locality

AECOM

Winthorpe with Langford Design Guide

A supporting document to the Winthorpe with Langford Neighbourhood Plan

2023

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Quality information

Prepared by	Check by	Approved by
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Revision History

Issue no.	Issue date	Details	Issued by	Position
1	08/11/22	First draft	Elliot Joddrell	Senior Urban Designer
2	06/12/22	Second draft	Elliot Joddrell	Senior Urban Designer
3	20/12/22	Third draft	Elliot Joddrell	Senior Urban Designer
4	17/02/23	Final Document	Elliot Joddrell	Senior Urban Designer

Contents

1. Introduction

Winthorpe with Langford Parish Council were allocated AECOM's support by Locality to establish a design guide to influence the character and design of new development within the Neighbourhood area.

It is envisaged that design guidance would help unlock the development potential of the area by providing important design principles and clarity for future development.

This design guide covers the whole Neighbourhood Plan area. The guidance and design codes are underpinned by a baseline assessment of the character across the area.

1.1 Aims

- To positively influence the character and design of new development within the Neighbourhood Area.
- To identify the character of the village and wider Neighbourhood Area.
- Provide design guidance to support contextually responsive future development.

The process that was undertaken to produce this Design Guide Document is as follows:

1.2 Planning policy and guidance

There are several national and local planning policy and guidance documents that have been referred to in the development of this document. This section highlights recent government initiatives such as the National Design Guide and Homes England adoption of Building For a Healthy Life (formerly building for Life 12).

2021 - National Model Design Code MHCLG

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. This guide should be used as reference for new development.

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 new name reflects the crucial role that the built environment has in promoting wellbeing.

The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

2019 - National Planning Policy Framework MHCLG

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: Achieving well-designed places stresses the creation of high-quality buildings and places as being

1.2.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) outlines the Government's overarching economic, environmental and social planning policies for England. The policies within the NPPF apply to the preparation of local and neighbourhood plans, and act as a framework against which decisions are made on planning applications.

The parts of the NPPF which are of particular relevance to this Design Guidance are:

- Part 12: Achieving well-designed places - this section stresses the creation of high-quality buildings and places as being fundamental to what the planning and development process should achieve. It sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality.
- Part 15: Conserving and enhancing the natural environment - this section covers the fundamentals of conserving valued local landscapes through appropriate planning practices. It includes a range of specific measures on habitat and biodiversity protection and enhancement.
- Part 16: Conserving and enhancing the historic environment - this section stipulates the value of heritage assets and how planning proposals should actively seek to conserve and enhance them. It includes a number of themes to consider during the planning stages, including local identity, character, and culture.

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

1.2.2 Local Planning Policy context

Winthorpe and Langford fall within the Nottinghamshire district of Newark & Sherwood. The local development framework for Newark & Sherwood District Council is made up of the following documents:

Amended Core Strategy, 2019

Newark & Sherwood District Council

This document is a key part o the local development framework and sets out a vision, objectives and policies to help deliver development and change. The amended core strategy should be read alongside the allocations management DPD which sets out site allocations, designations and more detailed policies for determining planning applications and neighbourhood planning where they exist.

Key polcies from the Ameded Core Strategy include:

- Core Policy 9 – Sustainable Design
- Core Policy 10 – Climate Change
- Core Policy 12 – Biodiversity and Green Infrastructure
- Core Policy 13 – Landscape Character
- Core Policy 14 – Historic Environment

Allocations & Development Management DPD, 2013

Newark & Sherwood District Council

Key policies relating to development in Winthorpe and Lanford from the Allocations & Development Management DPD include:

- Policy NUA/OP/1 – Newark Urban Area Open Breaks
- Policy DM4 – Renewable and Local Carbon Energy Generation
- Policy DM5 – Design
- Policy DM6 – Householder Development
- Policy DM7 – Biodiversity and Green Infrastructure
- Policy DM8 – Development in the Open Countryside
- Policy DM9 – Protecting and Enhancing the Historic Environment
- Policy NUA/SPA/1 – Newark Urban Area – Newark Showground Policy Area
- Policy NUA/MU/1 – Newark Urban Area – Mixed Use Site 1

There are also several Supplementary Planning Documents (SPDs) and Guidance which provide more detailed guidance on particular issues. Those relevant to this Design Code document include:

- **Landscape Character Assessment SPD;**
- **Conversion of Traditional Rural Buildings SPD;**
- **Affordable Housing SPD;**
- **Householder Development SPD**
- **Residential Cycling & Parking Design Standards SPD; and**
- **Guidance for New Developments – Waste Storage and Collection.**

1.3 Area of study

The Neighbourhood Plan Area and study area for this design guide comprises the combined civil parish boundaries of Winthorpe and Langford.

The Neighbourhood Area is situated to the north of Newark-on-Trent in east Nottinghamshire.

To the north of the study area lies Langford Lowfields which is a 175ha active sand and gravel quarry. The site is managed by Tarmac Ltd in partnership with RSPB through an extraction and restoration process where minerals are taken and habitats such as reed beds, open water, species-rich grassland and scrub and wet woodland are created.

To the south of the study area is Newark Showground which is a former RAF site and today is occupied by Newark Air Museum, an indoor bowls centre, Newark Golf Centre, a service station, and the showground which hosts various events throughout the year.

The area surrounding the settlements and land to the east is typically farmland with small pockets of woodland.

The focus for the design guide will be the built environment of the two settlements in order to provide design guidance based on the character of the built form and settlement pattern.

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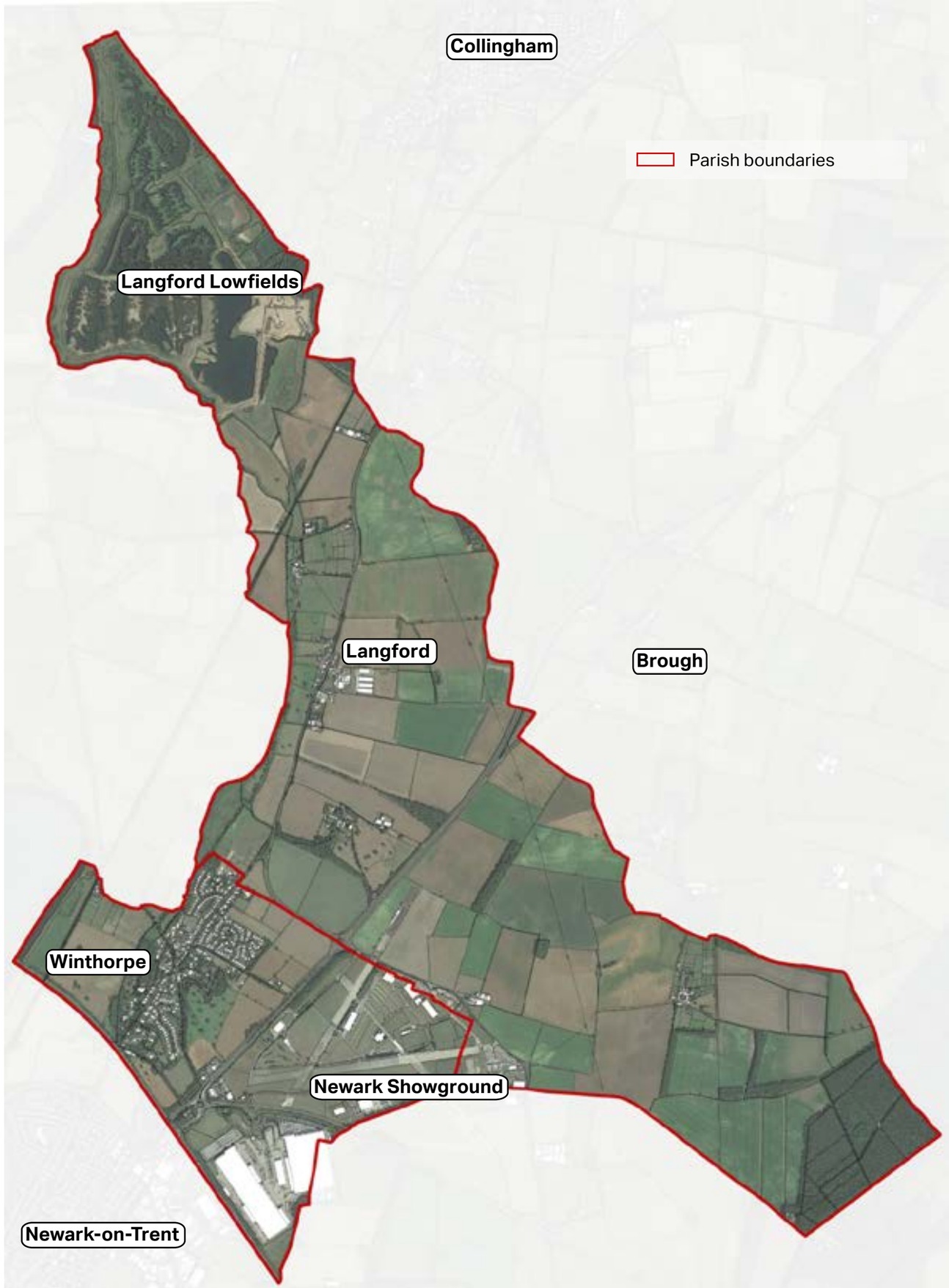
Figure 01: Langford

Figure 02: Winthorpe



F.3 **Figure 03:** Area of Study

2. Neighbourhood Area Context Analysis

2.1 Movement Network

Vehicular access to Winthorpe is taken from the north using either Holme Lane or Gainsborough Road. Gainsborough Road is the main route through the village and formerly provided access to north Newark. In the 1960s, the construction of the A1 severed this route requiring vehicular access from the south to be taken via the A46 and A1133. The A1133 leads north to Langford and on to Collingham.

As a result of the construction of the A1 the village no longer has any through traffic which has resulted in quiet streets with vehicular traffic typically limited to that of local residents.

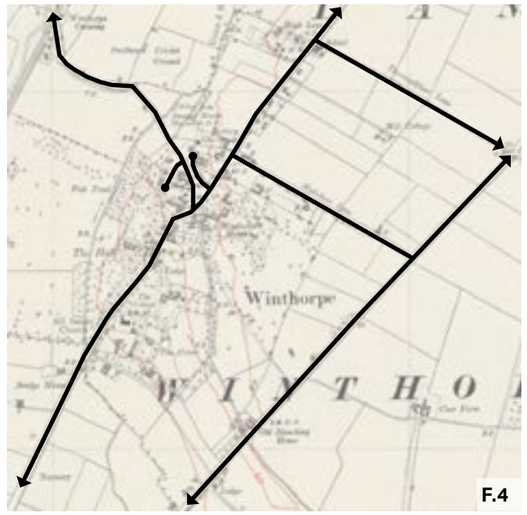
Historic development in the village (pre 1950s) was generally accessed from Gainsborough Road. The streets of the three later developments of The Spinney, Woodlands and Pocklington Crescent are arranged in cul-de-sac layouts.

The adjacent maps show how the village's accessibility and permeability have changed throughout history.

National Route 64 of the National Cycle Network runs through the Neighbourhood Area. This route runs from Melton Mowbray to Lincoln via Newark-on-Trent.

The Trent Valley Way also runs through the Neighbourhood Area. This route is a waymarked long-distance footpath following the River Trent and its valleys for 187km through the counties of Nottinghamshire and Lincolnshire.

The 367 bus service operates within the Neighbourhood Area connecting Newark with Collingham via Winthorpe and Langford.



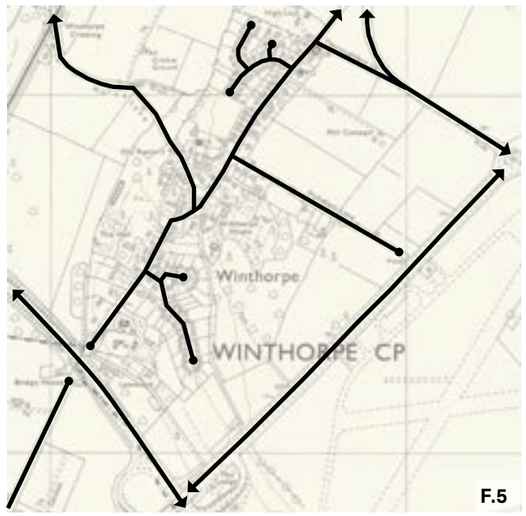


Figure 04: Historic mapping (surveyed 1930s)
Figure 05: Historic mapping (surveyed 1960s)
Figure 06: Present day mapping

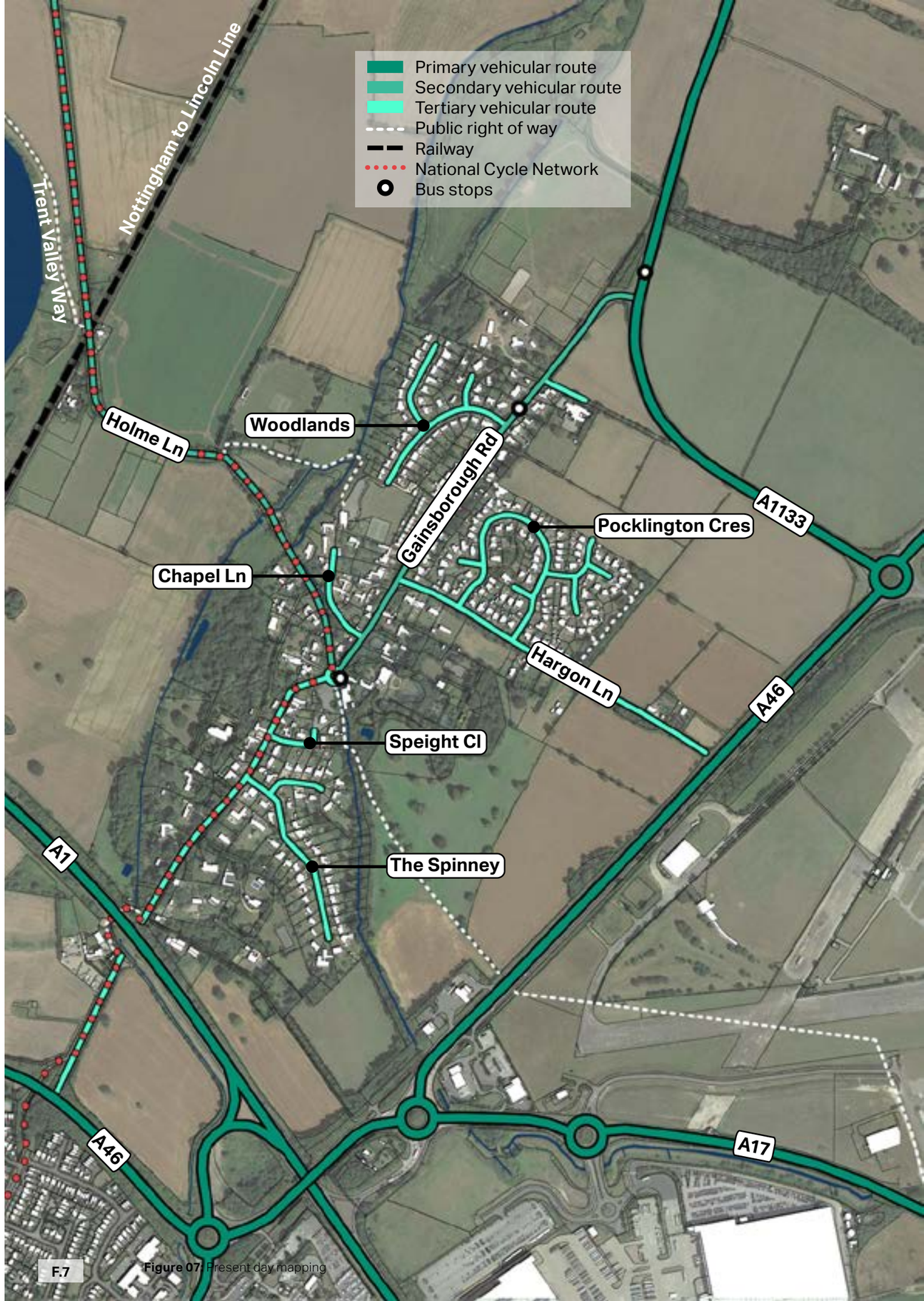


Figure 07: Present day mapping


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Figure 08: Vehicular access to Newark-on-Trent cut off by the A1

Figure 09: The A1133 running through Langford

Figure 10: The Spinney cul-de-sac

Figure 11: Pocklington Crescent cul-de-sac

Figure 12: Woodlands cul-de-sac

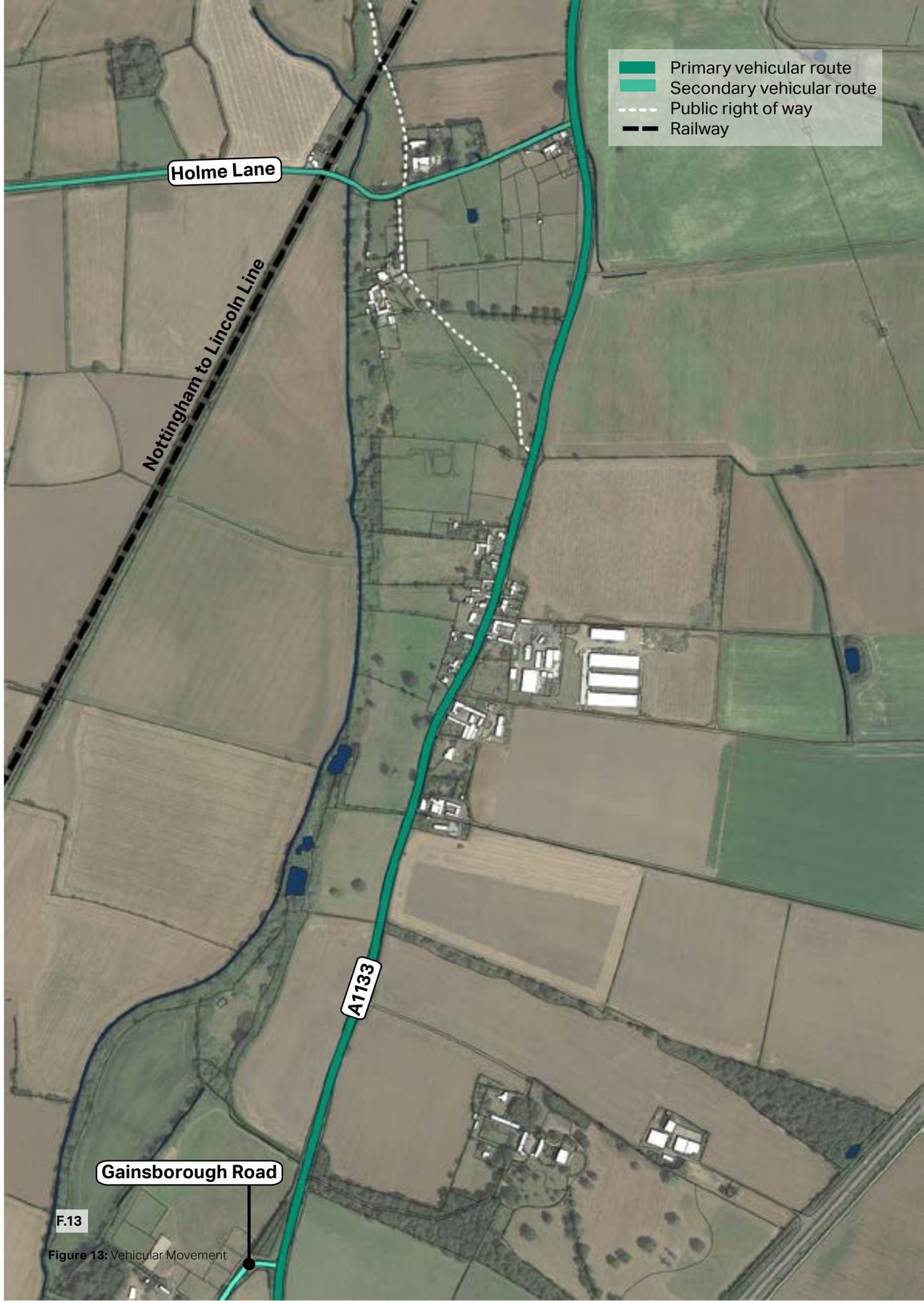

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Figure 13: Vehicular Movement

2.2 Water & Flood Risk

The Fleet forms the western boundary of the parish along with Slough Dyke to the north which feeds into the River Trent. The River Trent forms the boundary of the parish at the most northly and southerly points of the western boundary.

A large portion of the Neighbourhood Area falls within flood zones 2 and 3 associated with the River Trent. This includes areas of Winthorpe's built environment including housing on the Woodlands estate as well as housing on Holme Lane, Chapel Lane, and The Drive.

Flood Zone 2 is defined as areas shown to have between 0.1% – 1% chance of flooding from rivers in any year.

Flood Zone 3 is defined as areas shown to be at a 1% or greater probability of flooding from rivers.


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Figure 14: Watercourse running along the edge of the Lord Nelson Pub

Figure 15: Watercourse running north along Holme Lane

Figure 16: The Fleet

Figure 17: The Fleet running north alongside Winthorpe Cricket Club

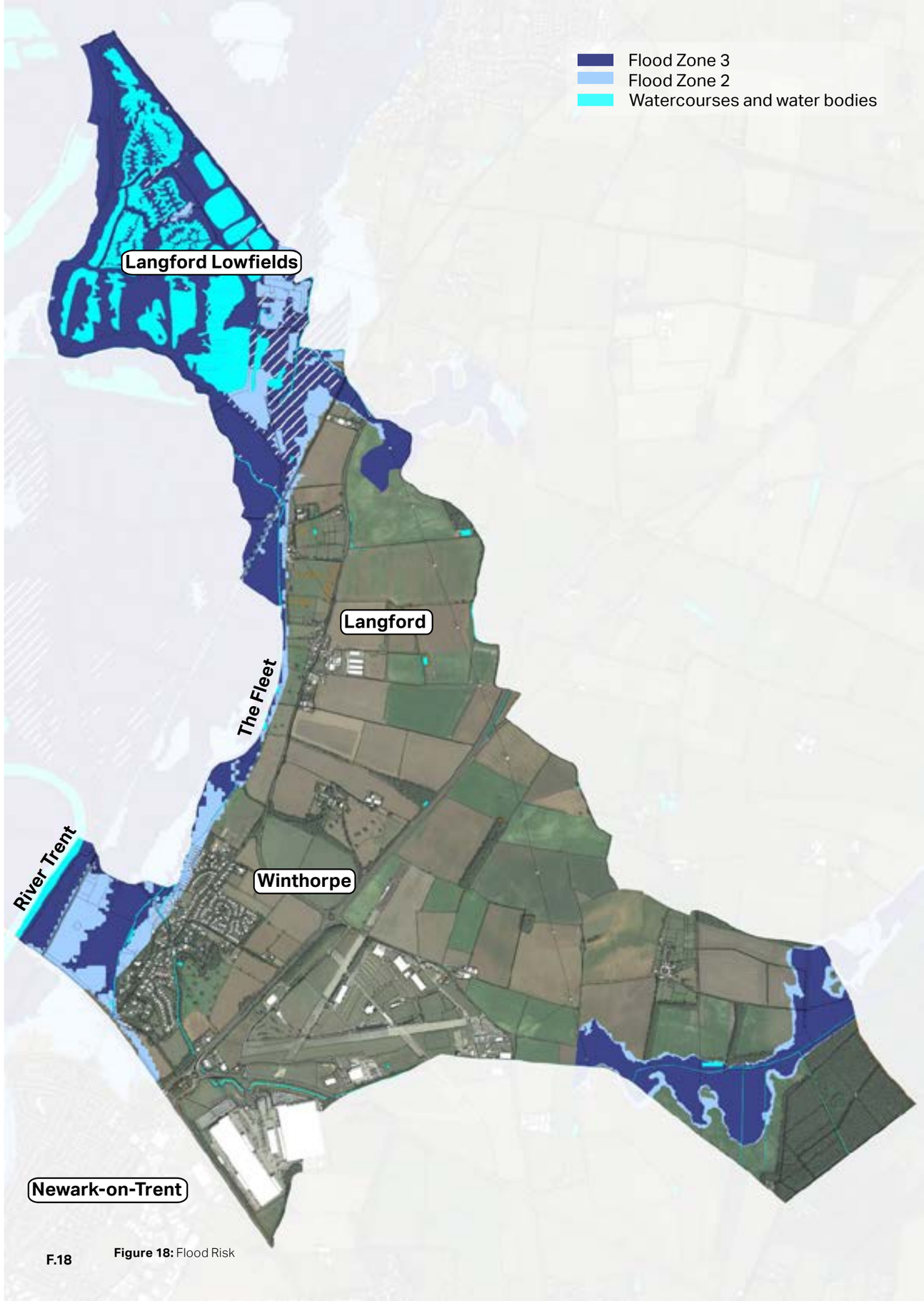

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Figure 18: Flood Risk

2.3 Open Space & Amenities

Amenities in Winthorpe include the community centre, the village hall, All Saints Church and the Lord Nelson Pub. The Lord Nelson is also home to the village shop and post office. The village also has a primary school. Open spaces within the village include the Coddington & Winthorpe Cricket Club grounds, Winthorpe Allotments, Winthorpe Community Centre grounds which includes a tennis court and playing field, land between Winthorpe and the A46 and a small green space adjacent to Pocklington Crescent. In Langford local amenities comprise St Bartholomew's Church.


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Figure 19: Winthorpe Village Hall

Figure 20: Winthorpe Community Centre

Figure 21: The Lord Nelson Pub

Figure 22: Open land between Winthorpe and the A46

Figure 23: Winthorpe Allotments

F.24 **Figure 24:** Green Spaces

2.4 Landscape

Within the Newark and Sherwood Landscape Character Assessment SPD the Neighbourhood Area falls within two of the landscape character areas and 3 of the document's policy zones. These are:

The Trent Washlands

Trent Washlands Policy Zone (TW PZ) 37: Winthorpe West River Meadowlands

Key characteristics:

Flat topography, historic parkland and parkland trees, permanent pasture, strong mixed use species hedgerows, pollarded willows, 18th century country houses.

TW PZ 38: Collingham West River Meadowlands

Key characteristics:

Flat topography, medium-sized arable fields, improved and unimproved pasture adjacent to settlements, trees and riparian vegetation associated with ditches and watercourses, strong, well maintained, mixed species hedgerows.

East Nottinghamshire Sandlands

East Nottinghamshire Sandlands Policy Zone ES PZ 04: Winthorpe Village Farmlands

Key characteristics:

Flat with occasional undulating landform around the village, medium distance views to frequent shelterbelts and mixed plantations, dominant views to the west of power stations and power lines, mixture of intensive arable fields with strongly trimmed hedges and some low intensity farming with permanent improved pasture in the vicinity of the village.

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Figure 25: View across land between Winthorpe and A46

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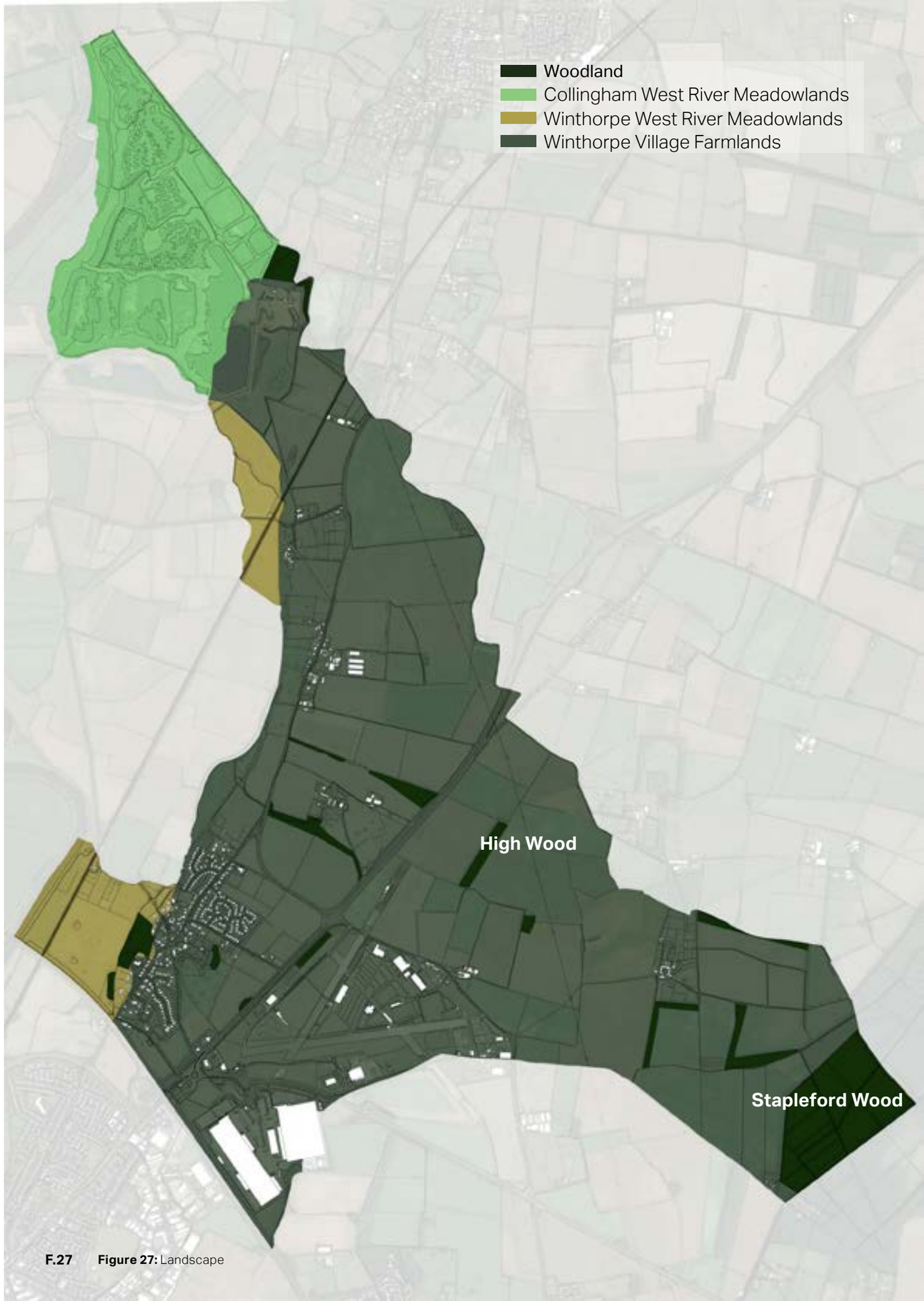
Figure 26: View to the West from Church of St Bartholomew



F.27 **Figure 27:** Landscape

2.5 Heritage

There are 28 heritage assets within the parish. These include a scheduled ancient monument, 22 Grade II listed buildings, 4 Grade II* listed buildings and 1 Grade I listed building. A list of these is provided below.

01. Church of St Bartholomew (Grade I)
02. Langford Old Hall (Grade II*)
03. Winthorpe Hall (Grade II*)
04. Langford Hall (Grade II*)
05. Winthorpe Bridge carrying bypass over River Trent (Grade II*)
06. Langford House Farmhouse
07. Low Wood
08. Winthorpe House
09. Pennywise House
10. Village Cross
11. Coach House to the west of stables at Langford Hall
12. Elm Tree Farmhouse
13. The Academy
14. Church of All Saints
15. The Old Rectory Farmhouse
16. Bradshaw Cottage
17. Grange Cottage
18. Conservatory at the Grove
19. The Dairy Farmhouse
20. Dial House
21. Langford Crossing Gate House
22. Gate Piers to Church of all Saints
23. Thompson Tomb in Church of All Saints church yard
24. The Grove
25. Stable block at Winthorpe House
26. Stables to the west of Langford Hall
27. Lord Nelson public house
28. Langford medieval village, including moat and open field system

Winthorpe also has a conservation area which encompasses the majority of the village with the exception of the more modern areas of development such as Woodlands, Pocklington Crescent and The Spinneys.

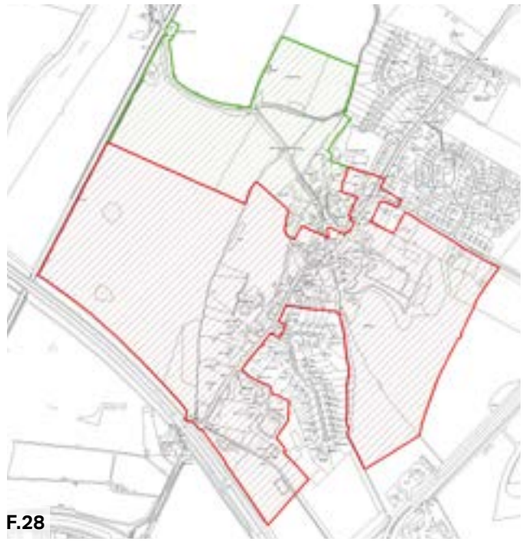


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Figure 28: Winthorpe Conservation Area

F.29 **Figure 29:** Winthorpe Heritage

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Figure 30: Church of St Bartholomew, Langford

Figure 31: Winthorpe Hall

Figure 32: Langford Old Hall

Figure 33: Langford Hall

Figure 34: Church of All Saints, Winthorpe

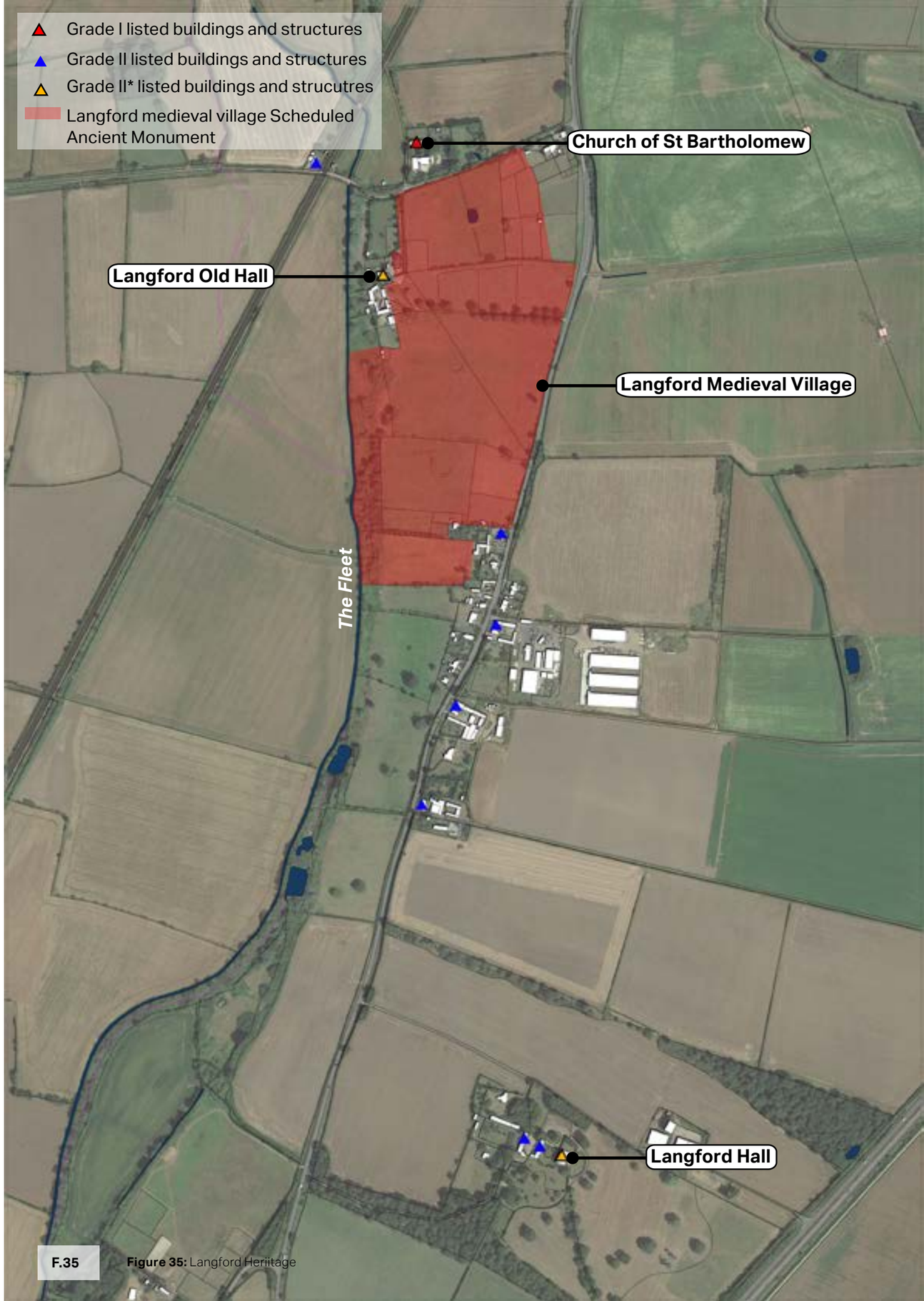

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Figure 35: Langford Heriitage

3. Local Character

The following section aims to provide a summary of the key characteristics of both Winthorpe and Langford. In order to break down and understand the distinctive features that define the area this section has been split into the following themes:

Building Materials and Detailing

Summarises the physical appearance of the villages' built form. This includes locally distinctive features such as the building materials used which in some cases reflect local geology as well as architectural detailing such as windows and doors.

Layout and Streets

Provides an understanding of how different parts of the village have been planned and how streets are arranged. Whether this has been through piecemeal and organic growth or larger scale planned housing developments.

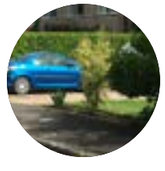
Building Heights and Roof Forms

Describes the typical number of storeys that buildings have within the villages as well as the design and orientation of the roof.

Boundaries, Gardens and Landscape Setting

Provides an understanding of how gardens have been provided as well as noting their boundaries and the wider landscape setting of the villages.

Car parking



Illustrates how car parking has been catered for within both of the villages.

3.1 Building Materials and Detailing

Below is a visual summary of the building materials and detailing seen across the villages.

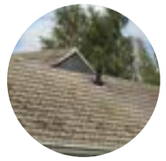
Roof Tiles

Red clay tiles

Red pantiles

Natural slate

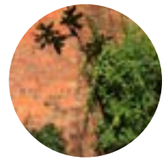
Concrete tiles



Elevation Materials

Stone

Red brick



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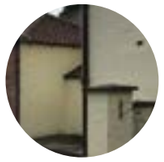
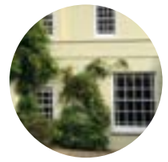
Painted brick



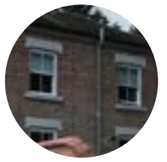
Buff brick

Window Detailing

Multi-paned sash windows



Stone sills / lintels



Sash windows / belt courses

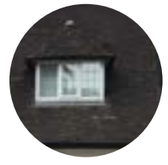
Casement windows

Arched windows

Segmental arch

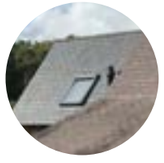
Roof Windows

Pitched dormer



Flat dormer

Sky light



Wall dormer

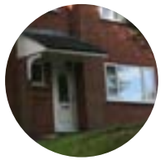
Doors and Porches

Recessed porchway

Pitch roof porch

Door canopy

Pitched roof door canopy



Recessed porchway

Flat roof porch

Glazed barn door

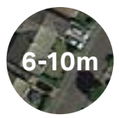
3.2 Layout and Streets

Woodlands

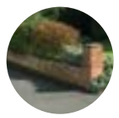
Woodlands is arranged in a cul-de-sac layout with two additional streets stemming from the main street. Buildings are generally detached and oriented parallel to the street and follow the curvature of the road creating a sense of uniformity with a strong line of built frontage and boundaries. Streets are paved on both sides which combined with their cul-de-sac arrangement gives this area a more sub-urban character than the historic parts of the village.

Typical highway width

Typical building front to front distance



Typical building set-back (front garden)



Typical boundary treatments

Pavements

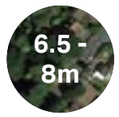
Grass verges

Figure 36: Aerial photograph of Woodlands

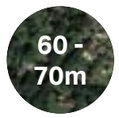
Figure 37: Photograph of Woodlands

Gainsborough Road (South)

The southern end of Gainsborough Road is a wide road which formerly provided access to and from Newark-on-Trent. The street is paved along one side with grass verges along both sides. There is a strong sense of enclosure owing to the large trees which sit at the front of the plots and overhand the space as well as the strong line of red brick boundary walls. The trees give this route a verdant character and buildings have large setbacks and are often screened completely from view or only visible in small glimpses through the vegetation to the front of plots. Buildings tend to be larger detached dwellings arranged in a low density with generous plots.

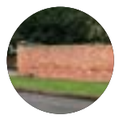


Typical highway width



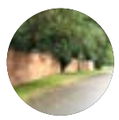
Typical building front to front distance

Typical building set-back (front garden)



Typical boundary treatments

Pavements



Grass verges

Figure 38: Aerial Photograph of Gainsborough Road South

Figure 39: Photograph of Gainsborough Road South

Gainsborough Road (North)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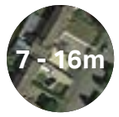
The northern end of Gainsborough Road also forming part of the main route into Newark-on-Trent is a long and straight stretch of road and buildings are generally oriented parallel to the street. The street varies along its length with some sections having pavement on only one side and others with paving on both sides. There is also variety in the housing types with a mix of detached, semi-detached and terraced dwellings. Grass verges run along the majority of the route. The street has a sense of openness with buildings set back behind front gardens and most roofs having their ridge parallel to the street creating an open roofscape. There is a general uniformity of front boundaries comprising hedgerows, sometimes paired with a short brick wall.

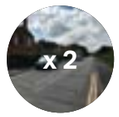
Typical highway width

Typical building front to front distance



Typical building set-back (front garden)

Typical boundary treatments



Pavements

Grass verges

Figure 40: Aerial Photograph of Gainsborough Road North

Figure 41: Photograph of Gainsborough Road North

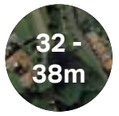
Holme Lane & Chapel Lane


F.42


F.43

Holme Lane and Chapel Lane has a more organic and informal arrangement of dwellings with a mix of building types including former alms house, farm buildings and traditional housing. There is a mix of detached, semi-detached and terraced buildings which are set back at varying depths with some set back behind gardens and others positioned up against the roadside. Chapel Lane has an informal pavement along one side and is separated from Holme Lane by an area of landscaping and The Fleet. Holme Lane has no pavements but is lined with grass verges.

Typical highway width



Typical building front to front distance

Typical building set-back (front garden)

Typical boundary treatments

Pavements

Grass verges

Figure 42: Aerial Photograph of Holme Lane & Chapel Lane

Figure 43: Photograph of Holme Lane

Pocklington Crescent

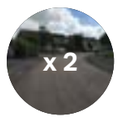
Pocklington Crescent is a formal planned housing estate with a looped road accessed from Hargon Lane and a number of cul-de-sac routes stemming from it. The estate has pavements on both sides of the streets and plots tend to have no front boundaries resulting in a sense of openness. Dwellings are detached and set back behind front gardens and the layout has arranged buildings within close proximity to each other to maximise the number of dwellings on the site.

Typical highway width

Typical building front to front distance

Typical building set-back (front garden)

Typical boundary treatments



Pavements

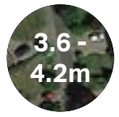
Grass verges

Figure 44: Aerial Photograph of Pocklington Crescent

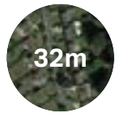
Figure 45: Photograph of Pocklington Crescent

The Spinney

The Spinney is a cul-de-sac street with an additional cul-de-sac of the same name stemming from its norther end. The street is much narrower than other residential streets in the village with a highway width of less than 4m. This gives the street a more intimate character paired with the hedgerows, low walls and trees that enclose the space. Buildings are detached and typically set back behind front gardens and sit within long plots which (on the east side of the street) extend as far back as the tree lined settlement edge. The street is paved on both sides and due to the width of the highway on-street parking and is constrained.



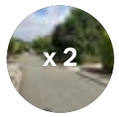
Typical highway width



Typical building front to front distance

Typical building set-back (front garden)

Typical boundary treatments



Pavements

Grass verges

Figure 46: Aerial Photograph of The Spinney

Figure 47: Photograph of The Spinney

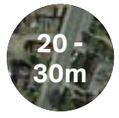
Langford

F.48

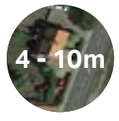
F.49

The built form in Langford generally follows the alignment of Gainsborough Road (A1133). This is a wide road with heavy traffic. To the north and south of the village buildings are generally located on one side of the road or the other with only the 'centre' of the village where dwellings face each other. There is a mix of building types including detached, semi-detached dwellings as well as farm buildings and residential farmsteads laid out in a courtyard arrangement. The road has pavements and grass verges along the majority of the village. Buildings are set back behind front gardens

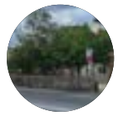
Typical highway width



Typical building front to front distance

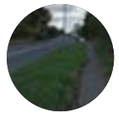


Typical building set-back (front garden)



Typical boundary treatments

Pavements



Grass verges

Figure 48: Aerial Photograph of Langford

Figure 49: Photograph of Langford

3.3 Building Heights and Roof Forms

Below is a visual summary of the building heights, roof forms and details seen across the villages.

Building Heights

Single storey

Two storey

1.5 storey

2.5 storey

Roof Forms

Gable roof

Hipped roof

Half-hipped roof

Projecting gable

Cat slide roof

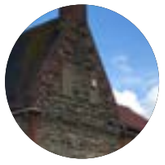
Conical roof

Roof Details

Chimneys

Corbels

Brick and stone gable detailing



Coped gables

Fascias and Finials

3.4 Boundaries, Gardens and Landscape Setting

Below is a visual summary of the various boundaries, gardens and landscape settings seen across the villages.

Boundary Treatments

Railings

Fence and hedge

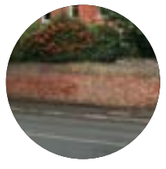
Open

Dwarf brick wall

Building apron

Timber fence

Tall brick wall



Wall and hedge

Hedgerow

Typical Back Garden Depth

Pocklington Cres

The Spinney

Woodlands

Gainsborough Rd S

Typical plot Widths

Pocklington Cres

The Spinney

Woodlands

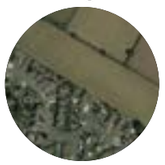
Gainsborough Rd S

Landscape Setting

Woodlands planted setting

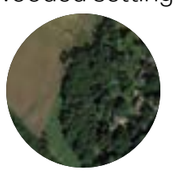
The Spinney wooded setting

Pocklington Cres hard edge



Langford agricultural setting

Gainsborough Rd S wooded setting

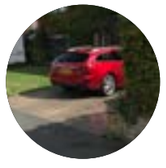


3.5 Car Parking

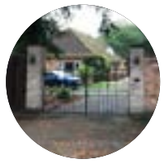
Below is a visual summary of the various ways in which parking has been provided across the villages.

Types of Parking

Open drive



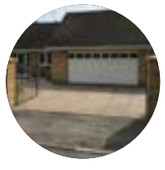
Gated drive



Informal on-street

Shared to the side

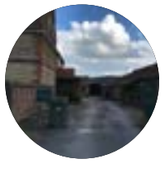
Integrated garage



Double garage

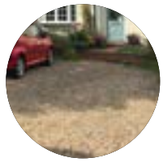
Car port

Courtyard to rear

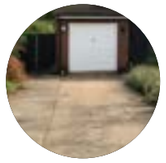


Parking Surfacing

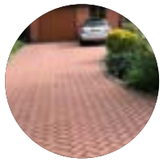
Gravel



Concrete

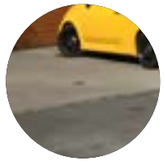


Brick pavers



Flagged

Tarmac



4. Design Guidance

This section sets out the principles that will influence the design of potential new development and inform the retrofit of existing properties in the Neighbourhood Plan Area. Where possible, local images are used to exemplify the design guidelines and codes.

4.1 Introduction

Designers of any future development in the parish must respond to local character with one of the following three approaches, considered in the following order;

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

The design guidance and codes in this section aim to support development that harmonises with the existing character of Winthorpe and Langford. The design codes are split in to the following six themes:

- **Building Heights & Roof Forms;**
- **Materials & Detailing;**
- **Gardens & Boundary Treatments;**
- **Parking;**
- **Sustainability; and**
- **Landscape & Village Separation**

The guidance applies to the whole parish unless specified otherwise.

4.2 Building Heights & Roof Forms

Future development should generally adhere to a maximum height of two storeys.

It is acceptable for a dwelling to provide an additional storey within the roof space and use sky lights, dormer windows and/or gable end windows.

Taller dwellings may be appropriate where the landscape allows for developments of this scale and important views are not lost as a result. The scale of future development should generally be informed by adjacent dwellings. Neighbouring properties should be used to create a building envelope for future developments to adhere to.

The roof forms idenitified in section 3.3 are appropriaate for future development.

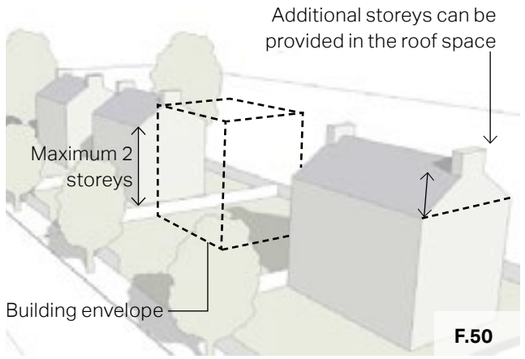


Figure 50: Building height and scale diagram

Figure 51: Photo of a dwelling in Winthorpe with an additional floor provided within the roof space

4.3 Materials and Detailing

Informed by the local vernacular, the below diagram illustrates acceptable materials and detailing for future housing developments in Winthorpe and Langford. Future developments should carefully apply this code to avoid creating a pastiche of the existing local vernacular. Detailing can be interpreted using contemporary methods to avoid this.

Concrete roof tiles area used on some dwellings within the village. This is a poor quality alternative to natural slate or clay tiles and should be avoided in future development.

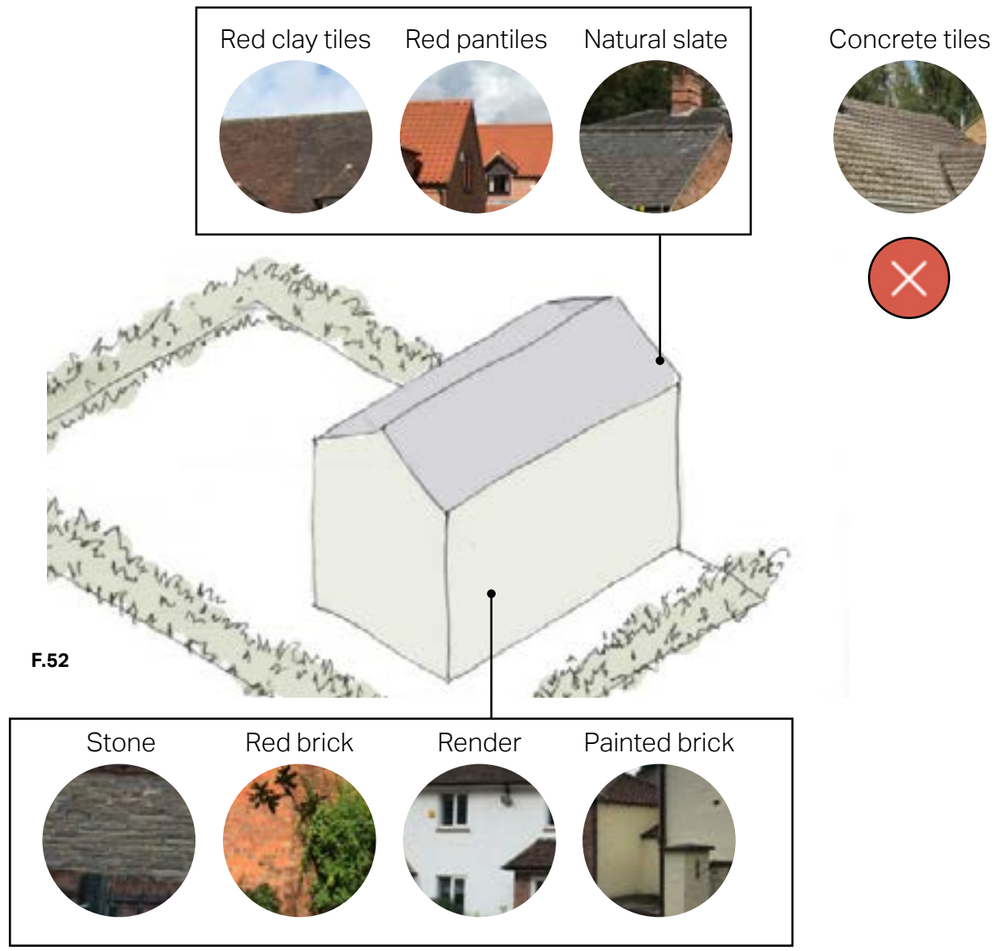
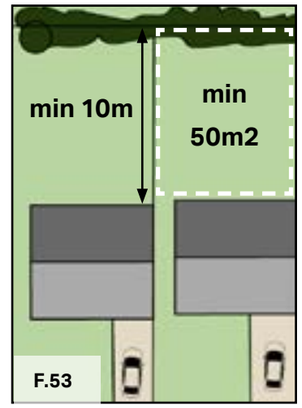


Figure 52: Building materials and detailing diagram

4.4 Gardens & Boundary Treatments

4.4.1 Back Gardens

Back gardens should be a minimum of 10m in depth and should provide a minimum of 50sqm of useable, private amenity space. North facing gardens should exceed 10m in length to ensure that sunlight is maximised.



4.4.2 Front Boundaries

The boundary treatments identified in section 3.4 are typical within the Neighbourood Plan Area and appropriate for future development.

Where hedgerow boundaries are proposed these should be of a native species to encourage biodiversity. Species of laurel and Laylandii should generally be avoided as these do not support biodiversity.

Front boundary treatments should typically reflect those of neighbouring dwellings as illustrated below.

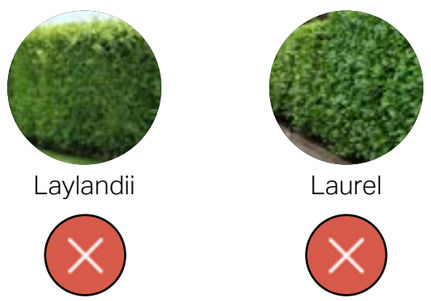


Figure 53: Back garden diagram

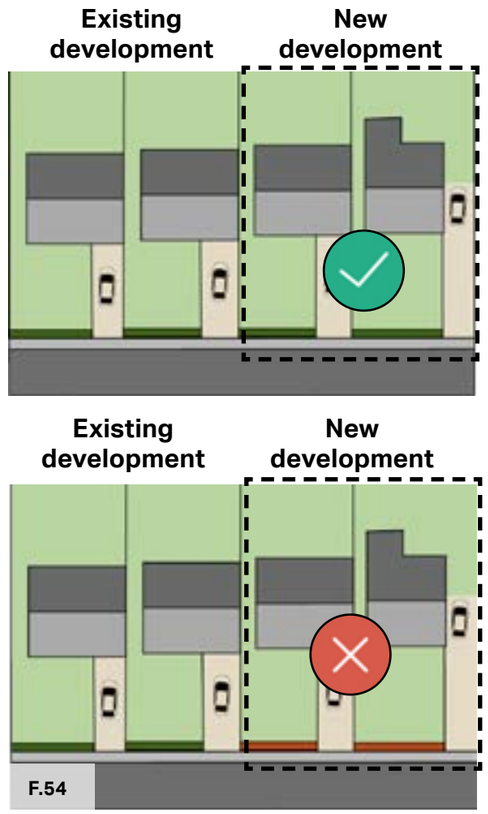


Figure 54: Boundary treatment diagram

4.5 Parking

4.5.1 Front of Dwelling Driveway Parking

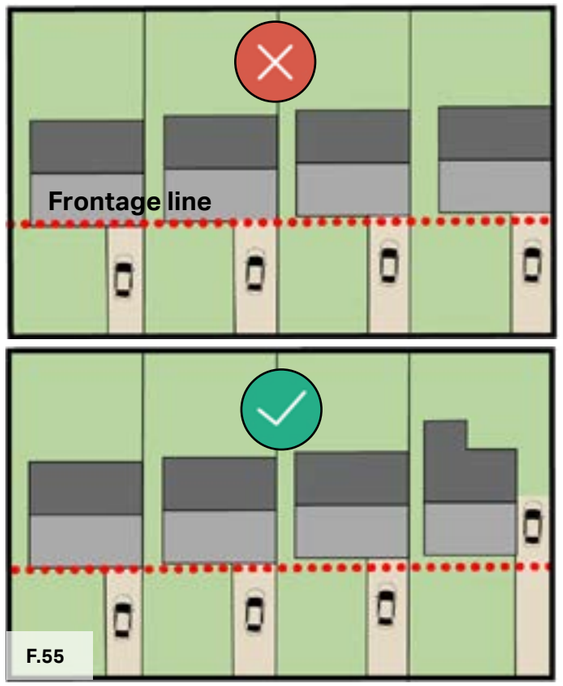
Parking provided on driveways directly in front of dwellings should be limited due to the visual impact that cars have on the street. Therefore, where possible, when front of dwelling parking is provided, this should be mixed along a street with side of dwelling parking. Front gardens should be a minimum depth of 6m to allow movement around parked vehicles.

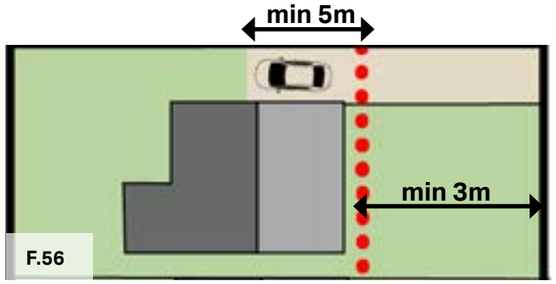
4.5.2 Side of Dwelling Driveway Parking

Parking being provided on a driveway to the side of a dwelling should be of sufficient length (5m minimum) so that a car can park behind the frontage line of the dwelling. This will reduce the visual impact that cars will have on the street scene. When parking is provided to the side of a dwelling a minimum front garden depth of 3m should be provided,

4.5.3 Garage Parking

Garages, whether integrated or separate to a dwelling, should provide sufficient room for cars to park inside them as well as provide some room for storage. The minimum internal dimensions of a garage should therefore be 6.5m x 3m. Parking being provided in a garage to the side of a dwelling should typically be set back from the frontage line of the dwelling to reduce the visual impact of cars on the street.





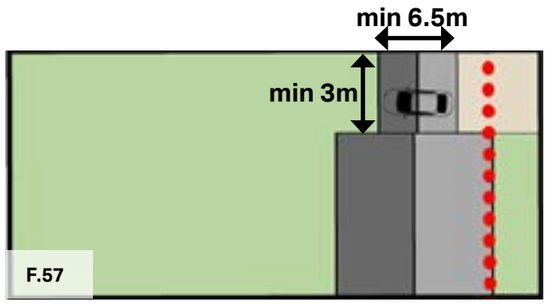


Figure 55: Front driveway guidance diagram

Figure 56: Side driveway guidance diagram

Figure 57: Garage guidance diagram

4.6 Sustainability and Climate Change

There are aspects of sustainable building design that go beyond the scope of Neighbourhood Plan policy. However, it is recommended that any new housing in the Winthorpe and Langford Neighbourhood Area should mitigate its impact from the loss of countryside, wildlife and the natural environment and demonstrate that it is responding to climate change with the highest standards of insulation and energy conservation.

Cavity wall and under floor insulation should avoid where possible heat loss through thermal bridging. Double or triple glazing , window and door draft sealing should reach Passivhaus standards wherever possible.

All proposals must demonstrate sustainable surface drainage systems that will not unduly increase pressure on existing wastewater and natural drainage systems.

Gardens and parking areas should have the majority of their area landscaped, with permeable surfacing used on hard landscaped areas to enable rainwater absorption and reduce the rate of run off caused by development.

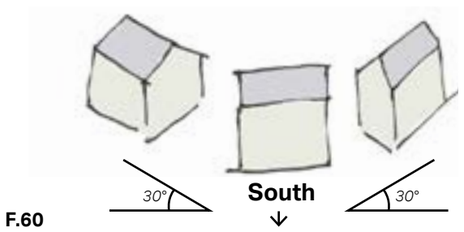
New development should provide suitable and safe storage for bicycles of sufficient size. At least one secure space should be provided per dwelling in a garage of a suitable size or separate covered area within plot. Covered and secure cycle storage units are preferred but where enclosures are open suitable racks or hoops should be provided.

Solar, heat recovery, air source and ground source energy is encouraged in new development and should be designed to have a minimal visual impact on a development. Where technologies have a visual impact on sensitive areas (such as solar shingles and photovoltaic slates within or close to the setting of a heritage asset) they should be designed in from the start of the scheme. Designs should aim to conceal wiring and infrastructure and use carefully chosen slates or tiles on roofs to complement the solar panel materials. Where groups of housing are proposed they should demonstrate energy efficient heating though a combined heat and power system.

Figure 58: Permeable surfacing example image

Figure 59: Solar slate example image

Where appropriate, the orientation of buildings and roof pitches should incorporate passive solar design principles and allow for efficient solar energy collection. One of the main glazed elevations of future dwellings should therefore keep within 30° of south, when in keeping with the topography and clustering of existing buildings. Where it would be inappropriate for the main glazed elevation to be facing south or within 30 degrees of the this for the reason outlined above, every attempt should be made to design the roof so that it is of this alignment to allow for the fitting of solar panels This applies to all future dwellings whether solar panels are proposed or not to allow for retrospective implementation.



F.60

New housing should demonstrate how rainwater and greywater will be stored and reused to reduce demand on mains supplies.

The installation of water butts within new residential developments is encouraged to collect rainwater from roofs and reduce the overall rainwater run off impact of any development.

F.61

Where existing buildings are being converted or extended every effort should be made to introduce energy saving measures and new technologies to make the building more efficient and sustainable.

Whenever possible, developments should aim to re-use existing buildings and/or materials or procure reclaimed and recycled materials from local suppliers. Building materials made from construction and demolition waste are preferred to primary aggregates. Many types of construction waste can be used for these purposes including soil, asphalt, concrete, bricks and tiles. In conversion schemes roof tiles and slates should be carefully stored and re-used. In addition, priority should be given to materials that can be deconstructed and re-used at the end of the building's usable life.

Existing trees should be retained where possible. All proposed planting should be native species in order to promote and increase local biodiversity.

Figure 60: Building orientation diagram

Figure 61: Rain and grey water recycling diagram

Residential developments should make space for wildlife and incorporate natural habitats into communal areas wherever possible. This will facilitate the delivery of Biodiversity Net Gain and reduce impacts on wildlife. Where natural green space is incorporated into development, designs should offer habitat connections to allow the movement of species through the development and avoid fragmentation of habitats.

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

Swift bricks and bat boxes should be incorporated into every new residential development to help provide nesting and roosting spaces for bats and birds.

The use of green roofs and/or living walls is encouraged. These can assist with insulation and summer cooling requirements. They can also be readily integrated with solar systems and have even been shown to increase the efficiency of PV cells on hot summer days.

Open spaces should be located within walking distance of residential areas and linked through a series of green networks or corridors. Such linkages support a Green Infrastructure approach to development, allowing wildlife to move along corridors to access foraging opportunities and habitats and people to access a range of different recreational facilities.

New developments should provide Electric Vehicle (EV) charging points where practical.

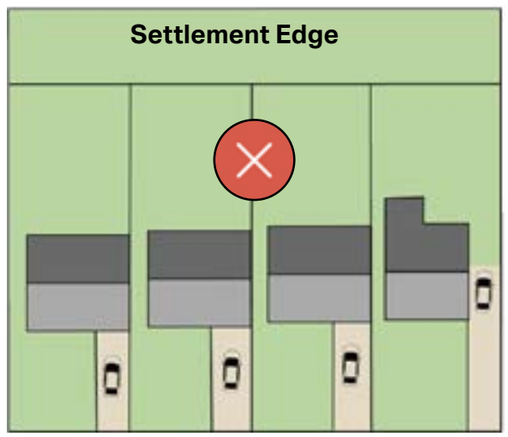
As a minimum, the installation of ducting or cable routes should be provided to allow for the installation of EV charging points in the future.

Where a proposal falls short of these sustainable measures it must be explained why and what compensatory measures are being offered.

4.7 Landscape & Village Separation

The two villages within the Parish are separated by a natural green corridor and. This degree of separation is something that should be retained in order to preserve the village structure and prevent sprawl.

Should a site come forward for development within or adjacent to this area, it will be necessary to respond sensitively and positively to the green corridor. It is therefore important that any future development in this area provides hedgerow boundary treatments and tree planting to screen the visual impact of development on the wider landscape.



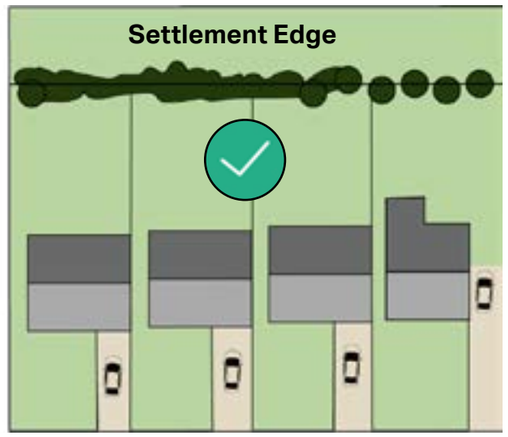


Figure 62: Village separation diagram

Figure 63: Settlement edge planting diagram

5. Next Steps

5.1 Next Steps

This document has set out an evidence base for the Winthorpe with Langford Neighbourhood Plan and it is recommended that the codes are embedded within the forthcoming plan as policy.

As well as providing certainty to the local community, the design codes in this document should give more certainty to developers, as they will be able to design a scheme that is reflective of community aspirations, potentially speeding up the planning application process.

Potential developers should note that when they are prepared to discuss applications with the Parish Council before submission this can have a positive impact on the application submitted.

As well as using this document, future developers should also make sure that they have observed the guidance in the Ministry of Housing, Communities & Local Government's **National Design Guide.**

Developers should also note that housing developments of any size should strive to achieve carbon neutrality in line with the Government's forthcoming **Future Homes Standard.**

Further standards on residential developments should also be obtained from **Building for a Healthy Life**, a government-endorsed industry standard for well-designed homes and neighbourhoods.

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