example of an underground water tank in relationship with the building (Source: https://handymantips.org/about-underground-water-tanks/).

Figure 41: Example of a gravity fed rainwater system for flushing a downstairs toilet or for irrigation.

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Storage and slow release

Some design guidelines to well integrate water storage systems are:

- Consider any solution prior to design to appropriately integrate them into the vision;
- Conceal tanks by cladding them in complementary materials;
- Use attractive materials or finishing for pipes; and
- Combine landscape/planters with water capture systems.

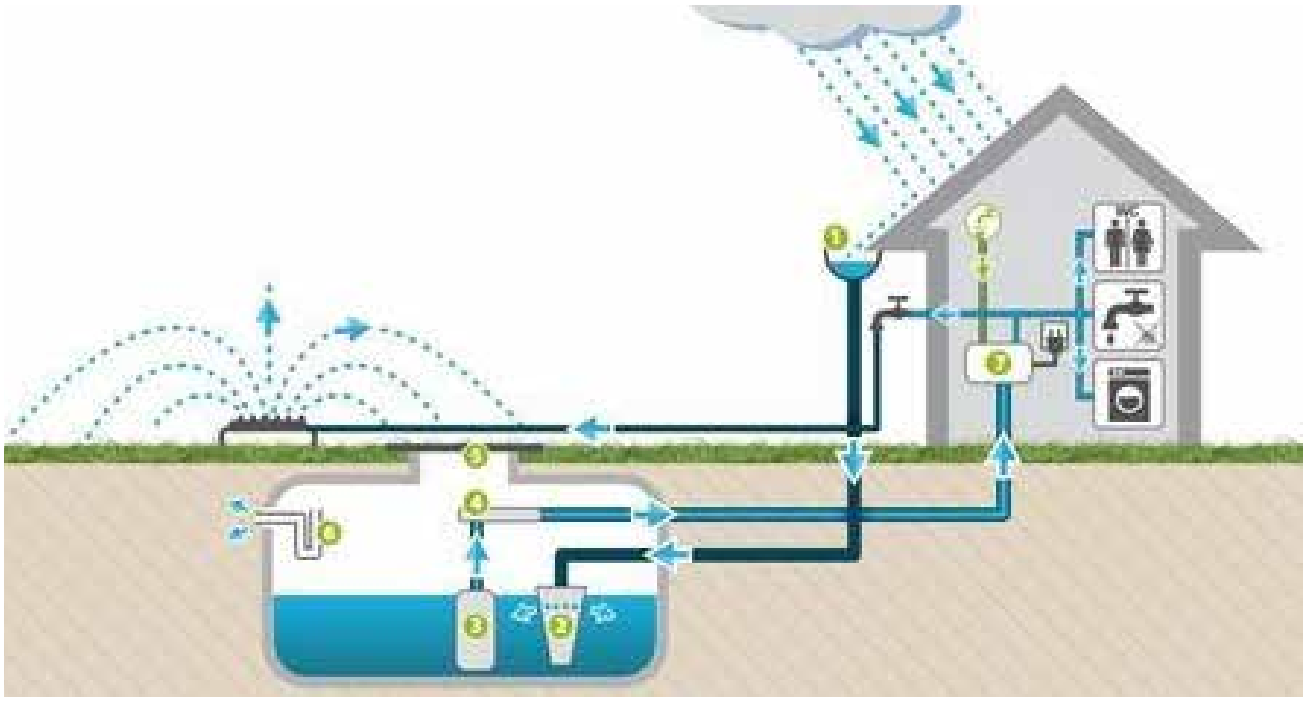

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Figure 42: Sketch and diagram illustrating rainwater harvesting systems integrated into open spaces and residential properties.

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Permeable paving

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

Permeable paving can be used where appropriate on footpaths, public squares, private access roads, driveways, car parking spaces (including on-street parking) and private areas within the individual development boundaries.

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

- Sustainable Drainage Systems - non-statutory technical standards for sustainable drainage systems;1
- The SuDS Manual (C753); 2 and
- Guidance on the Permeable Surfacing of Front Gardens; 3.

F.43

Figure 43: Examples of permeable paving, in different patterns and colours, that can be used in the driveways.

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

[2] CIRIA (2015). The SuDS Manual (C753).

[3] Great Britain. Ministry of Housing, Communities & Local Government (2008). Guidance on the Permeable Surfacing of Front Gardens. Available at:https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

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Code.5 Trees

Trees are important contributors in addressing the climate change resilience. In addition to this, there are existing trees and open spaces of considerable importance in the village which also need a level of protection from any new development. Thus, when planting new trees or retaining existing ones, the following principles should apply:

- New development should aim to preserve existing mature trees and hedges by incorporating them in the new landscape design;
- New development should propose the use of a variety of native tree species instead of a single species to ensure resilience and increase visual interest;
- Flower beds, bushes, shrubs and hedgerows should be welcomed in new developments, since they contribute to the livelihood of the streetscape and create visual interest and colour to their surroundings;
- Native trees should also be present in any public open space, green or play area to generate environmental and wildlife benefits; and
- The success of tree planting is more likely to be achieved when it has been carefully planned to work in conjunction with all parts of the new development, parking, buildings, street lights etc.

Figure 44: Local example of street trees found along green verges in front of properties.

Figure 45: Local example of public footpath bordered with large trees.

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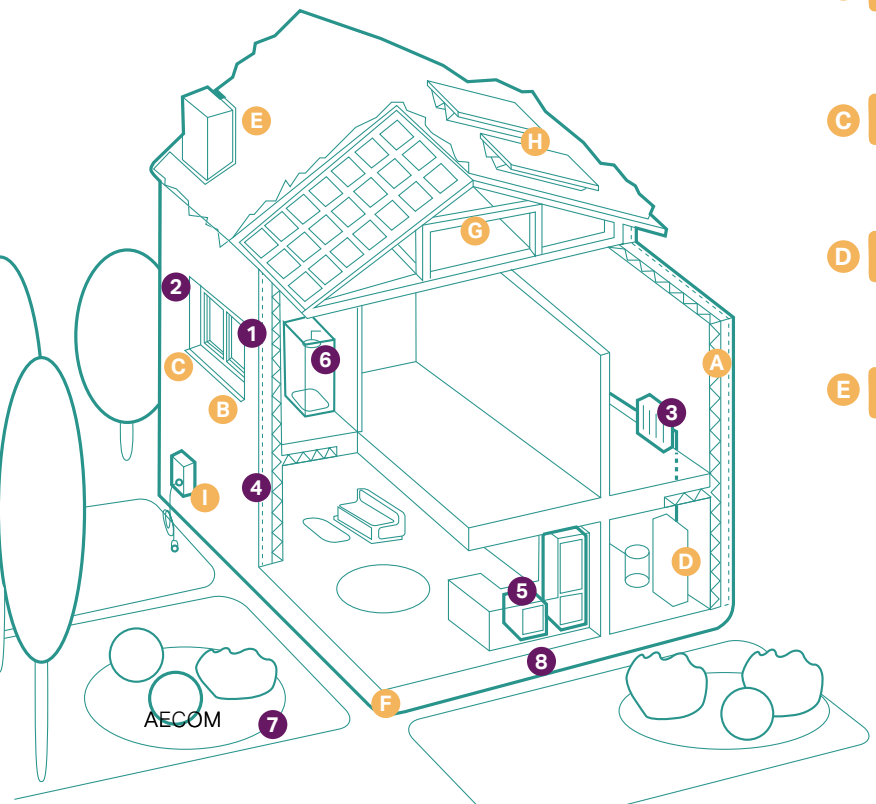
Code.6 Eco-design

This code elaborates on energy efficient technologies that could be incorporated in buildings. The use of such principles and design tools is strongly encouraged to futureproof buildings and avoid the necessity of retrofitting.

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

The diagram on this page illustrates strategies that can be incorporated, from the design stage or retrofitted, towards passive solar heating, cooling and energy efficient landscaping.



Existing homes

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

Additional measures in new build homes

A. **High levels of airtightness.**

B. **More fresh air** with the mechanical ventilation and heat recovery, and passive cooling.

C. **Triple glazed windows and external shading** especially on south and west faces.

D. **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest.

E. **Water management and cooling** more ambitious water efficiency standards, green roofs and reflective walls.

F. **Flood resilience and resistance** e.g. raised electrical, concrete floors and greening your garden.

G. **Construction and site planning** timber frames, sustainable transport options (such as cycling).

H. **Electric PV solar panels.**

I. **Electric car charging point.**

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The aspect and orientation of a building is crucial to eco-design techniques since it helps maximise solar gain. For that reason, one of the main glazed elevations should be within 30° due south to benefit from solar heat gain. Any north-facing façades might have a similar proportion of window to wall area to minimise heat loss on this cooler side;

The aim of these interventions is to reduce overall home energy use as cost effectively as the circumstances permit. The final step towards a high-performance building would consist of other on site measures towards renewable energy systems.

It must be noted that eco-design principles do not prescribe a particular architectural style and can be adapted to fit a wide variety of built characters.

This page includes some indicative examples of the available eco-design principles.

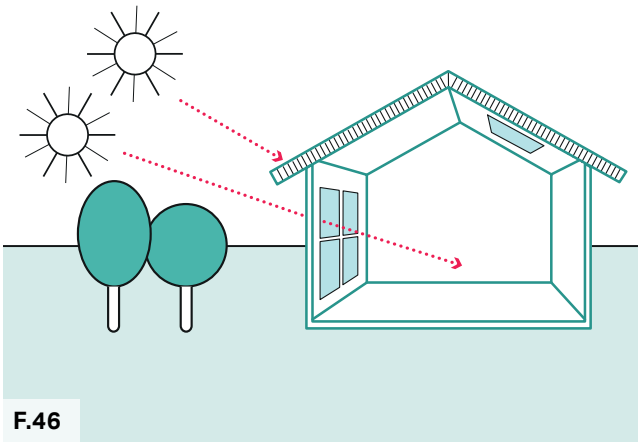

Figure 46: The use of roof window, pitch roof, location and size of windows in favour of maximising solar gain.

Figure 47: Use of shingle-like solar panels on a slate roof, with the design and colour of the solar panels matching those of the adjacent slate tiles.

Figure 48: Green roofs provide sound insulation, improve aesthetics and air quality, regulate temperature and enhance biodiversity.

DC.01 Countryside, environment and sustainability

Minimising construction waste

As part of the environmental management system it is important that the waste generated during construction is minimised and reused within the site or recycled.

Developers should plan to re-use materials by detailing their intentions for waste minimisation and re-use in Site Waste Management Plans. The actions that this plan will include are:

- Before work commences, the waste volumes to be generated and the recycling and disposal of the materials will be described;
- On completion of the construction works, volumes of recycled content purchased, recycled and landfilled materials must be collated;
- Identify materials used in high volumes; and
- The workforce should be properly trained and competent to make sure storage and installation practices of the materials is done under high standards.

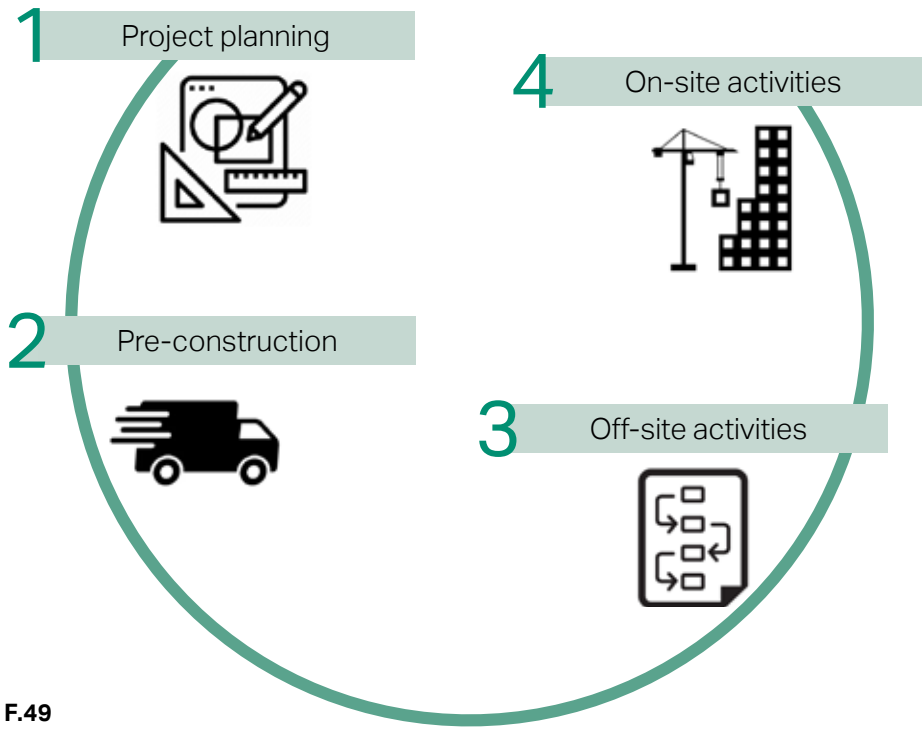

Figure 49: Diagram to illustrate the 4 main stages where waste management practices can be implemented.

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Recycling materials and buildings

To meet the government's target of being carbon neutral by 2050, it is important to recycle and reuse materials and buildings. Some actions for new development are:

- Reusing buildings, parts of buildings or elements of buildings such as bricks, tiles, slates or large timbers all help achieve a more sustainable approach to design and construction;
- Recycling and reuse of materials can help to minimise the extraction of raw materials and the use of energy in the production and transportation of materials; and
- Development should also maximise the re-use of existing buildings (which often supports social, environmental and economic objectives as well).

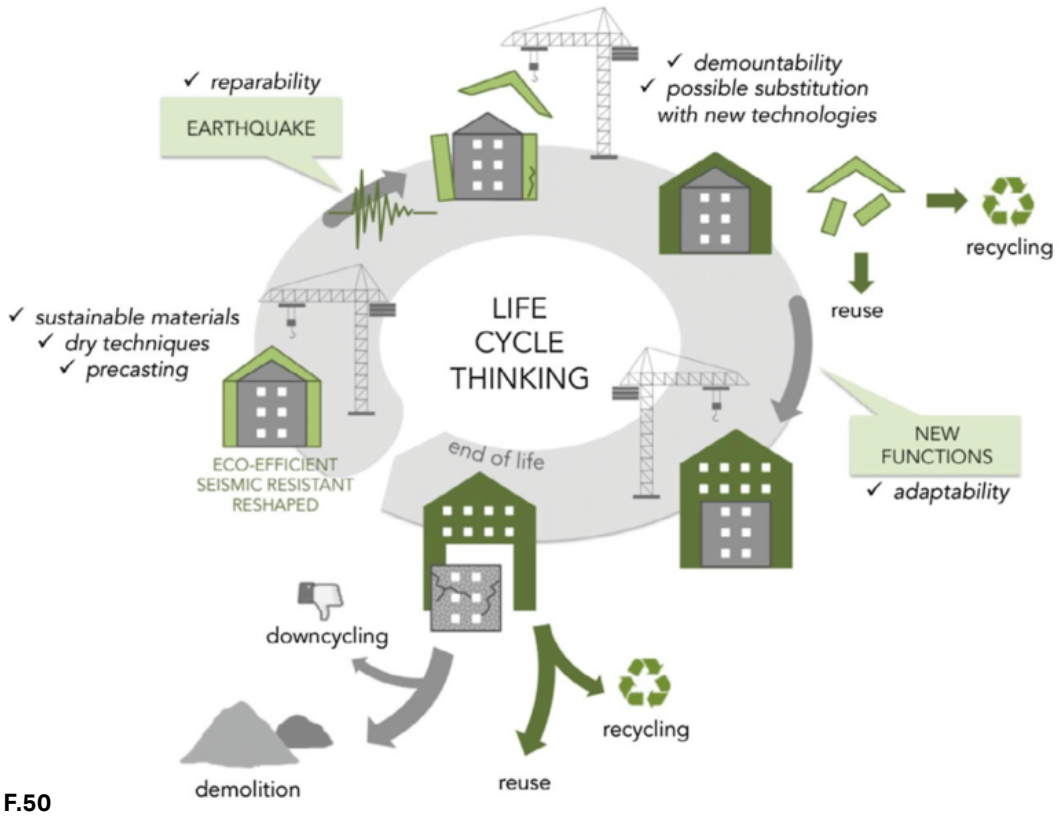

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Figure 50: Diagram to illustrate the life cycle thinking for recycling materials and buildings. (Source: https://www.researchgate.net/publication/319464500_Combining_seismic_retrofit_with_energy_refurbishment_for_the_sustainable_renovation_of_RC_buildings_a_proof_of_concept)

DC.02 Heritage and materials

Code.7 Development affecting heritage assets

The village has a long and rich history as analysed in Section 2.3. The conservation area covers a large part of the village settlement, whilst 21 listed buildings are spread within the conservation area as well as outside of it to the north-east. These assets, as well as other unlisted heritage features, make a positive contribution to the character of the village. Therefore, design guidelines should be in place to guide development in close proximity to the above assets to secure their protection. These guidelines are:

- New development should retain the existing open spaces, vegetation and trees to preserve the historic form and pattern of development in the village;
- New development should propose green screenings, when located in proximity to designated and non-designated heritage assets, to mitigate any unpleasant visual impact;
- New development proposals should not be visually intrusive or block key views to and from heritage assets. This should be achieved by proposing appropriate scale and massing for the new builds including screening where appropriate;
- New development should respect the gaps between buildings, open views and vistas and aim to demonstrate the significance of the neighbouring heritage asset; and
- The design of the new builds and the used materials should match the style of the neighbouring heritage assets to fit sensitively next to them reflecting the rich local vernacular of the village. More details on materials can be found in Code 9.

Figure 51: The views towards the church from the built environment need to be protected and remain unobstructed, Steeple Bumpstead.

Figure 52: Example of heritage asset (photo above) surrounded with vegetation, neighbouring a new infill development (photo below) which has respected the local vernacular and using materials that are compatible with the materials of the heritage asset, elsewhere in UK.

DC.02 Heritage and materials

Code.8 Heritage, views and landmarks

Steeple Bumpstead village has a rich heritage both in terms of structures, buildings, street network, landscape, views and landscape features. The key landmarks are the churches with towers or spires with views into and across the valleys. From the tops of the hills there are characteristic views across the valley into it, especially on the approach to Steeple Bumpstead from the north and the south.

Therefore, any new development needs to be aware of their existence and stimulate ways in which these assets could be further promoted and protected. Some design guidelines are:

- Scenic values and tranquillity of the countryside views should be retained and enhanced in future development;
- New development proposals should maintain visual connections to the surrounding landscape and long views out of the village. Development density should allow for spaces between buildings to preserve views of countryside setting and maintain the perceived openness;
- Potential employment buildings within the rural landscape should be setback from the road and bordered with rich vegetation to mitigate any visual impact. In addition, the height of new employment buildings should be sensitive to the surrounding flat landscape and not generally exceed 3 storeys;
- Creating short-distance views broken by buildings, trees or landmarks helps to create memorable routes. Creating views and vistas allows easily usable links between places;
- Gaps between buildings, open views and vistas should be respected and aim to demonstrate the significance of a landmark asset; and
- The landscape in which the village lies, the Stour Valley Project Area (SVPA), needs to be preserved and respected so that the views that are generated remain unobstructed. Thus, any new development should be of an appropriate massing and scale.

Figure 53: The Moot Hall, apart from being a grade II* listed building, acts as a landmark located in the junction of Church Street and Chapel Street.

Figure 54: The green space around St Mary's Church creates a feel of openness along the streetscape whilst allows for unobstructed views towards this heritage asset.

DC.02 Heritage and materials

Code.9 Materials and architectural details

The special architectural and historic interest, and significance, of the Steeple Bumpstead Conservation Area derives from its long settlement history and development as a rural farming community, whilst the architectural styles and details can act as references for new development. Some design guidelines for new developments are:

- Architectural design in new developments shall reflect the high quality local design references in both the natural and built environment and make a valuable contribution to the rural character of the village;
- Regarding the natural environment, the number of trees in the village contribute to its rural character and reinforce the character of the conservation area as well. Therefore, any new development should make sure it proposes a similar level of greenery in the new design to create a consistent setting;
- Regarding the built environment, new development shall only use appropriate materials that contribute to the local vernacular. These materials may include timber-framing, used by the oldest buildings in the village like Parsonage Farm, Moot Hall and Chapel Street, including the Ancient House, as well as weatherboarding, red brick, tile hanging, renders, tiled, slate and thatched roofs;
- New development can propose a combination of soft, natural, and hard boundaries to match the surrounding styles along the streetscape. In particular, there are examples of brick walls and timber fencing combined with either trees or hedges and bushes;
- The choice of colour and finish of materials is an important design factor in reducing the impact of the buildings on the surrounding landscape. Generally very light colours, like white, cream or light grey, and large areas of intense strong colours do not blend well with the rural landscape. Thus, muted and darker tones could be a better option; and
- The use of traditional, natural and preferably locally sourced materials is generally more appropriate than man-made synthetic, pre-coloured materials, as there lack the variation on colour and texture found in natural materials.

The tables on the next pages showcase a range of materials for roofing, facade and windows that represent the local vernacular of the village, while also highlighting 'modern' examples that clash with the surrounding architecture and thus, should be avoided in any new development.

DC.02 Heritage and materials

Roofing

Design feature	Preferred	To be avoided
Roof pitch	Should be in line with the existing style in the village, around 35 degrees 	Should not be excessively steeply sloped (over 50 degrees) 
Roof types	Gabled, hipped, thatched, dutch gabled, clipped gabled roofs  	Any other roof type should be avoided (cat slide roof or flat roofs) as they affect the look of the house and therefore, clash with the surrounding built environment 
Roof materials	Red clay tiles, grey slate, thatch  	Concrete tiles or 'modern' tile colours (for instance green) should be avoided as they clash with the surrounding local vernacular 

DC.02 Heritage and materials

Facade & windows

Design feature	Preferred	To be avoided
Brick colour for exposed bricks	Essex red 	Yellow and Cambridge sandstone should be avoided 
Weather boarding	Horizontal Essex boarding painted white or black  	Vertical boarding or unpainted wood should be avoided 
Window pane shape	Roughly square, or between 2:1 and 1:2 (height:width) ratio  	Excessively narrow vertical or horizontal panes should be avoided  

DC.03 Housing

Code.10 Patterns of growth and layout of buildings and gardens

Steeple Bumpstead originated as a nucleated, valley side settlement alongside the Bumpstead Brook, which is a tributary of the River Stour. The historic core of the settlement is focused on the valley floor and its edges, along North Street, Church Street and Chapel Street, and the site of the former ford over the watercourse. The village has a strong rural character and it is important that this quality is respected and safeguarded in any new development.

Section 2.1 analyses the patterns of growth and layout of buildings; the nucleated pattern within the historic core, the cul-de-sacs within the village settlement and some linear settings along North Street, The Endway and Blois Road. This variety of qualities needs to be reflected in any new development to preserve the character of the village. Therefore, some design guidelines for new development within Steeple Bumpstead parish are:

- New development should be within the village footprint whilst also protecting important views to the countryside;
- New development must demonstrate a good understanding of the scale, building orientation and different levels of enclosure of the surrounding built environment and is of a design that respects the existing character;
- New development must propose green screenings not only to retain the existing rural character and biodiversity, but also in order to help mitigate any unpleasant visual impact, whilst also preserving key views;
- Any proposal that would adversely affect the physical appearance of a rural lane, or give rise to an unacceptable increase in the amount of traffic, noise, or disturbance must be avoided. For example, gardens are an important feature of the area, with many existing properties set in substantial grounds with front, side and rear spaces around the dwelling that need to be taken into account in new proposals ;
- New development should take into account the existing variety of patterns of growth and propose design that sits sensitively within the existing character areas. For example, new development should study the surrounding patterns of the buildings lines, building setbacks and plot sizes and widths and make sure to incorporate similar qualities into new design. This will help preserve the local character along the streetscene and enhance the rural context;
- Development densities should reflect the character of the village, whilst new proposals should maintain the existing levels of enclosure;

Figure 55: Local example of linear development to the edge of the village settlement where properties face directly onto the carriageway.

DC.03 Housing

- The size of plots and their pattern should be varied to contribute to the rural character of the village;
- The roofline should be set lower than the vegetation backdrop, avoiding hard lines of the silhouette against the sky;
- Existing hedges, hedgerows and trees should be integrated into design, whilst more planting and vegetation is encouraged to form part of the green network strategy; and
- Appropriate signage should be incorporated along the road to indicate the low speed limits or provide navigation.

Figure 56: Local example of a cul-de-sac development where buildings are irregularly set along a meandering road with variations on building setbacks and rotations.

Code.11 Infill development and housing extensions

Infill development

Any proposed design for infill development should be appropriate and sensitive to the rural setting of the village and therefore, some design guidelines are needed and presented below:

- Infill development should complement the street scene into which it will be inserted. It needs to reflect the materials, scale, massing and layout of the surrounding properties;
- The above elements also need to be considered in relation to topography, views, vistas and landmarks. In particular, important views identified in Figure 12 should not be blocked by any new development; and
- New building lines should be reasonably consistent along a street with existing buildings.

Extensions

Extensions to dwellings can have a significant impact not only on the character and appearance of the building, but also on the street scene within which it sits.

Many household extensions are covered by permitted development rights, meaning that they do not need planning permission. Check the latest guidance here: https://www.planningportal.co.uk/info/200130/common projects/17/extensions.

DC.03 Housing

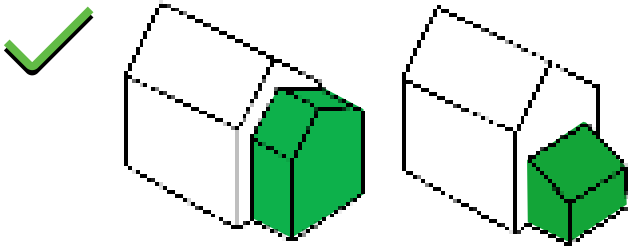
A well-designed extension should enhance the appearance of its street, whereas an unsympathetic extension can create problems for neighbouring residents and affect the overall character of the area. Therefore, some design guidelines on housing extensions are needed and presented below:

Side extensions

- Side extensions should not detract from the appearance of the building, its surroundings and the wider rural setting;
- Single-storey and double storey side extensions should be set back from the main building and complement the materials and detailing of the original building;
- The roof of the extension should harmonise with that of the original building and flat roofs should be avoided; and
- Side windows should also be avoided unless it can be demonstrated that they would not result in overlooking of neighbouring properties.

Rear extensions

- The extension should be set below any first-floor window and designed to minimise any effects of neighbouring properties, such as blocking day light; and
- A flat roof is generally acceptable for a single storey rear extension.



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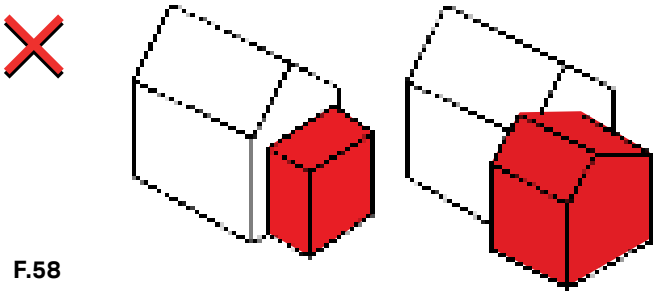

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Figure 57: Good examples for side extensions, respecting existing building scale, massing and building line.

Figure 58: Both extensions present a negative approach when considering how it fits to the existing buildings. Major issues regarding roofline and building line.

Figure 59: Local positive example of a side extension that respects the existing building in terms of scale and building materials. In particular, the use of weatherboarding positively reflects back to the typical appearance of barns and outbuildings.

DC.03 Housing

Code.12 Building heights and density

Building heights and density are two important parameters that should be designed and decided with careful consideration of the village's rural context. More specifically, any new development needs to take into consideration the surrounding context and propose design that reflects the existing village envelope.

Buildings heights

There is a low housing density in the parish which reinforces its rural character. More specifically, properties tend to be up to 2.5-storey high. The rooflines are irregular due to the variety of roof types, as described in Section 2.1, and they often get interrupted with vegetation. Chimneys and dormers decorating the roofs also interrupt the roofline offering a visual interest along the streetscape.

Some design guidelines are:

- New development should propose heights between 1-2 storeys depending on the height of the neighbouring properties, to preserve the existing rural context as well as the open views to the countryside;
- Monotonous building elevations should be avoided, therefore subtle changes in the roofline should be ensured during the design process;
- Local traditional roof detailing elements such as roofing materials, chimney stacks and edge treatments should be considered and implemented where possible in cases of new development; and
- Roofline should be set lower than the vegetation backdrop, avoiding hard lines of the silhouette against the sky.

Figure 60: Local example of a single storey property.

Figure 61: Local example of a 2-storey building.

Building density

The concept of density is important to planning and design as it affects the vitality and viability of the place. Density in Steeple Bumpstead is generally low, helping to define its rural character. Therefore, some guidelines for new development are needed to ensure that the existing housing density numbers are respected.

- Density should be in line with the village and the immediate surroundings to enhance the character of the existing settlement;
- Housing densities should be reduced towards development edges and along rural edges in order to create a gradual transition towards the countryside; and
- Small scale development and in-fills are encouraged because they follow the scale and pattern of existing grain and streets and therefore, retain the character of the area. In particular, design guidelines for this scenario can be found in Code 11.

Figure 62: The building density is higher within the historic core as the layout of the properties is more compact creating a sense of enclosure.

Figure 63: The building density is lower towards the edges of the village settlement creating a smooth transition to the open countryside.

DC.03 Housing

Code.13 Housing mix and affordable housing

There are 62 existing affordable homes in Steeple Bumpstead; 54 Greenfields Community Housing homes in the village and 8 Hastoe Housing Association homes at Banstock Field, whilst there is a good mixture of types and sizes of houses.

The aspiration for the parish is to create a strong rural economy based on farming, services and other types of businesses with infrastructure to support health, commerce and entertainment. Therefore, a mix of new housing is proposed to attract a wide group of people. Some design guidelines for new development are:

- New development should propose a mix of housing to include a range of house types and sizes, both developer and self built, to allow for a variety of options and bring balance to the population profile; and
- Affordable housing should be a priority in new development and its quality and architectural design should be of high standards to complement the local vernacular.

Figure 64: Local example of semi-detached houses.

Figure 65: Local example of terraced housing.

Figure 66: Local example of detached house.

DC.03 Housing

Code.14 Continuity and enclosure

Focal points and public spaces in new development should be designed in good proportions and delineated with clarity. Clearly defined spaces help create an appropriate sense of enclosure - the relationship between a given space (lane, street, square) and the vertical boundary elements at its edges (buildings, walls, trees). Some design guidelines that should be considered for achieving satisfactory sense of enclosure are:

- When designing building setbacks, there must be an appropriate ratio between the width of the street and the building height. Ratios between 1:2 and 1:3 (building height/street width) will generally create spaces with a strong sense of enclosure. However, lower levels of enclosure are also acceptable within the village, in particular locations where the feel of openness must be preserved;
- Buildings should be designed to turn corners and create attractive start and end points of a new street or frontage;
- Generally, building façades should front onto streets. Variation to the building line can be introduced to create a more informal character;
- In the case of terraced and adjoining buildings, it is recommended that a variety of plot widths, land use, building heights, and façade depth should be considered during the design process to create an attractive streetscape and break the monotony of the street wall; and
- Trees, hedges, and other landscaping features can help create a more enclosed streetscape in addition to providing shading and protection from heat, wind, and rain.

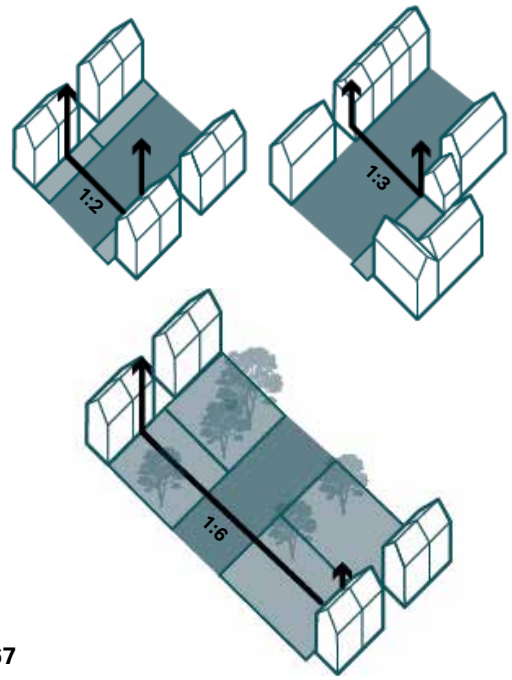

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Figure 67: The various enclosure ratio depends on the amount of front garden width, road width, tree canopies and building heights.

Figure 68: The relationship between the buildings, the trees and width of the footway creates a sense of enclosure for the pedestrians, Poundbury.

DC.03 Housing

Code.15 Legibility and wayfinding

When places are legible and well signposted, they are easier for the public to understand, therefore likely to both function well and be pleasant to live in or visit. It is easier for people to orient themselves when the routes are direct and visual landmarks clearly emphasise the hierarchy of the place. Some design guidelines are:

- A familiar and recognisable environment makes it easier for people to find their way around. Obvious and unambiguous features should be designed in new development;
- Buildings which are located at corners, crossroads or along a main road could play a significant role in navigation. For that reason, the architectural style of those buildings could be slightly differentiated from the rest to help them stand out. For example, Moot Hall acts as landmark due to its location and architectural style;
- Landmark elements could also be public art, a historic signage totem or even an old and sizeable tree;
- New signage design should be easy to read. Elements likes languages, fonts, text sizes, colours and symbols should be clear and concise, and avoid confusion;
- Signage can also help highlight existing and newly proposed footpaths and cycle lanes, encouraging people to use them more; and
- Signage could be strategically located along walking and cycling routes to signalise location of local and heritage assets and raise people's awareness.
- Provision for people with visual impairment, for instance tactile paving or tactile lettering on signs.


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Figure 69: Example of signage that could be integrated along footpaths to navigate people around the village and towards the open countryside.

Figure 70: Example of signage posts within the urban fabric to help navigate people, Diss.

Figure 71: Example of tactile paving to facilitate movement for people with visual impairment.

DC.03 Housing

Code.16 Boundary lines, boundary treatment and corner treatment

Together with the creation of potential local landmarks, three more crucial aspects of a successful streetscape and urban form include the issue of corners, boundary lines and boundary treatments. Therefore, the following guidelines should be applied in new development.

- Buildings should front onto streets. The building lines should have subtle variations in the form of recesses and protrusions, to follow the existing context of Steeple Bumpstead. Gaps between buildings are generally encouraged to allow for views to the surrounding countryside;
- Buildings should be designed to ensure that streets and/or public spaces have good levels of natural surveillance. This can be ensured by placing ground floor habitable rooms and upper floor windows facing the street;
- Natural boundary treatments are necessary in any new development to reinforce the rural character of the village and help define the street. They should be mainly continuous hedges and occasionally low-height walls made of traditional materials found elsewhere in the parish such as local bricks and stones;
- In the case of edge lanes, natural boundary treatments can act as buffer zones between the site and the countryside and offer a level of protection to the natural environment and open unobstructed views;
- If placed at important intersections the building could be treated as a landmark and thus be slightly taller or display another built element, signalling its importance as a wayfinding cue; and
- The form of corner buildings should respect the local architectural character. Doing so improves the street scene and generates local pride.

Figure 72: Local example of plots with generous setbacks and low-hight hedgerows as boundary treatments. This arrangement enhances the feelling of openness in the area.

Figure 73: Local example of plots where the properties face directly onto the pavements reflecting the compact character of the village centre.

DC.04 Local economy

Code.17 Design guidelines for employment units

There are very few employment opportunities in the village itself. Businesses that provide employment include the two village pubs, the village store and post office, the primary school and a number of small businesses sited at the local business centre in Blois Road. There is a nursery and day centre next to the business centre.
It is a general consensus that additional employment opportunities are needed in the village. For example, at the Blois Meadow Business Centre.

Thus, some design guidelines and codes for new employment units are:

Layout and appearance

- Road network should be laid out in a way to facilitate the circulation within the business park;
- Proposals for new industrial developments should avoid the creation of access conflicts with the surrounding residential areas;
- New employment units should not be sited outside the village development boundary;
- Building layout should optimise the use of land according to the proposed land use, whilst ensuring the other design guidelines contained within this document are not compromised;
- Building height and mass should not create abrupt changes in proximity to existing residential areas, but should be integrated within the surrounding rural context;
- The design of new buildings in the industrial area should be consistent in scale with nearby industrial buildings;
- New developments should be attractively designed and use high quality contemporary building forms and materials; and
- Parking lots should not dominate the area and should be screened by vegetation and mature trees and, where possible, be located to the rear of buildings.

Views and connections with the countryside

Landscape buffer zones should be provided between the residential and the industrial area to soften the visual impact of the new developments.

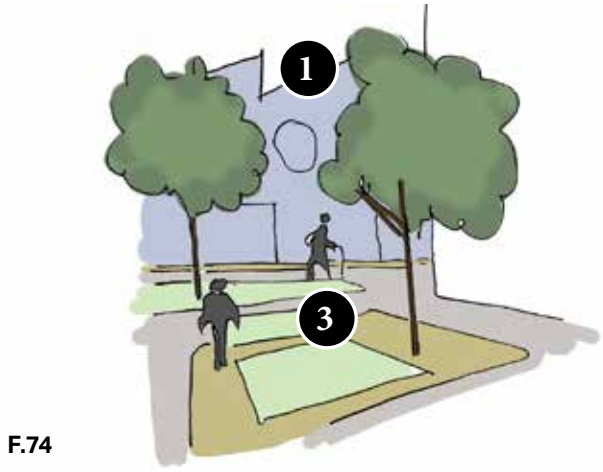
- Potential view towards the open countryside should not be obstructed by new industrial buildings;
- Landscape screening and building orientation should be used to minimize the visual impact of new development over the surrounding settlement and countryside; and
- The general design of the development should maintain and enhance view corridors from and to the site, potential focal points and gateway functions.

Boundary treatment

- Buildings should be well set back from main roads to provide opportunity for landscape planting to improve the visual quality of the streetscape;
- Boundary treatment for new developments should be designed to frame the building and improve the overall streetscape; and
- Plot boundaries should be screened with native vegetation or other landscape design solutions.

Materials

- A common material palette should be adopted and used throughout the area to provide a unified and identifiable image of the industrial area; and
- Light and/or neutral colours should be used on industrial buildings to help reduce their perceived size into the surrounding landscape.



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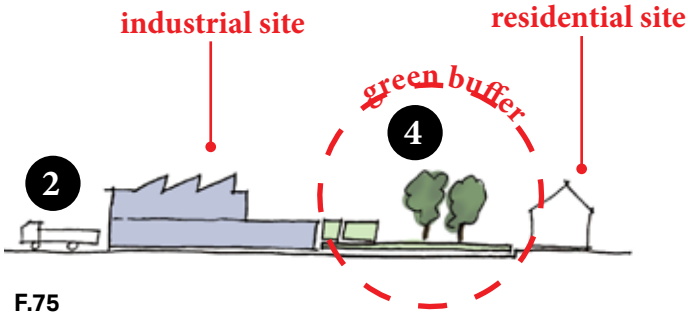

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1. Locate the most active uses on the ground floor fronting the street to increase their visual permeability.
2. Locate yard and loading space to the rear.
3. Design public spaces and meeting places, avoid creating new low quality green space at the edge of an industrial site.
4. Use ancillary uses and landscaping to provide a buffer between residential and industrial uses.

Figure 74: Design public spaces and meeting places, avoid creating new low quality green space at the edge of an industrial site

Figure 75: Use ancillary uses and landscaping to provide a buffer between residential and industrial uses

DC.04 Local economy

Code.18 Conversion of existing farm buildings into residential

As a rural parish, there are a number of active farming businesses in and around the parish of Steeple Bumpstead, mostly family farming businesses. These types of business are recognised to contribute significantly to rural economies, either by directly providing income to owners and employees, or by supporting ancillary trades which rely on agriculture.

It is a general consensus that conversions of the farm buildings are welcomed as long as the new proposals respect the existing architecture and significantly contribute to the local vernacular of the village telling a story about the development of Steeple Bumpstead's farming community. Therefore, some design guidance is needed to ensure that any other future conversion does not undermine the original use of the farm building. Some design guidelines are:

- Features and general layout of the building setting that are characteristics of historic working buildings need to be retained and not filled in. For instance, loose courtyard arrangements of buildings, physical boundary treatments, openings or wagon doors. New openings should generally be avoided and kept to a minimum when necessary;
- The use of domestic add-ons such as chimneys, porches, satellite dishes, domestic external lighting and hanging baskets need to be avoided;
- The use of weatherboarding needs to be preferred over any other material, since this was the only material used for the farm buildings;
- Features such as dormer windows need to be avoided. If rooflights are used, they should be sited discreetly so as to not become a feature in the landscape;
- Courtyards should be surfaced in a material that reflects its rural setting. Farmyards should remain open and not be divided by fences or walls;
- Parking spaces should not be formally marked out; and
- Boundary brick walls should be left intact, and not chopped through or reduced for access or to create visual splays.

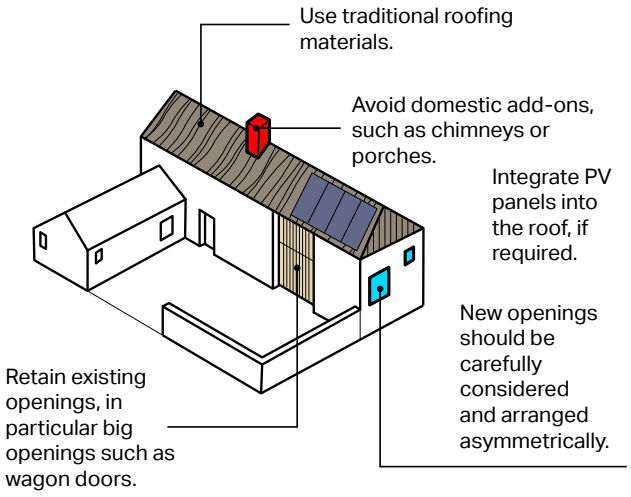

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Figure 76: Diagram to illustrate some design principles for the conversion of agricultural buildings.

Figure 77: Positive example of recent development where the architecture and layout of the building plots reflects the style of farm buildings.

DC.05 Community facilities and public realm

Code.19 Community facilities

Steeple Bumpstead has a number of community facilities and services used and much valued by residents. There is also a large Village Hall located centrally which hosts a number of club activities, whilst an active bowls club is situated at a dedicated clubhouse on Hempstead Road.

It is a general consensus that the existing local amenities need to protected, whilst new facilities need to reflect the existing local vernacular of the village. Guidelines related to social and community infrastructure are:

- Existing and proposed social and community infrastructure should be sympathetic with the existing architectural style of the surrounding buildings;
- Any new social and community infrastructure should be designed in high standards to act as a focal point and landmark for the area and improve the civic pride and the character of Steeple Bumpstead;
- New development should propose green space provision between any new residencies and the commercial centre, whilst the existing open spaces should be protected and properly maintained. For example Humphrey's Meadow or the Camping Close need to be preserved from any adjacent new development;
- Any proposal for converting existing facility buildings into residential should only be permitted if there is an equivalent replacement provision. In addition, features and general layout of the building setting need to be retained and not filled in;
- In terms of parking provision, new facilities should not create additional congestion in the area and parking dominance should be avoided; and
- Signage and wayfinding should be used to highlight options for sustainable transport modes and promote walking and cycling. This could potentially increase movement and activity in the streets enhancing natural surveillance and therefore, minimising any possibility of antisocial behaviour.

F.78

Figure 78: The Fox & Hounds pub is located along Church Street.

DC.05 Community facilities and public realm

Code.20 Hard landscaping, materials and street furniture

Streets are the most important components of public space and these are referenced in the hierarchy of movement section.

Paved areas are a major element within most developments and their design has a significant impact on the overall appearance, quality and success of a scheme. Care must be taken when choosing appropriate materials and when detailing paved areas as part of the overall design.

High quality materials such as stone, gravel and brick can provide a durable and attractive hard surface, although there is an extensive range of modern materials that can contribute positively to the quality of outdoor spaces if chosen with care. The laying pattern and materials used should make a significant contribution to the overall appearance, quality and success of a scheme. If laying patterns used random bond, broken bond, gauged width, and the European fan should be preferred. Overall design guidelines on good quality of public realm are:

- The public realm should provide high quality paving sensitive to the surrounding context using sustainable and durable materials;
- Permeable paving is encouraged to contribute to rain water infiltration;
- Street trees and grass verges, where appropriate, should be integrated into the design of the public realm;
- Street furniture should be added in the public realm only if they serve a purpose, whilst unnecessary features should be avoided; and
- Large unbroken areas of a particular surface material should be avoided, especially tarmac. Areas can be made distinctive by using materials of a similar colour but with different textures.

Figure 79: Examples of materials that are visually pleasing and could be considered for public realm surfacing and driveways.

DC.05 Community facilities and public realm

Code.21 Street lighting

Steeple Bumpstead has a strong rural quality and hence, dark skies too. Therefore, although artificial light provides valuable benefits and it makes areas feel more welcoming at night-time, it is important for new development to minimise any potential impact on street lighting or house lighting to the natural habitat and light pollution. The following guidelines aim to ensure there is enough consideration given at the design stage of new developments:

- Ensure that lighting schemes will not cause unacceptable levels of light pollution particularly in intrinsically dark areas. Dark at night is defined as more than 50m from an existing street light;
- Consider lighting schemes that could be turned off when not needed ('part-night lighting') to reduce any potential adverse effects;
- Choice of lighting should be energy-efficient and sustainable. The installation of motion sensors on the lights should be encouraged;
- Lighting schemes should be directed downward to avoid reducing dark skies or disturb neighbours or passers by.
- Foot/cycle path light should be in harmony with surrounding rural landscape. Lighting such as solar cat's-eye lighting, reflective paint and ground-based lighting could be introduced; and
- Any new developments and house extensions designs should be encouraged to use natural light sources.

Figure 80: Example of a foot/cycle path which is lit by solar cat's-eye providing some light for pedestrian and cyclists without creating any disturbance to the nearby properties or unacceptable levels of light pollution.

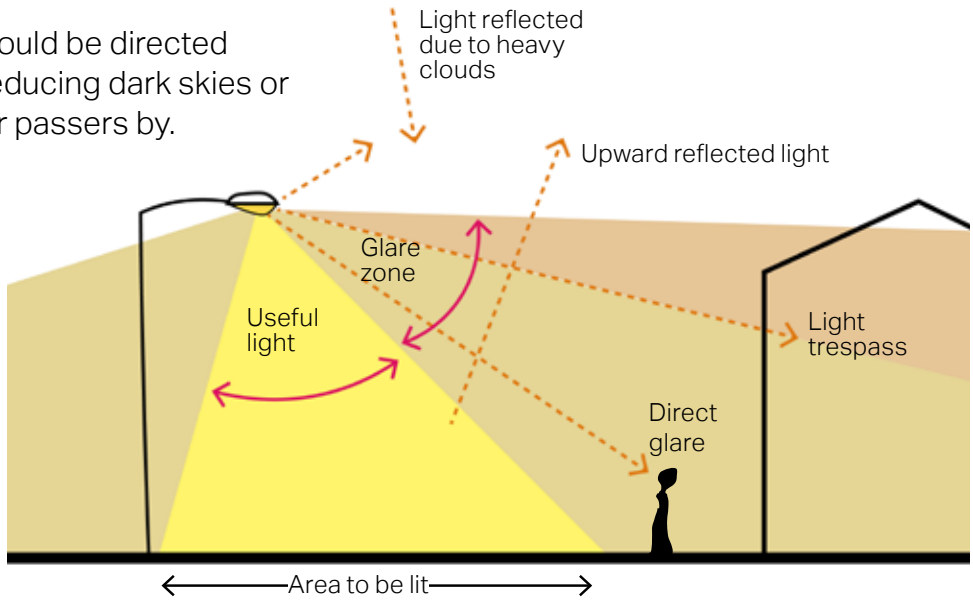

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Figure 81: Diagram to illustrate the different components of light pollution and what 'good' lighting means.

DC.05 Community facilities and public realm

Code.22 Public open spaces

Open spaces play a vital role in creating a positive environment. These are places fostering community and gathering, thus creating lively places in neighbourhoods. Therefore, new development should prioritise the design of open spaces and design guidelines are:

- The location of new open spaces within new development should be decided based on the location of the existing ones considering the needs of the existing population too;
- All recreational spaces should be designed to link up with each other and with the built environment to meet the needs of a wide group of people;
- Substantial recreational space should be provided to include woodland walks, river walks, sport pitches and play areas to meet the needs of the young people in the community;
- Surrounding buildings should overlook play areas and public spaces to encourage movement and natural surveillance;
- Open spaces should be equipped with good quality of street furniture to create pleasant seating areas, shaded spaces avoiding hidden spots; and
- The materials and style of any street furniture in the open spaces should be consistent throughout the Parish and aim to proudly represent the local character.

Figure 82: Local example of a children's play area in the village.
Figure 83: Positive example of an open space overlooked by properties including a small pond, flowers and vegetation, elsewhere in UK.
Figure 84: Local example of a children's play area in the village.

DC.06 Highways and transport

Code.23 Accessible and attractive footpaths network/ Access to the countryside

There are a number of well-used footpaths in and around Steeple Bumpstead, including several published walking routes around the area, most notably the Steeple Bumpstead Circular Walk, the Steeple Bumpstead Trailman 8km walk, Stour Walk and the Bumpsteads Haverhill and Castle Camps Walk.

Footpaths allow people to get closer to nature, enjoy a tranquil environment and do physical exercise by walking and cycling. Therefore, protection, improvement and design of existing and new footpaths should be considered in new developments and some design guidelines are:

- Where possible, newly developed areas must retain or provide direct and attractive footpaths between neighbouring streets and local amenities. Establishing a robust pedestrian network across new developments and among existing developments is key in achieving good levels of connectivity and promoting walking and cycling;
- Where possible, new proposed footpaths should link up green and blue spaces and woodlands to create a network of green walking routes and promote biodiversity. For example, footpath connections and other green links could connect new developments with the recreation ground, the linear open space along the Brook and other green spaces as well as the open countryside. New and existing footpaths should form part of an integrated green infrastructure network;
- Strategically placed signposts can assist pedestrians and cyclists with orientation and increase awareness of publicly accessible paths beyond the Parish to surrounding villages. However, new signposts must respect the rural character of the parish and avoid creating visual clutter; and
- Footpath networks need to be in place before first occupation of houses on the sites.

Figure 85: Example of foopath that connects the newly built neighourhood with the surrounding countryside at the background. The materials used for the signposts respect the rural character of the village, elsewhere in UK.

Figure 86: Cul-de-sac street which, however, allows for pedestrian and cycle connections to the surrounding neighbourhoods and countryside, elsewhere in UK.

DC.06 Highways and transport

Code.24 Prioritise walking and cycling

Even though there is a good network of footpaths already established in Steeple Bumpstead village, there is still room for improvement. Thus, new development should aim to enhance and reinforce the existing pedestrian and cycle network in order to encourage more people to walk and cycle and in general get in close contact with nature and the surrounding countryside. Some design guidelines are:

- Varied links should be enabled and created to favour pedestrian and cycle movement. More specifically, new development should propose a design where these routes are always overlooked by properties to create natural surveillance and offer good sightlines and unrestricted views to make people feel safer;
- Pedestrian and cycle links should be bordered with rich vegetation and trees to enhance the rural character of the village, mitigate any visuals to surrounding properties, reinforce movement of species and overall create a pleasant environment for people to choose to walk or cycle. Any fences along the footpaths and cycle links should be avoided;
- All newly developed areas must provide direct and attractive footpaths between neighbouring streets and local facilities. Streets must be designed to prioritise the needs of pedestrians and cyclists;
- Where cul-de-sac development layouts are proposed, they should not hinder movement, but they should be well-connected to footpaths in order to retain pedestrian and cycle flow; and
- Design features such as barriers to vehicle movement, gates to new developments, or footpaths between high fences must be avoided.

Figure 87: Footpath integrated within residential development offering alternative walking and cycling routes to people, Great Kneighton, Cambridge.

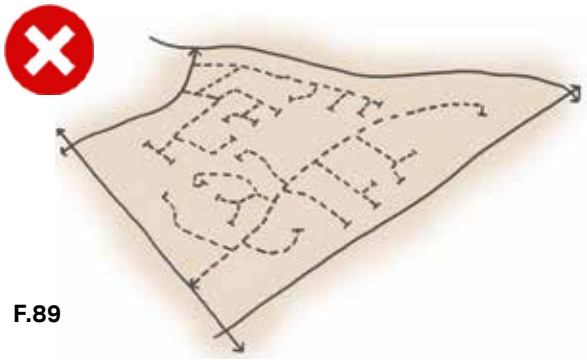
Figure 88: Example of a green link (source: https://www.sustrans.org.uk/our-blog/opinion/2020/august/how-does-the-uk-government-s-gear-change-relate-to-the-national-cycle-network).

DC.06 Highways and transport

Code.25 People friendly streets

It is essential that the design of any new development includes streets that incorporate the needs of pedestrians, cyclists, and public transport users. Some guidelines for future development are:

- Streets must meet the technical highways requirements, as well as being considered a 'place' to be used by all. It is essential that the design of new development includes streets and junctions that incorporate the needs of pedestrians and cyclists;
- It is important that on-street parking, where introduced, does not impede the access of pedestrians and other vehicles and it is well vegetated;
- Within the development boundaries, streets should not be built to maximise vehicle speed or capacity. A range of traffic calming measures could be introduced by design;
- New streets should be linear with gentle meandering, while also providing evolving views to the surrounding countryside;
- Routes should be laid out in a permeable pattern, allowing for multiple choices of routes, particularly on foot and cycle. Any cul-de-sacs should be relatively short and provide onward pedestrian links;
- Streets must respect the existing vegetation, while also incorporating new opportunities for landscaping, green infrastructure, and sustainable drainage; and
- Any new development should provide well-connected streets of varied character to filter traffic and speed. A legible street hierarchy should include primary, secondary, tertiary roads and edge lanes. The next pages present illustrations examples of those street typologies.



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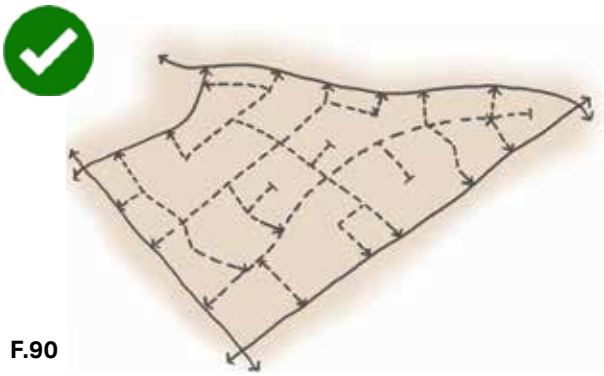

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Figure 89: A layout dominated by cul-de-sac streets encourages reliance on the car for even local journeys.

Figure 90: A connected layout, with some cul-de-sac streets, balances sustainability and security aims in a walkable neighbourhood.

DC.06 Highways and transport

Primary streets

- Primary streets are the widest neighbourhood roads and they are also the main routes used for utility and emergency vehicles, as well as buses;
- Primary streets must be defined by strong building lines. Primary frontages alongside the road should include taller and more dense developments; and
- Street trees and/or green verges along the road should be provided to contribute to local biodiversity, and provide cooling and shading.

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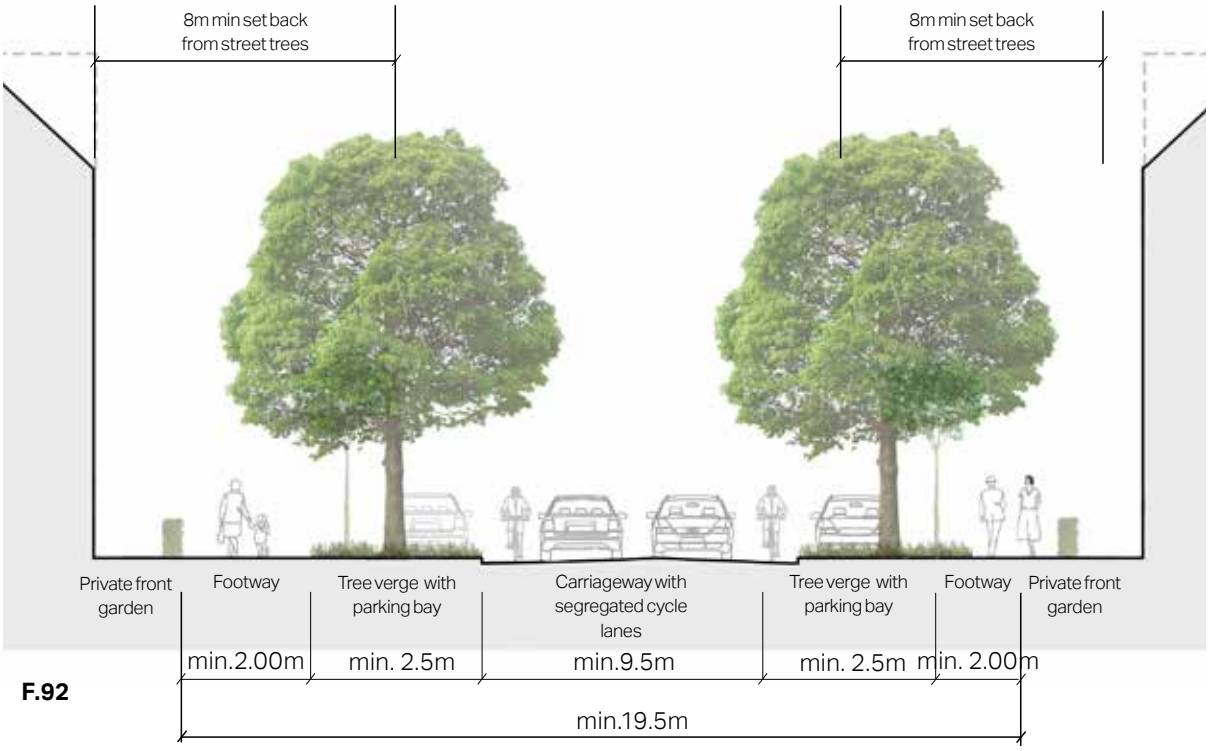

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Figure 91: Positive example of a tree-lined primary street elsewhere in UK.

Figure 92: Cross-section to illustrate some guidelines for primary streets.

DC.06 Highways and transport

Secondary streets

- Secondary streets should accommodate carriageways wide enough for two-way traffic. On-street parking may be on or accommodated on the street or inset into green verges;
- Carriageways should be designed to be shared between motor vehicles and cyclists. Vertical traffic calming features such as raised tables may be introduced; and
- Where possible, secondary streets should be tree-lined on both sides.

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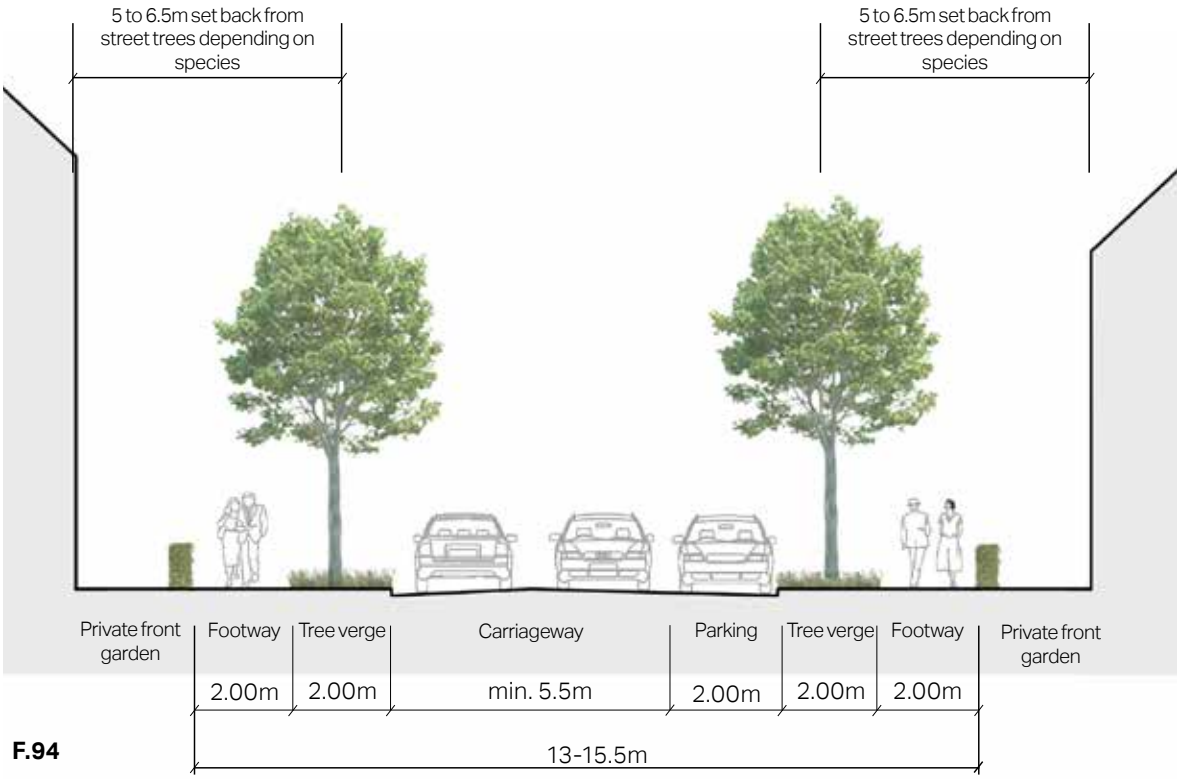

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Figure 93: Positive example of a secondary street elsewhere in UK.

Figure 94: Cross-section to illustrate some guidelines for secondary streets.

DC.06 Highways and transport

Edge lanes

- All the edges of new development areas should be served by continuous edge lanes to provide high level of connectivity;
- Shared surfaces are recommended in this street typology to facilitate movement for all users;
- Edge lanes are low-speed streets that front houses with gardens on one side and a green space on the other. Carriageways typically consist of a single lane of traffic in either direction, and are shared with cyclists;
- In the cases where the edge lanes lead to private driveways, connections with footpaths can help maintain pedestrian movement; and
- Variations in paving materials and textures can be used instead of kerbs or road markings.

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Figure 95: Positive example of an edge lane, elsewhere in UK.

Figure 96: Cross-section to illustrate some guidelines for edge lanes.

DC.06 Highways and transport

Code.26 Parking and servicing

Although the aim to create a good network of walking and cycling routes within Steeple Bumpstead Parish is a priority, the demand for private cars still remains high, at the time of writing, and therefore car parking has to be carefully integrated into design.

The car parking typologies found in the Parish are mainly on-plot front parking and garage parking and on-street parking. Therefore, the design guidelines on the next pages will focus on the above mentioned typologies.

Guidelines for on-street car parking

- The streetscape should not be dominated by continuous on-street parking spaces. Where possible, tree planting and grass areas can be incorporated between parking bays to improve aesthetics;
- On-street parking must be designed to avoid impeding the flow of pedestrians, cyclists and other vehicles;
- Paving should be permeable and there should be ground floor soak areas.
- Car charging points should always be provided adjacent to public open spaces; and
- Where charging points are located on the footpath, a clear footway width of 1.5m is required next to the charging point to avoid obstructing pedestrian flow.

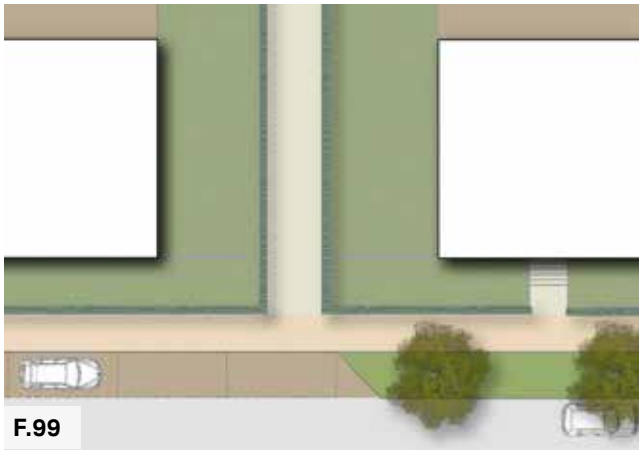

Figure 97: Example of on-street parking with parking bays and street trees to mitigate the impact of the cars on the streetscape, Poundbury.

Figure 98: Example of on-street electric vehicle charging points.

Figure 99: Illustrative diagram showing an indicative layout of on-street inset parking.

DC.06 Highways and transport

Guidelines for on-plot or on front car parking

- Parking should be well integrated into design so as not to dominate the public realm;
- High-quality landscaping, hedges, hedgerows, and trees, should be used to increase the visual attractiveness of the parking and enhance the rural character of the parish; and
- Hard standing and driveways must be constructed from porous materials, to minimise surface water run-off and therefore, help mitigate potential flooding.

Guidelines for garages

- The use of garages should be considered where housing density permits and provision of storage is of benefit;
- Garages must not dominate the appearance of dwellings and must not reduce the amount of active frontage to the street; and
- New development should provide minimum 3m x 7m internal space to park a car and also allow space for cycle storage to avoid the garage to be used for storage purposes only.

Off-street car parking

- Mounted charging points and associated services should be integrated into the design of new developments, if possible with each house that provides off-street parking; and
- Cluttering elevations, especially main façades and front elevations, should be avoided.

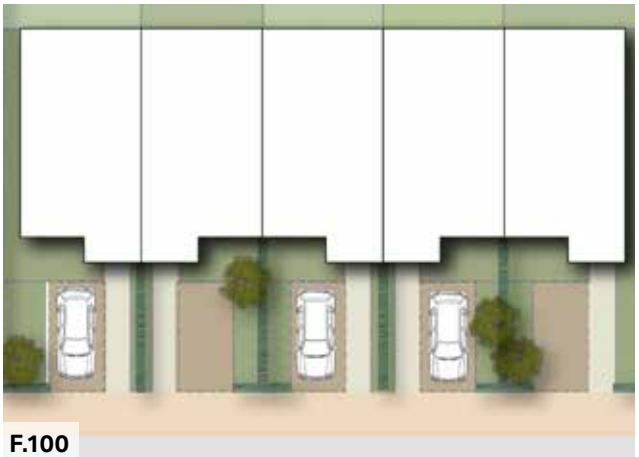
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Figure 100: Illustrative diagram showing an indicative layout of on-plot front parking.

Figure 101: Local example of on-plot parking,elsewhere in UK.

Figure 102: Example of off-street electric vehicle charging points.

DC.06 Highways and transport

Cycle parking

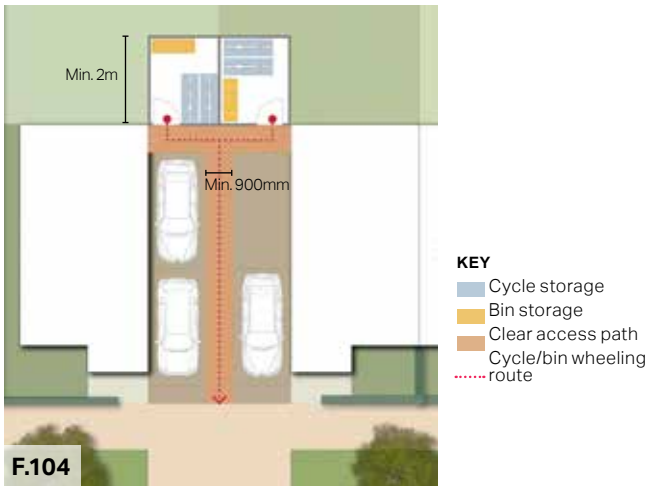
Houses without garages

- For residential units, where there is no on-plot garage, covered and secured cycle parking should be provided within the domestic curtilage;
- Cycle storage must be provided at a convenient location with an easy access;
- When provided within the footprint of the dwelling or as a free standing shed, cycle parking should be accessed by means of a door at least 900mm and the structure should be at least 2m deep; and
- The use of planting and smaller trees alongside cycle parking can be used.

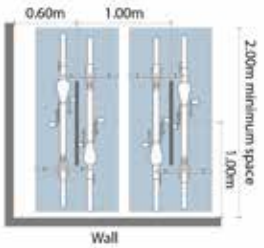
Houses with garages

- The minimum garage size should be 7m x 3m to allow space for cycle storage;
- Where possible, cycle parking should be accessed from the front of the building either in a specially constructed enclosure or easily accessible garage;
- The design of any enclosure should integrate well with the surroundings; and
- The bicycle must be removed easily without having to move the vehicle.


F.103



F.104



F.105

Figure 103: Example of cycle parking storage that fits sensitively within a rural environment, elsewhere in UK.

Figure 104: Indicative layout of a bicycle and bin storage area at the back of semi-detached properties.

Figure 105: Sheffield cycle stands for visitors and cycle parking illustration.

DC.06 Highways and transport

Servicing

With modern requirements for waste separation and recycling, the number and size of household bins has increased. This, in combination with the large number of parking courts that accommodate those bins, poses a problem with the aesthetics of the property and the management of the bins. Therefore, we recommend the following:

- When dealing with waste storage, servicing arrangements and site conditions should be taken into account; in some cases waste management should be from the front of the building and in others, from the rear. It is recommended that bins are located away from areas used as amenity space;
- An on-pavement site could be proposed for collection days;
- Create a specific enclosure of sufficient size for all the necessary bins;
- Bins should be placed as close to the dwelling's boundary and the public highway, such as against a wall, fence, hedge but not in a way as to obstruct the shared surface for pedestrian and vehicle movements;
- Place it within easy access from the street and, where possible, with the ability to open on the pavement side to ease retrieval;
- Wheelie bin storages are recommended to improve the aesthetics of the environment; and
- Bin storage could be combined with cycle storage, subject to sufficient consideration for security being made.


F.106


F.107


F.108

Figure 106: Example of bin storage surrounded by flowers and plants improving the surroundings and enhancing biodiversity.

Figure 107: Example of a 'chameleon' bin which, due to the chosen pattern successfully hides itself within the surrounding vegetation.

Figure 108: Local example where the bins are storaged under the shed, whilst the side wall is decorated with flowers and plants to improve the environment. This arrangement combined with the particular permeable paving contributes to the rural feel of the village.

3.4 Checklist

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

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

1

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

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

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?

4

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 townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- 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?

5

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?

6

Building heights and roofline:

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

7

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood?
- What is the impact of the proposed changes/extension on the surrounding environment, including green space and parking/pedestrian access?
- Is the roof form of the extension appropriate to the original dwelling?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?
- What is the impact of the proposed changes/extension on the surrounding environment, including green space and parking/pedestrian access?

8

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

9

Car parking:

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

Delivery

05

Delivering a better world

4. Delivery

The Design Guidelines & Codes will be a valuable tool in securing context-driven, high quality development in Steeple Bumpstead. They will be used in different ways by different actors in the planning and development process, as summarised in the table.

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

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