AECOM

Over Alderley

Design Codes

**Final report
January 2024**

![AECOM](AECOM logo)

Quality information

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Revision History

Issue no.	Issue date	Purpose	Issued by	Comments received	Comments / approved by
1 - Draft	25/07/22	Draft for review	Becky Mather	22/08/22	Louise Kirkup
2 - Final	12/01/23	Final Report	Becky Mather	08/11/23	Ian Beaumont
3 - Final	20/12/23	Final Report for Locality Review	Becky Mather	22/12/23	Samantha Banks
4 - Final	08/01/24	Final Report for Locality Review	Davide Colombo	n/a	Samantha Banks

Contents

Introduction

01

1. Introduction

The aim of the Neighbourhood Plan design code is to empower the local community to influence the design and character of the local area and to deliver suitable, sustainable development that meets the needs of the area.
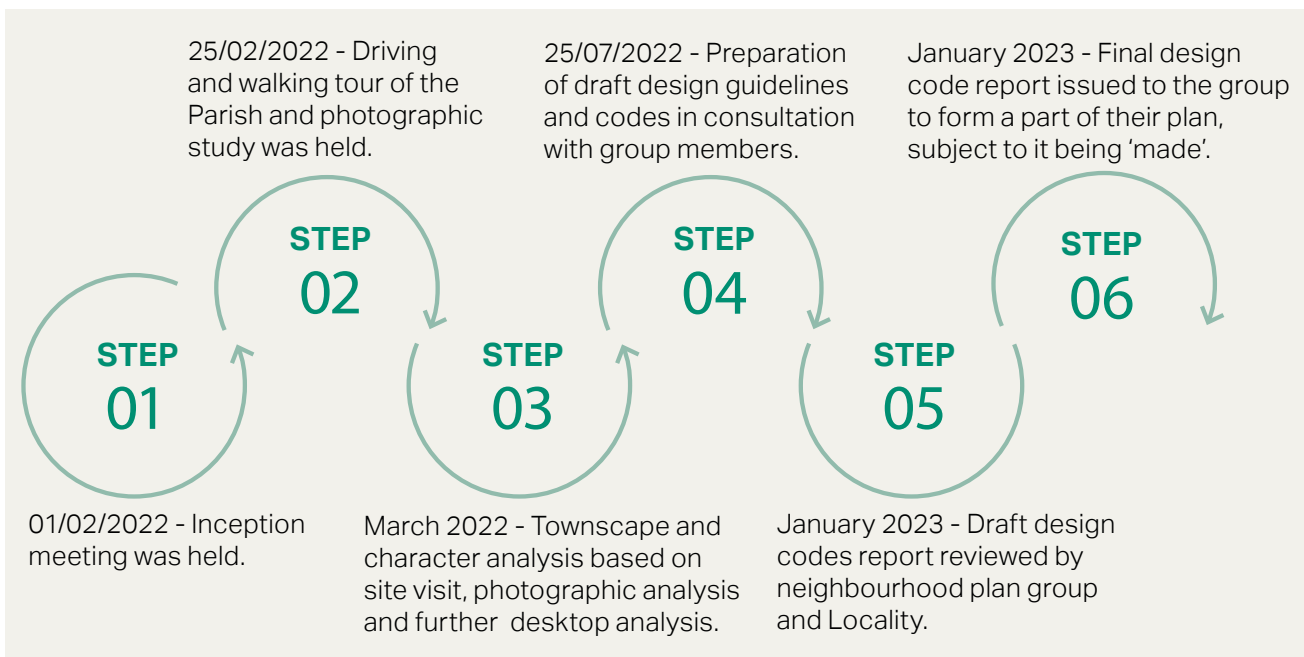
1.1 Background

The Over Alderley neighbourhood plan group has requested support to establish a design guide with design codes to inform policies in the Neighbourhood Plan work. This code is predominantly aimed at preserving the rural character of the area and is largely focused on the interface between appropriate development and the landscape setting. The design guide and codes cover the whole area rather than being site-specific: this approach has been taken as Over Alderley is predominately of one 'character area' and the preservation of this cohesive character is a significant aim of the codes.

There is no intention to allocate specific sites for housing or employment as a part of the Neighbourhood Plan, but it is recognised that there is a potential impact from the Alderley Park mixed use development, on the western boundary of the area; a small portion of which is within the plan boundary. There is currently no confirmed housing figure that is expected to be met through Local Plan allocations, however, though covered by Green Belt designation some limited development may take place where not inappropriate.

There are no area-wide townscape character studies or masterplans for the neighbourhood plan area currently, and it is not considered that these would be required for the neighbourhood plan area, given the nature of appropriate development here.

It is envisaged that the design guide would ensure that any future development and extension / modification of existing properties responds sensitively to the rural environment.

25/02/2022 - Driving and walking tour of the Parish and photographic study was held.

25/07/2022 - Preparation of draft design guidelines and codes in consultation with group members.

January 2023 - Final design code report issued to the group to form a part of their plan, subject to it being 'made'.

STEP 02

STEP 04

STEP 06

STEP 01

STEP 03

STEP 05

01/02/2022 - Inception meeting was held.

March 2022 - Townscape and character analysis based on site visit, photographic analysis and further desktop analysis.

January 2023 - Draft design codes report reviewed by neighbourhood plan group and Locality.

1.2 Aims

The key aims of the design codes and guidelines are to:

- positively influence the character and design of new development within the neighbourhood plan area;

- preserve the existing landscape character, 'sense of place' and quality of the natural and built environments;

- preserve and protect the Green Belt and other significant landscape in the neighbourhood plan area including the Historic Parkland Settings at Hare Hall Hill and Birtles Hall and recognised areas of wildlife (under statutory protection and otherwise); and

- conserve and enhance the rural character of the area and promote design sensitive to the historic and natural heritage.

1.3 Objectives

The main objectives (how the aims are to be achieved) of the design codes and guidance are to:

- understand the wider landscape character context of the neighbourhood plan area;

- use a natural landscape analysis approach to assess the landscape character across Over Alderley Parish;

- undertake characterisation work across the whole neighbourhood plan area;

- identify historic and natural heritage in the area;

- develop design codes and guidance that cover the whole neighbourhood plan area;

- produce design codes relating to the specifc character of the area; and

- produce design codes that assures that any future development and extension/modification of existing properties responds sensitively to the historic environment.
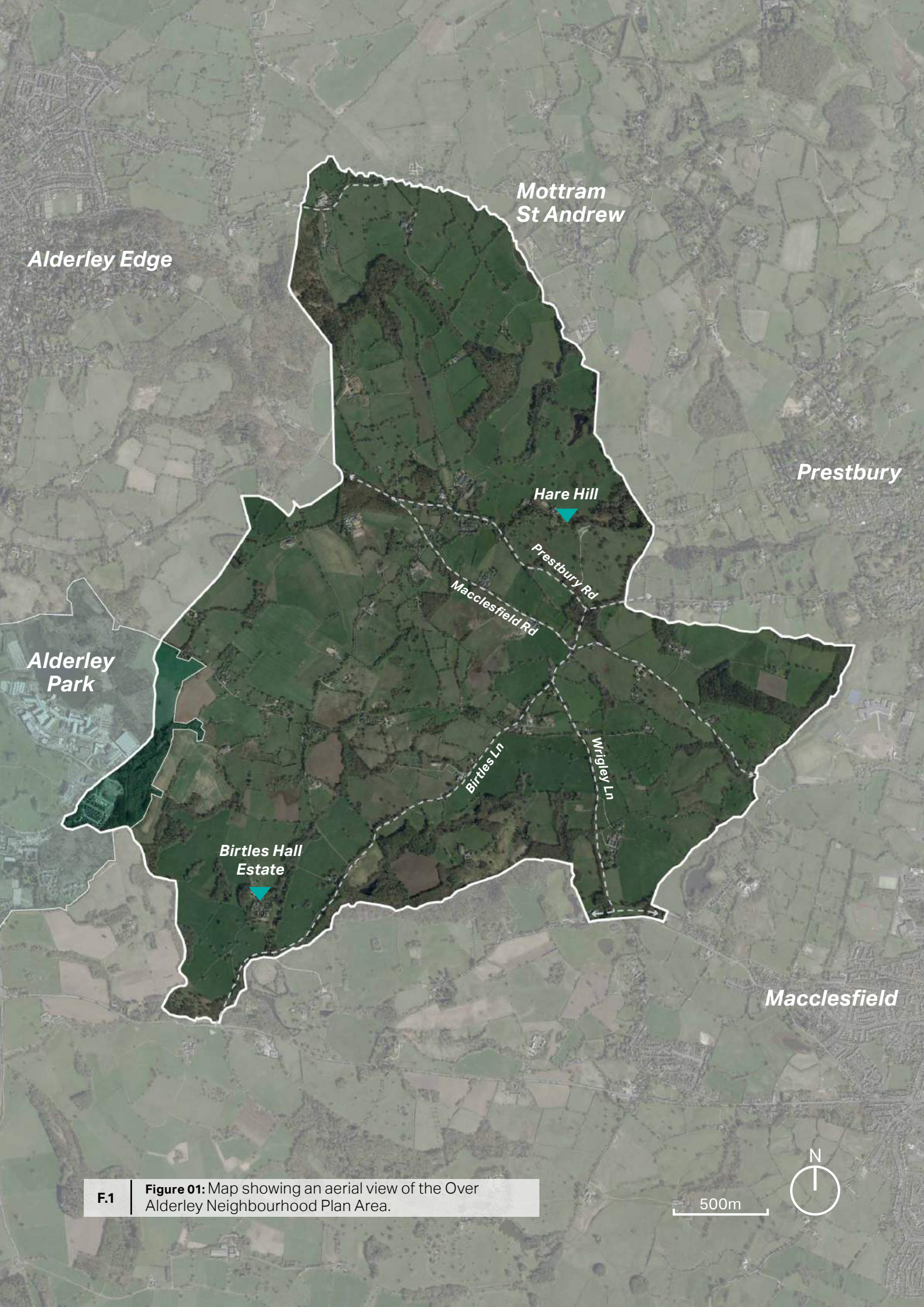
Alderley Edge

Mottram
St Andrew

Prestbury

Hare Hill

Prestbury Rd

Macclesfield Rd

Alderley
Park

Birtles Ln

Wrigley Ln

Birtles Hall
Estate

Macclesfield

F.1 | **Figure 01:** Map showing an aerial view of the Over Alderley Neighbourhood Plan Area.

N

500m

1.4 Methodology

The process that was undertaken to produce this Design Code document is as follows:

On 1st February 2022 AECOM representatives attended an inception meeting, while on 25th February 2022, they attended a site walkover in Over Alderley with Neighbourhood Plan Steering Group (NPSG) representatives in order to appreciate the local character, photograph the area and define the brief and direction for this Design Code document.

On the 25/07/22 AECOM shared a draft Design Code document with the NPSG.

From September 2022 onwards, engagement meetings were held with representatives of the NPSG in Over Alderley to review the draft document and allow local opinion to be captured and represented in the final document.

After capturing the feedback from the engagement meetings, AECOM issued the final Design Code in January 2024.

1.5 Document Structure

This Design Code document comprises the following five sections:

01 Introduction

Outlining the background, purpose, process, study area and document structure.

Context including:

- planning policy relating to development in Over Alderley; and

- identifying key stakeholders who could have influence on design quality in the Neighbourhood Plan area.

02 Neighbourhood area context analysis

Provides an appreciation of strategic physical influences which have an impact on design.

03 Local character assets

A more focused understanding of Over Alderley's natural and built landscape character to analyse key characteristics.

04 Design guidance and codes

The design codes to be considered as a framework for appropriate and high quality development in Over Alderley.

05 Next Steps

Provides guidance on the next steps for the NPSG and potential future development.

1.6 Area of study

The map on the previous page shows the neighbourhood plan area boundary and some key place names within.

The plan area matches the designated parish boundary of Over Alderley forming the administrative area.

The area is partially defined by natural features, such as Spencer Brook to the east and Pott Brook to the north, however routes delimitate the area to the south (Whirley Ln) and to the east (Oak Rd).

Over Alderley has a strong rural character, as it is dominated by natural landscape with minor settlements or isolated dwellings spreaded over the area.

1.7 Who will use the guide?

The Design Code should be a valuable tool in securing context driven, high-quality development in Over Alderley. It will be used differently by different actors in the planning and development process, as summarised in the table below.

A valuable way in which they can be used is as part of a process of co-design and involvement that seeks to understand and takes account of local preferences and expectations for design quality. As such the guidance and codes can help to facilitate conversations on the various topics to help align expectations and aid understanding and the balancing of key local issues. A design code alone will not automatically secure optimum design outcomes but should help all involved.

Potential users	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 or neighbourhood plan group	Design Codes will inform detailed design policies in the Neighbourhood Plan. and will act as a guide when commenting on planning applications, ensuring compliance with the Design Guidelines.
Community groups & local residents	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

Table 01: User groups and how they will use the guidance

1.8 Planning policy and guidance

This section outlines the national and local planning policy and guidance documents that have influenced this design guide and codes.

1.8.1 National Planning Policy & Guidance

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was updated on 19 December 2023. It sets out the government's planning policies for England and how these are expected to be applied. The NPPF outlines the Government's overarching economic, environmental and social planning policies for England. These policies apply to the preparation of local and neighbourhood plans, and act as a framework against which decisions are made on planning applications.

The sections of the updated NPPF which are of most relevance to design and this design code are:

2. Achieving sustainable development

11. ...(a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

12. Achieving well-designed places

131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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.

16. Conserving and enhancing the historic environment

196. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

Recent national design guidance documents that should influence the design quality of the built environment are; the National Model Design Code and Building for a Healthy Life (see inset focus boxes).

2021 - National Model Design Code
DLUHC

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reiterate the government's priorities and provides a common overarching framework for design.

1.8.2 Local policy and guidance

The Over Alderley neighbourhood plan area is located in-between Alderley Edge and Nether Alderley, and is part of the Cheshire East Council. The following planning documents were reviewed to understand the policy context which will influence this design code document.

Cheshire East Local Plan Strategy (CEC, 2017)

The Local Plan Strategy is the first part of the new Local Plan for Cheshire East, and it was adopted on the 27th of July 2017. This document sets out the overall vision and planning strategy for development in the borough and contains planning policies to ensure that new development addresses the economic, environmental and social needs of the area. It also identifies strategic sites and strategic locations that will accommodate most of the new development needed. At the time of writing Cheshire East are undertaking a five year review of the Strategic Plan to decide if updates are required.

Site Allocations and Development Policies Document (CEC, 2022)

This SADPD was adopted in December 2022 and sets non-strategic and detailed planning policies to guide planning decisions and allocate additional sites for development, where necessary, to assist in meeting the overall development requirements set out in the LPS. It has been prepared to support the policies and proposals of the LPS by providing additional policy detail. Alderley Park, which slightly falls into Over Alderley's Parish area, is the subject of a separate development framework.

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.

The Cheshire East Borough Design Guide (Volume 1: Setting the Scene of Cheshire East) (CEC, 2017)

This Design Guide was adopted by Cheshire East Borough Council in 2017, and defines Settlement Character Areas (SCA) in the Borough area. In detail, the following SCA are identified:

- North Cheshire Fringe
- Grit stone Edge
- Silk, Cotton & Market Towns
- Salt & Engineering Towns
- Market Towns & Estate Villages

Over Alderley sits in the North Cheshire Fringe, located in the north-western corner of the Borough. This SCA is mostly rural in comparison to other SCAs such as Salt & Engineering Towns, and is unique thanks to its open views of the landscape.

The Cheshire East Borough Design Guide (Volume 2: Residential Guidance – Creating Quality) (CEC, 2017)

This document provides the practical guidance to implement the best practice approach to design reviewed earlier. This guidance provides a good guide to best practice development. As an authority wide document the detail is high level but forms the foundations of more detailed codes developed here.

Alderley Park Development Framework (CEC, June 2015)

This development framework was adopted in June 2015 by the Cheshire East Borough Council and aims to guide the future development of Alderley Park considering adopted and emerging development plans. The portion of the site included in the parish area is designated as woodlands and parklands, with a potential for high-quality residential development responding to the woodland enclave and generating a positive relationship with the surrounding natural landscape.

Figure 02: Alderley Park Development Framework cover

Cheshire East Landscape Character Assessment (LUC, May 2018)

This document was produced by Land Use Consultants (LUC) for Cheshire East Borough Council and was issued in May 2018. The Landscape Character Assessment provides an evidence base to inform policies and proposals in the new Local Plan, providing an objective description of the local landscape and a strategy to guide the landscapes of Cheshire East and their future changes. The document defines a Landscape Character classification according to which different Landscape areas are identified in the Borough Council. Over Alderley falls within character area LCA 5b: Capesthorne Character Area and LCA 11b: Gawsworth Character Area the description of which is the base of evolved work in this report.

F.3
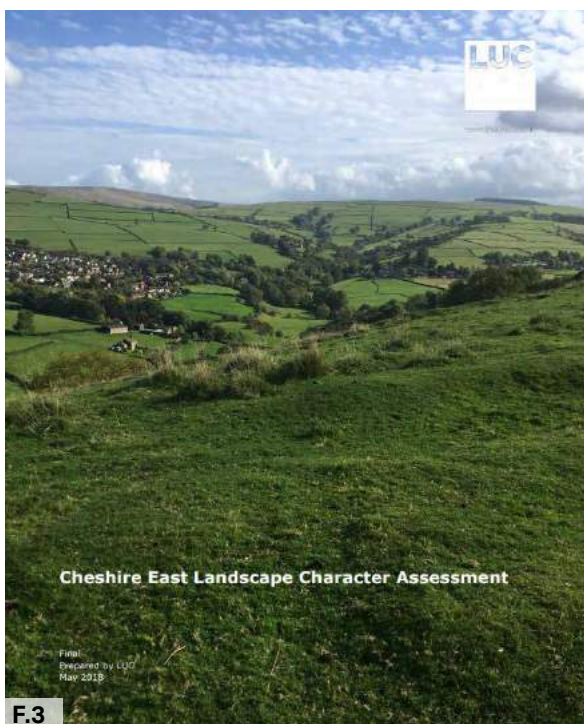
Figure 03: Cheshire East Landscape Character Assessment cover

Nature Conservation Strategy (former MBC, 2006)

Adopted in October 2006, this strategy is part of Borough Local Development Framework and was issued by the former Macclesfield Borough Council. The Nature Conservation Strategy identifies the different elements that create the natural environment of the borough and sets up policies and actions to protect, manage and enhance these resources. The main objectives of the policy are to protect, mitigate, compensate, enhance and raise awareness and understanding of the local natural environment.

F.4

Figure 04: Macclesfield Nature Conservation Strategy cover

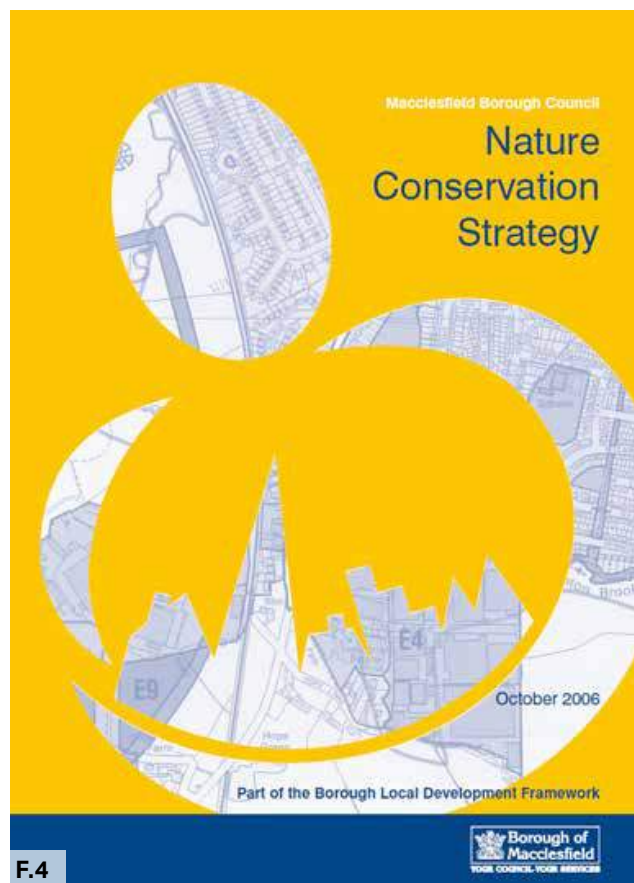## Rural Development - Supplementary Planning Document (CBC, 2008)

This document was issued by the former Congleton Borough Council as a supplement to the relevant saved policies contained in the adopted Congleton Borough Local Plan First Review (2005). The Rural Development SPD has the aim to promote the sustainable development of the Borough's rural areas, through the re-use and re-development of suitable rural buildings and land to enable the needs of rural residents to be met. Though this guidance was aimed at development across Congleton there is interesting and relevant guidance regarding potential change of use of agricultural buildings.

Local List of Historic Buildings - Supplementary Planning Document (CEC, 2010)

This document is part of the Local Development Framework and was issued by Cheshire East Council and adopted in October 2010 and supplements the Congleton, Macclesfield, Crewe and Nantwich Local Plans. The document sets out the approach adopted in Cheshire East Borough, with the aim of achieving a common standard for all Buildings. In particular, it aims to encourage the retention and conservation of the Borough's local heritage assets. Listed buildings that are within the Neighbourhood Plan area are noted in Chapter 3.
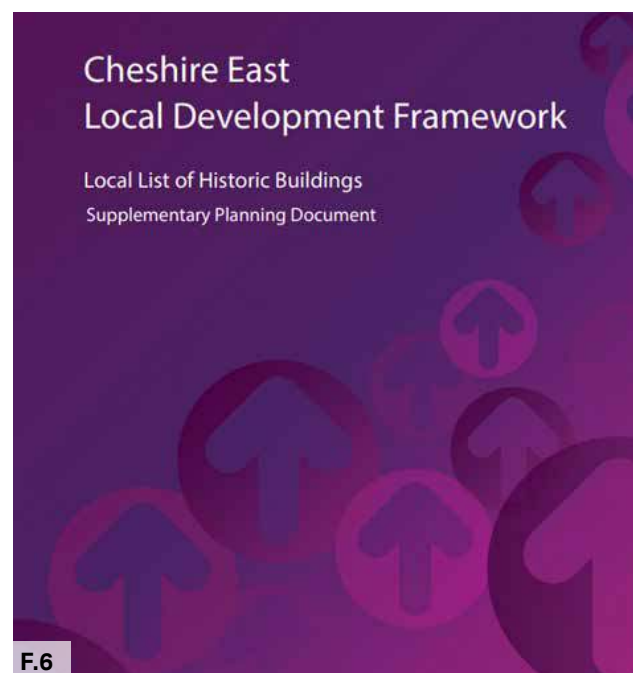

Congleton Borough Council Supplementary Planning Document No. 7

Rural Development

F.5

Figure 05: Rural Development SPD front cover

Cheshire East Local Development Framework

Local List of Historic Buildings Supplementary Planning Document

F.6

Figure 06: CE Local List of Historic Buildings front cover

1.9 Consultation & engagement

A Teams meeting and virtual site visit was undertaken 01.2.22 to begin to understand the plan area and discuss key objectives with the neighbourhood plan steering group before visiting in person. Likewise, desktop analysis studies were undertaken to inform the later site visit.

A full day's site visit was then conducted on 25.2.22 with a meeting on site with available members of the steering group. This driving and walking tour covered all areas within the neighbourhood plan area and allowed AECOM to undertake an extensive photographic survey.

Crucially, the visit included an overview of the whole Parish area by car, covering all the main routes and areas of Over Alderley.

Figure 07: Picture taken on site visit 25.02.22

Figure 08: Picture taken on site visit 25.02.22

Neighbourhood Area Context Analysis

02

2. Neighbourhood Area Context Analysis

This section presents analysis of the context of Over Alderley including landscape pattern, historic origins and movement through the neighbourhood plan area.

2.1 Landscape character and views

The neighbourhood plan area is entirely washed over in the Green Belt (with the exception of Alderley Park), and its character is predominately rural and natural.

Landscape is consistent throughout the whole Parish area and is characterised by rolling agricultural land with patchy woodlands. The analysis on the next page highlights how woodlands are mostly distributed along water courses, creating woodland fingers in the Neighbourhood Plan area. Hills in the area have an elevation between 130m and 190m, with the highest point in the parish located on the eastern boundary in proximity to the Edge.

The natural landscape includes a number of watercourses and ponds. Watercourses are mostly brooks and minor streams that branch off within the parish area. The main ones are Pott Brook, which defines the north-eastern boundary of the parish, and Spencer Brook, which runs on the eastern boundary. Several ponds and glacial meres can also be found in Over Alderley: among them, Goose Green Fishing Pool is located on the northeastern boundary.

Views of the open landscape are frequent in the area due to its gentle undulating topography and natural character. Long distance views towards the Peak District National Park are also possible from the Parish. The Edge is the highest viewpoint in Over Alderley and the main natural landmark. Other landmarks are St Catherine's Church, Birtles Estate and Over Alderley and Birtles Reading Room. Ashbrook road development is a distinctive feature in the area with a suburban layout that contrasts with the rural environment that surrounds it.

Figure 09: View of landscape from Hocker Lane
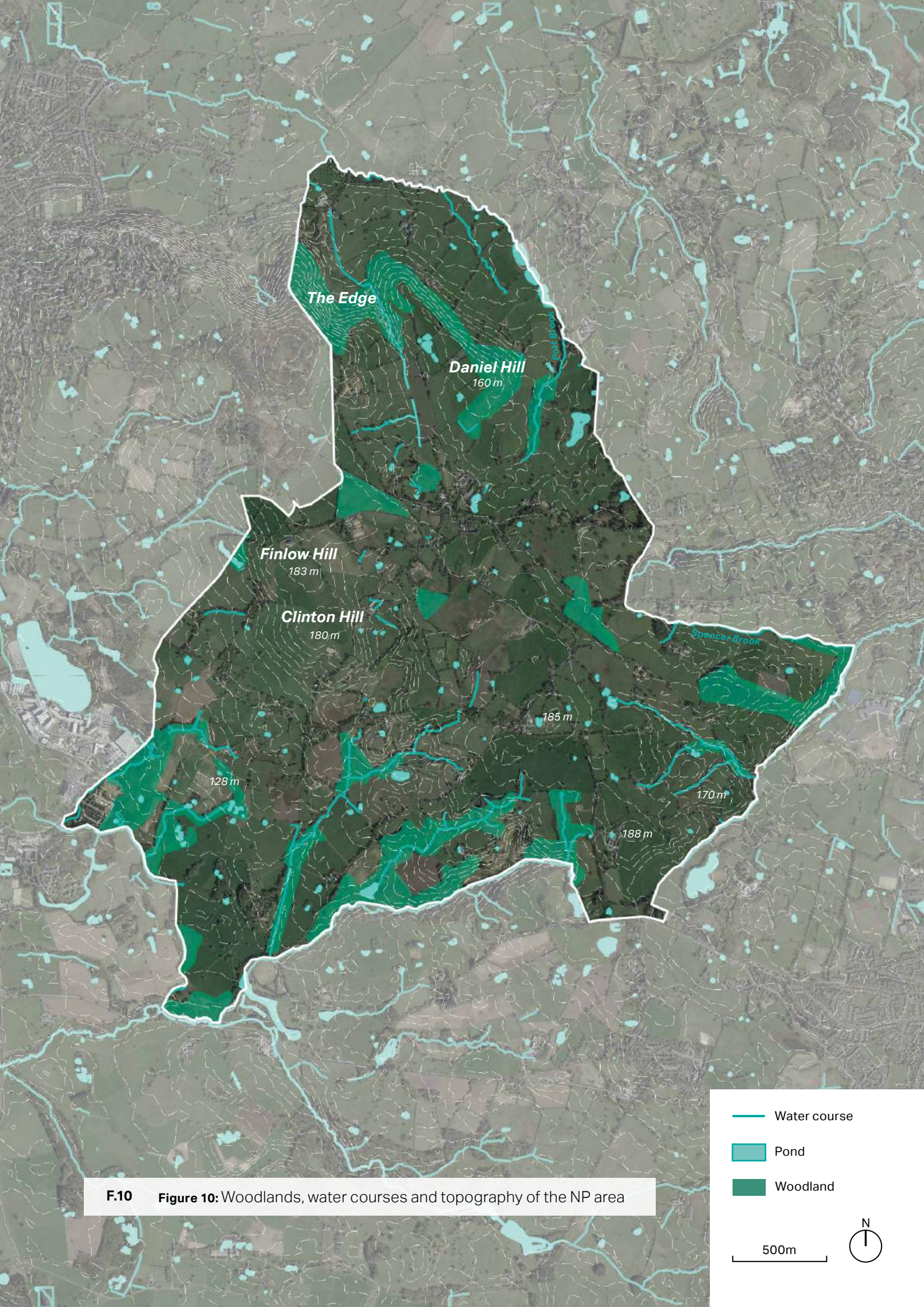
The Edge

Daniel Hill
160 m

Finlow Hill
183 m

Clinton Hill
180 m

185 m

128 m

170 m

188 m

Peel Brook

Spencer Brook

Water course

Pond

Woodland

F.10 **Figure 10:** Woodlands, water courses and topography of the NP area

N

500m

M The Edge

Ashbrook Rd development

K

A

Over Alderley and Birtles Village Hall

J

B

C

D

G

F

E

L

H

I

Birtles Hall Estate

St Catherine's Church

Public Rights of Way

Landmarks

Key views

F.11 **Figure 11:** Landmarks and key views in Over Alderley

N

500m

View A. Medium distance view from Macclesfield Road. The landscape is generally flat and exhibits large field boundaries enclosed by hedgerows and trees. Given the field pattern there is a good degree of openness.

View B. Medium distance view from the Over Alderley Reading Rooms across open landscape occasionally crossed by hedgerows and associated trees. These linear features are clearly seen in the landscape.

View C. View from Macclesfield Road including long distance views of the Peak District National Park. There are more distinct level changes as the landscape drops away here.

View D. Long distance and open views of the Peak District National Park (PDNP). The hills of the Peak District are clearly visible and form a striking feature on the horizon.

Figure 12: Views in the Parish area (A-D). Refer to Figure 11 for locations

View E.   View from Wrigley Ln. The view is relatively open, however woodland stands and hedgerows create a light enclosure. The land is gently undulating. During the Winter months,. there are longer views to the Peak District.

View F.   Medium to Long distance view from Hocker Ln. Scattered high vegetation and hedgerows are visible in the medium distance, while woodland blocks can be observed behind. The land is gently rolling.

View G.   Long distance view from Hocker Ln. The landform is softly undulating hedgerows and tree belts and stands can be observed, these sit low in the view and there are longer views to the countryside beyond.
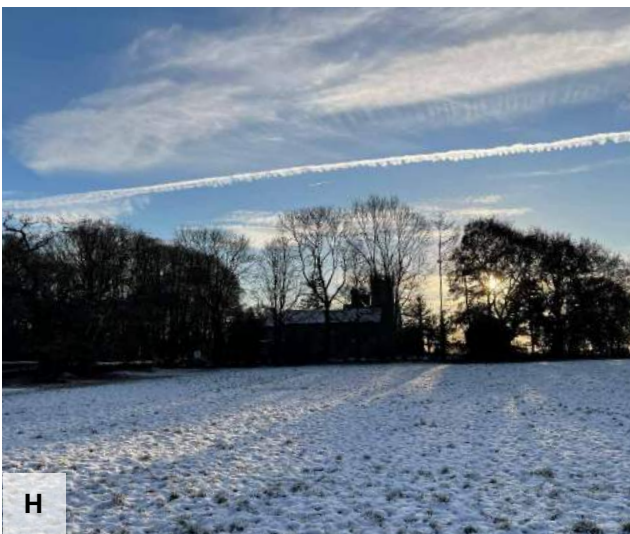
View H.   View of St Catherine Church. The land is flat and enclosed by hedgerows and higher vegetation. In Winter the church and setting are clearly visible.

View I.   View towards Birtles Hall from Birtles Lane. The landscape rises gently up towards the Hall. The estate grounds in this view represent the wider parkland setting of the house.

Figure 13: Views in the Parish area (E-I) Refer to Figure 11 for locations

View J. Long distance view from Slade Lane. The landscape is highly open and hilly, with no remarkable trees or woodland within a short distance. A hard woodland edge associated to Alderley Park can be observed at a longer distance.

View K. Long distance elevated view from Finlow Hill Lane. The landscape is very open and the is low boundary enclosure afforded by fields

View L. Long distance view towards woodland surrounding Alderley Park, in the long distance beyond Jodrell Bank telescope can be seen.

View M. Long distance view from The Edge, the highest point in Over Alderley. The land has a strong slope that allows a long distance view of the Peak District National Park. Woodland surrounds the whole view.

Figure 14: Views in the Parish area (J-M) Refer to Figure 11 for locations

2.1.1 Landscape Character Areas (Cheshire East Landscape Character Assessment)

Below is summary of the key point with regard to the Over Alderley Neighbourhood Plan area.

LCA 5b: Capesthorne Character Area

According to the Cheshire East Landscape Character Assessment, LCA 5b is part of LCT 5: Wooded Estates and Meres, which has a distinctive concentration of estates and their associated features.

Landscape Characteristics

The topography of the landscape is undulating, becoming steeper to the north, in proximity to the Edge, where a maximum elevation of 190m is reached.

Historic estates and their mansion houses (such as Birtles) can be found in the character area, as well as formal gardens, landscaped parklands, woodland and water features.

The landscape is generally well-wooded, and there are narrow and smaller-scale sunken lanes located between steep tree-lined banks and linear woodlands following watercourses, leading to a high degree of enclosure.

Nevertheless, areas of open ground allow extensive and panoramic views of the open landscape in many directions. Other glimpsed views are framed by trees and high hedges.
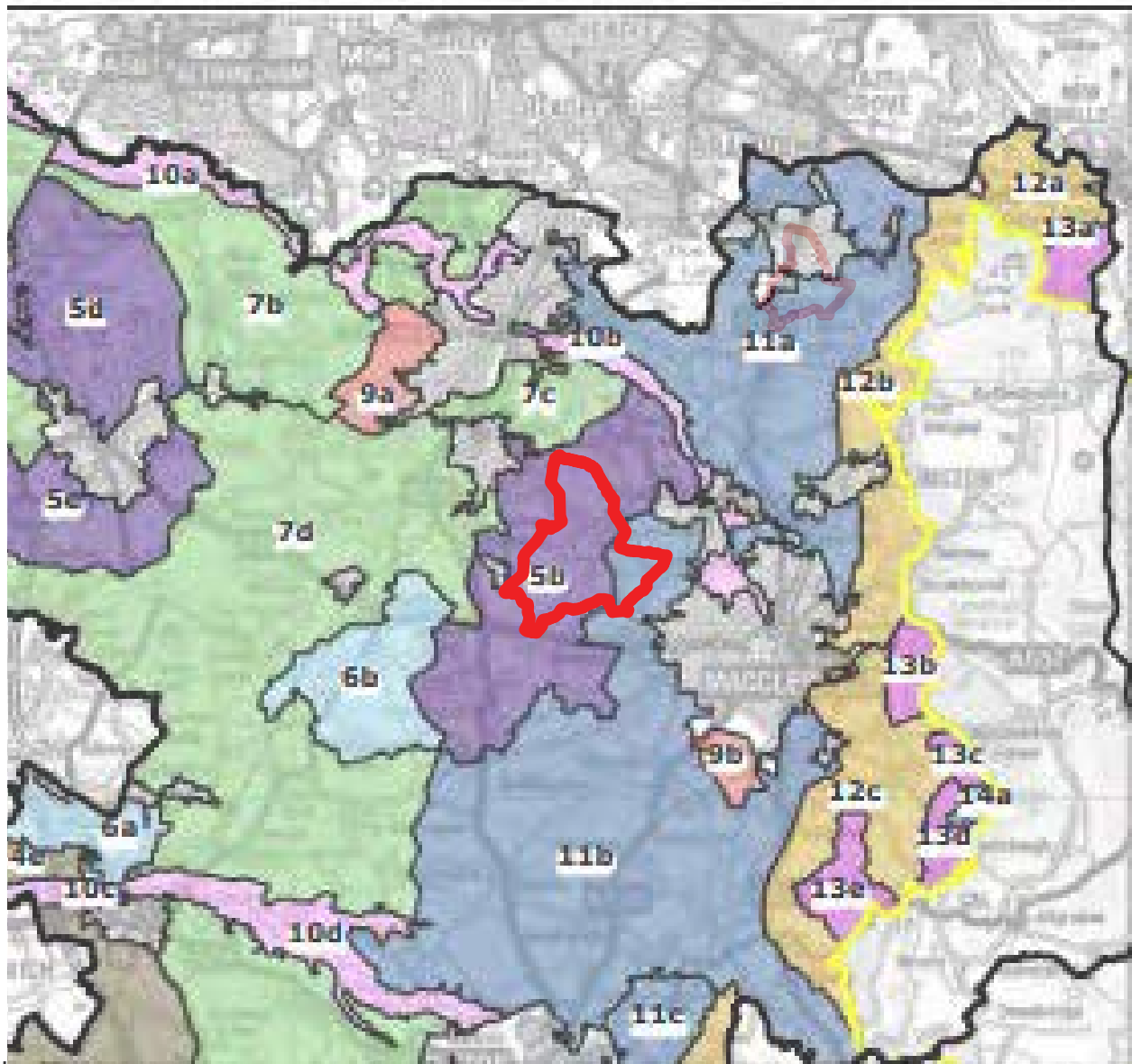
LCA 11b: Gawsworth Character Area

According to the Cheshire East Landscape Character Assessment, LCA 11b is part of LCT 11: Higher Wooded Farmland, located between the flatter expanses of the Cheshire lowlands to the west and the foothills to the east. Topography is gently rolling and is dominated by dairy farming. The landscape is characterized by a high density of woodland and veteran trees compared to the rest of the Borough, and small isolated ponds, mosses and meres can be found across the area.

Landscape Characteristics

The landscape is gently undulating with post-medieval fields typical of agricultural improvement. There is widespread evidence of hedgerow loss, and trees are usually isolated elements within the field pattern. Woodland can take the form of isolated blocks that have a relevant impact on the surrounding landscape.

There is some form of impact from urban development on the edge of Macclesfield, however settlement generally has a low density and mainly comprises dispersed farms connected by narrow country roads.

Legend:

- ⬛ Cheshire East District boundary
- 🟨 Peak District National Park

Landscape Character

- **1 - Sandstone Ridge**
  - 1a - Peckforton
  - 1b - Maiden Castle
- **2 - Sandstone Fringe**
  - 2a - Beeston-Duckington
- **3 - Undulating Farmland**
  - 3a - Oulton
  - 3b - Faddiley
- **4 - Cheshire Plain East**
  - 4b - Ravensmoor
  - 4c - Dodcott
  - 4d - Wimboldsley
  - 4e - Stublach
- **5 - Wooded Estates and Meres**
  - 5a - Cholmondeley
  - 5b - Capesthorne
  - 5c - Budworth
  - 5d - Tatton and Rostherne
  - 5e - Tabley
- **6 - Woodland, Heaths, Meres and Mosses**
  - 6a - Rudheath
  - 6b - Withington

- **7 - Lower Wooded Farmland**
  - 7a - Arley
  - 7b - Ringway
  - 7c - Chonar
  - 7d - Marthall
  - 7e - Brereton Heath
  - 7f - Barthomley
  - 7g - Audlem
- **8 - Salt Flashes**
  - 8a - Sandbach Flashes
- **9 - Mossland**
  - 9a - Lindow Moss
  - 9b - Danes Moss
  - 9c - Congleton Moss
  - 9d - Oakhanger Moss
  - 9e - Wybunbury Moss
- **10 - River Valleys**
  - 10a - Lower Bollin
  - 10b - Upper Bollin
  - 10c - Lower Dane
  - 10d - Upper Dane
  - 10e - High Dane
  - 10f - Upper Weaver
  - 10g - High Weaver
- **11 - Higher Wooded Farmland**
  - 11a - Adlington
  - 11b - Gawsworth
  - 11c - Buglawton
  - 11d - Little Moreton

- **12 - Upland Footslopes**
  - 12a - Higher Disley
  - 12b - Kerridge
  - 12c - Langley
  - 12d - Mow Cop Ridge
- **13 - Enclosed Gritstone Upland**
  - 13a - Whaley Moor
  - 13b - Teggs Nose
  - 13c - Macclesfield Forest
  - 13d - Cessbank Common
  - 13e - Stretton Common
- **14 - Moorland Hills and Ridges**
  - 14a - High Moor

Map Scale @ A4: 1:300,000

Cheshire East Landscape Evidence Studies

Figure 4.2

Landscape Character Types and Area Classification

LUC

Source: Ordnance Survey, Natural England

CB:Green_C EB:Green_C LUC 7142-01_020_Fig4-2_LCA_A4P 19/03/2018

F.15   Figure 15: Extract from the Cheshire East Landscape Character Assessment and Over Alderley Parish boundary

2.2 Significant Landscape

Over Alderley has different statutory and non-statutory designations. All the Neighbourhood Plan area, with the exception of Alderley Park, is included in the Greater Manchester Green Belt. A Site of Special Scientific Interest (SSSI) is located in the northwestern area of the Parish, in correspondence with the Edge. Figure 13 overleaf illustrates the location of the SSSI and its Impact Risk Zone. Alderley Edge and Cheshire Countryside National Trust estate land is located in the same area, while Hare Hill is the other National Trust property in the area. The Edge is a red sandstone escarpment with views of the surroundings, while Hare Hill is wooded grounds with a walled garden at its heart. Over Alderley also has some gardens of interest, such as the Japanese garden part of the Birtles Hall Estate.

2.2.1 Green Belt

The Green Belt has protected the area from urban development throughout the years, preserving its rural and natural aspect. For further information about the Green Belt, please refer to policy PG3, parts 2, 3 and 4 - Green Belt in the Cheshire East Local Plan Strategy (CELPS), introduced in the first section of this document.

F.16

Figure 16: View from the Edge

F.17

Figure 17: Birtles Hall Estate garden

F.18 **Figure 18:** Significant landscape in Over Alderley
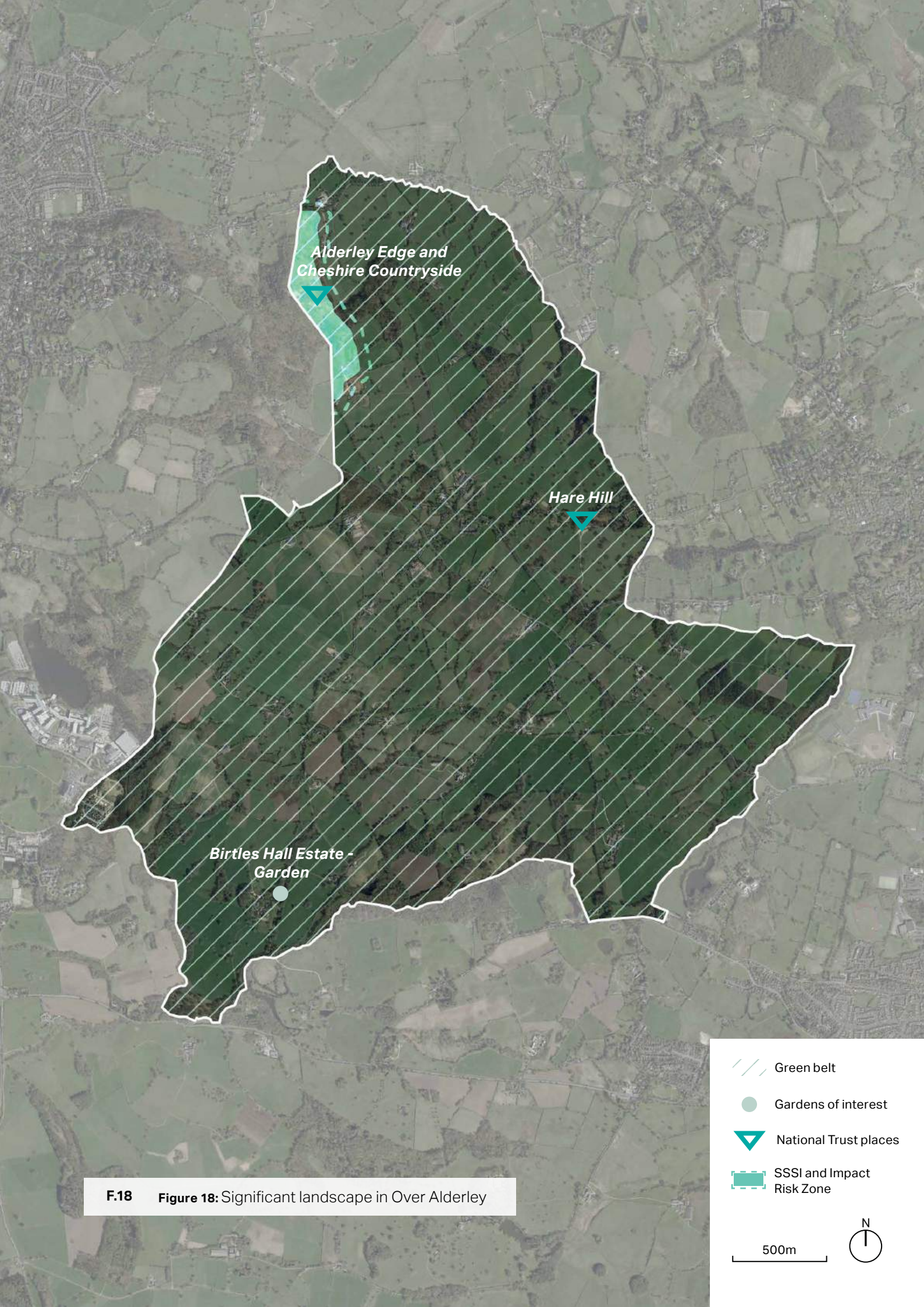
Alderley Edge and
Cheshire Countryside

Hare Hill

Birtles Hall Estate -
Garden

/// Green belt

● Gardens of interest
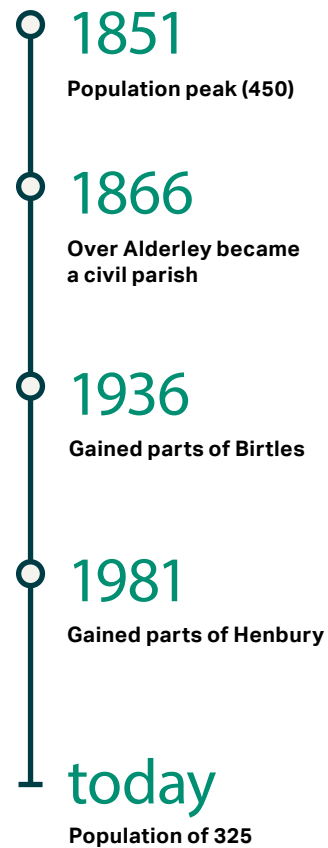
▽ National Trust places

▭ SSSI and Impact
Risk Zone

500m

N

2.3 Historic growth

Over Alderley was originally a township located in Alderley ancient parish. Population grew throughout C19, peaking in 1851 with 450 inhabitants.

Over Alderley became a civil parish only in 1866, including the hamlets of Adders Moss, Adshead Green, Broadheath, Finlow Hill, Harebarrow, Harehill, Shaw Cross, Vardentown and Whirley. Subsequently, population fell to 358 in 1901 and then 282 in 1951. The parish gained lands from the Birtles Estate in 1936 and Henbury in 1981. Population rose again in the second half of C20, reaching 335 in 2001. In 2021, the parish registered a population of 380, illustrating a steady population for over 100 years, though this is clearly does not reflect the changing nature of the population with regard to landownership and work.

1851
Population peak (450)

1866
Over Alderley became a civil parish

1936
Gained parts of Birtles

1981
Gained parts of Henbury
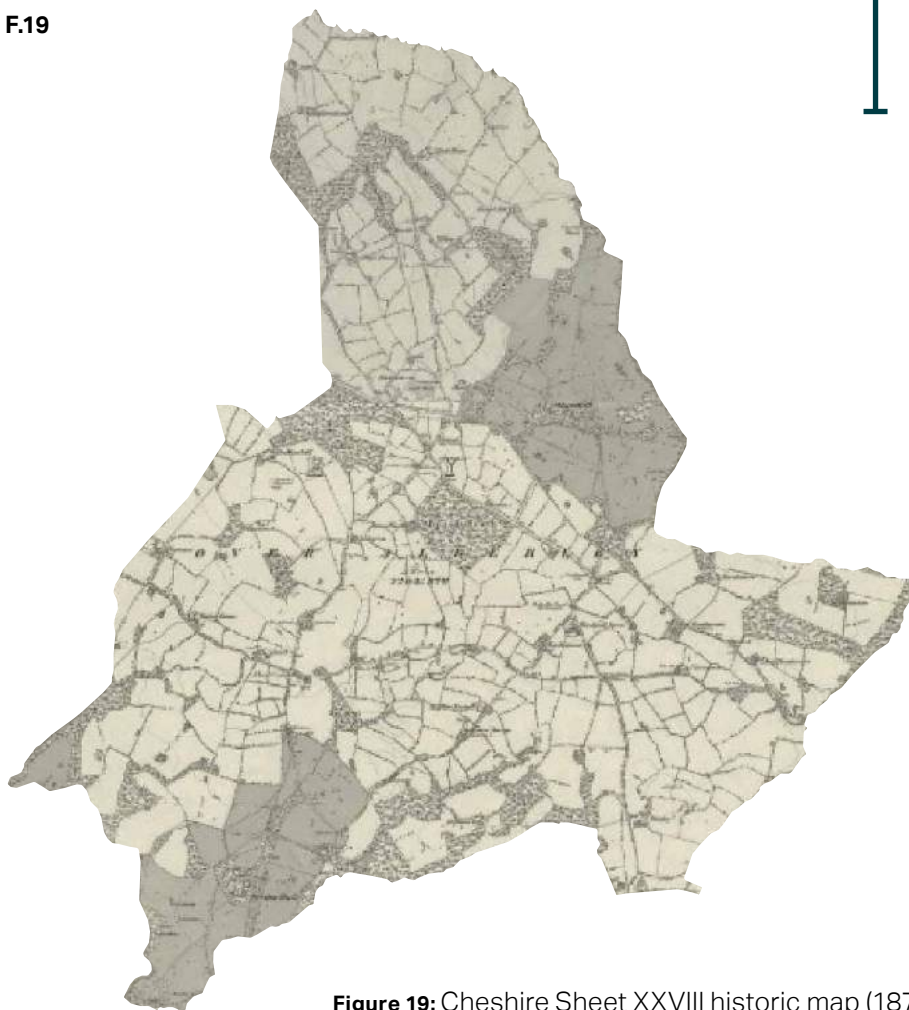
today
Population of 325

F.19

Figure 19: Cheshire Sheet XXVIII historic map (1871 - 1872)

2.4 Settlement pattern and built form

The built form of Over Alderley is largely subservient to the landscape in that there is not a village core. Buildings consist mainly of large, dispersed dwellings and farmhouses with associated agricultural holdings. Characteristically, buildings only occupy plots on one side of a road. Where buildings do cluster together these are generally set fronting the highway around intersections in the road network. The main exception to this is a single cluster of 20th century semi-detached housing set on Festival Drive/Ashbrook Road.

Boundary treatments are overridingly soft, creating a strong degree of interrelationship between the built and natural environment in the area. Buildings make good use of natural undulations in the landscape and vegetation to provide visual separation from public vantage points and further enhances the sense of natural in the area.
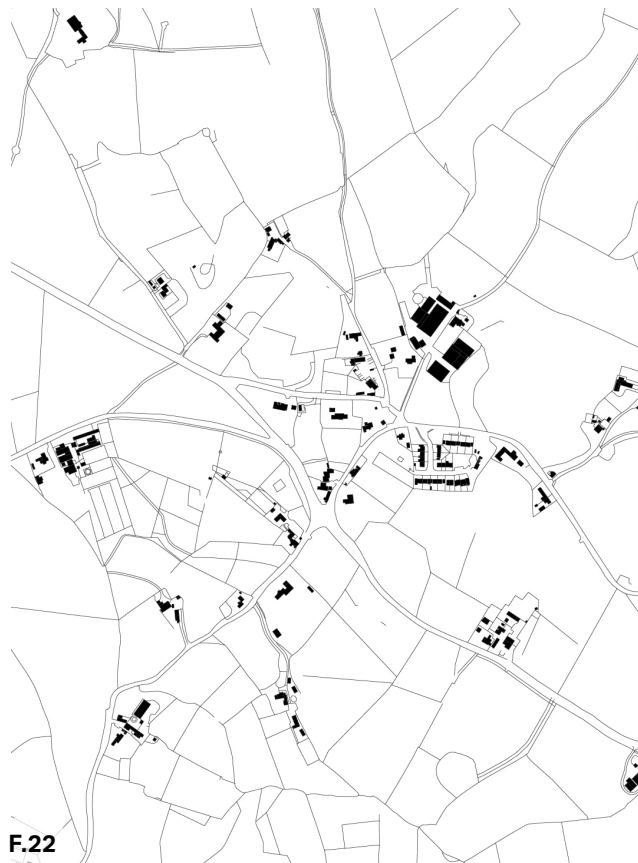
F.22

Figure 22: Figure ground map of the densest area of the Parish, at the intersection between Prestbury Road and School Lane.
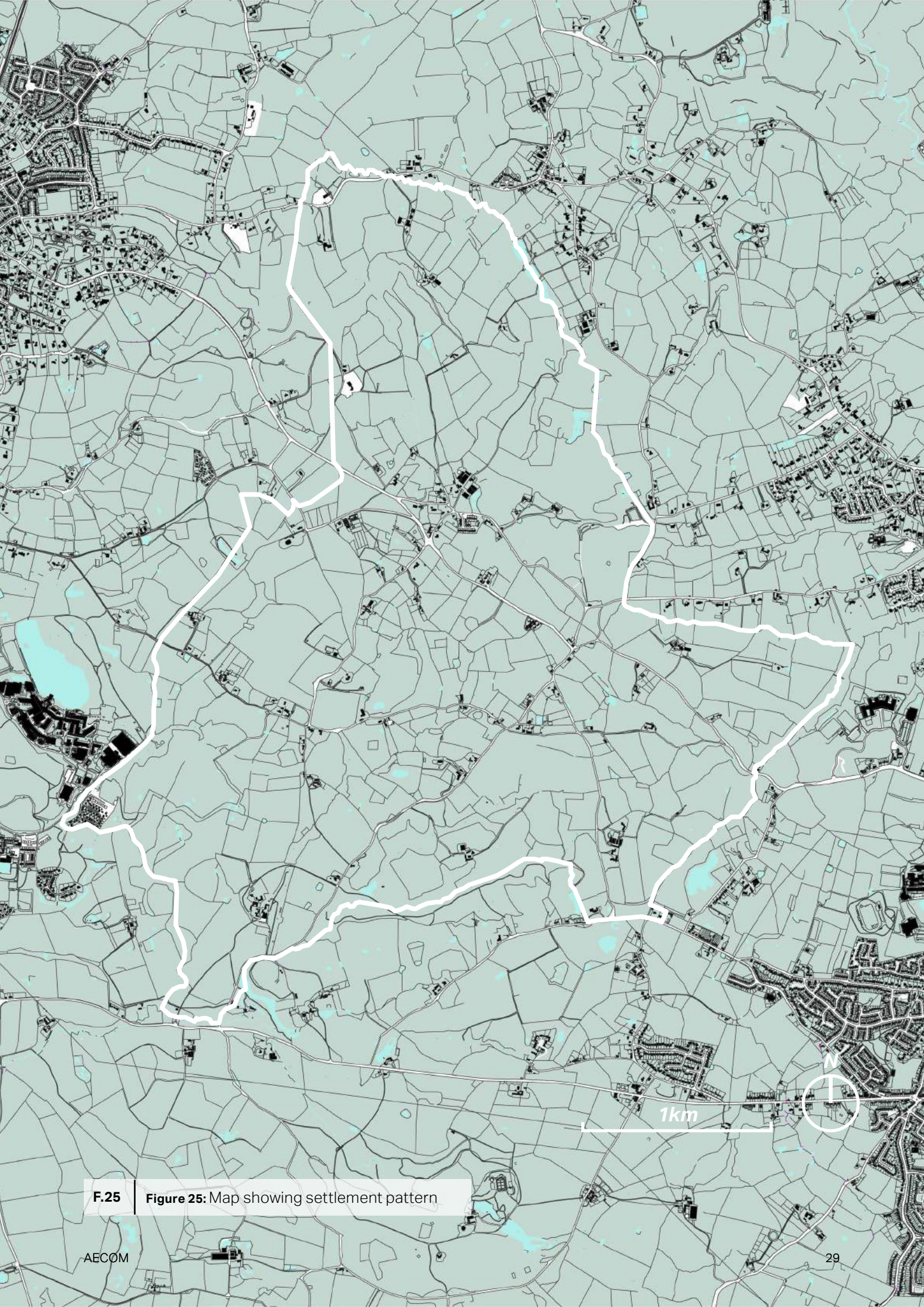
F.23

Figure 23: Aerial view of Festival Drive/Ashbrook Rd

F.24

Figure 24: Soft boundary treatment on Hocker Lane

F.25 | **Figure 25:** Map showing settlement pattern

2.5 Built heritage

There are 25 listed buildings within the Over Alderley Neighbourhood Plan area including 22 at Grade II and three at Grade II*. Most of these buildings are architecturally representative of the rural landscape character of the neighbourhood plan area, consisting largely of well-sized farmhouses constructed in the 16th – 19th centuries, as well as buildings of similar dates associated with historic agricultural uses such as barns, shippons and haylofts.

The earlier 16th and 17th century buildings are predominantly of timber frame construction with various infill materials used including brick, wattle and daub and plaster. From the mid-17th century onwards the main construction material turns to orange and red brick, with the use of English Garden Wall bond (three courses of stretches to every single course of headers) prevalent throughout. The use of good quality slate as the primary roof material is also particularly prevalent through the historic buildings in the plan area. This specific character can be observed in the estate cottages scattered throughout the area: some relevant ones are Varden Town Cottages, Adshead Cottage, Butler's Cottage and Finlow Hill Cottage. Vardentown Cottages are timber framed with plastered infill and have red tile roofs, while the latter three have red brick elevations and slate roofs. Other cottages in the area are Higher Park Cottage South, Slade Cottage, Church Cottage and Smithy Cottage (all non-listed).

There is, however, a small number of historic buildings which noticeably depart from this character, such as the Grade II Listed Higher Yewtree which has a thatched roof. Additionally, Birtles Hall is a Grade II Listed late 18th century mansion built for the Hibbert family (an English Merchant). It sits prominently in the landscape to the north of Birtles Lane and is of ashlar sandstone with well-proportioned symmetrical bays and large 12-pane sash windows.

Grade II

1. Timber Framed Barn 25 Metres North East of Clock House Farmhouse
2. Clock House Farmhouse
3. Parish Boundary Stone 15 Metres North of Oak Lodge
4. Hare Hill
5. Butler's Cottage
6. Alderley Lodge
7. Adshead Cottage
8. Finlow Hill Cottage
9. Barn 22 Metres to Rear of Higher House Farmhouse
10. Shippon and Hayloft 30 Metres to West of Higher House Farmhouse
11. Higher House Farmhouse
12. The Old House at Birtles Farm
13. Higher Yewtree
14. Verdentown Cottages
15. Fittontown Farm
16. Parish Boundary Stone 110 Metres North East of Trugs Cottage
17. Parish Boundary Stone at SJ 8795 7470
18. Gate Pier in Front of Whirley Hall
19. South and East Terrace Walls in Front of Birtles Hall
20. Birtles Hall
21. Former Haybarn 35 Metres West of Birtles Hall
22. Stable Block to the North West of Birtles Hall

Grade II*

1. Whirley Hall
2. Hayman's House
3. Church of St Catherine

Scheduled Monuments

1. Bowl barrow 230m west-south-west of Birtles Hall
2. The Great Merestone medieval boundary marker on Finlow Hill, 245m east of Mottram House
3. The Golden Stone boundary marker, 250m north west of Edge House Farm
4. Medieval boundary marker at Saddlebole, 180m west of Findlow Farm
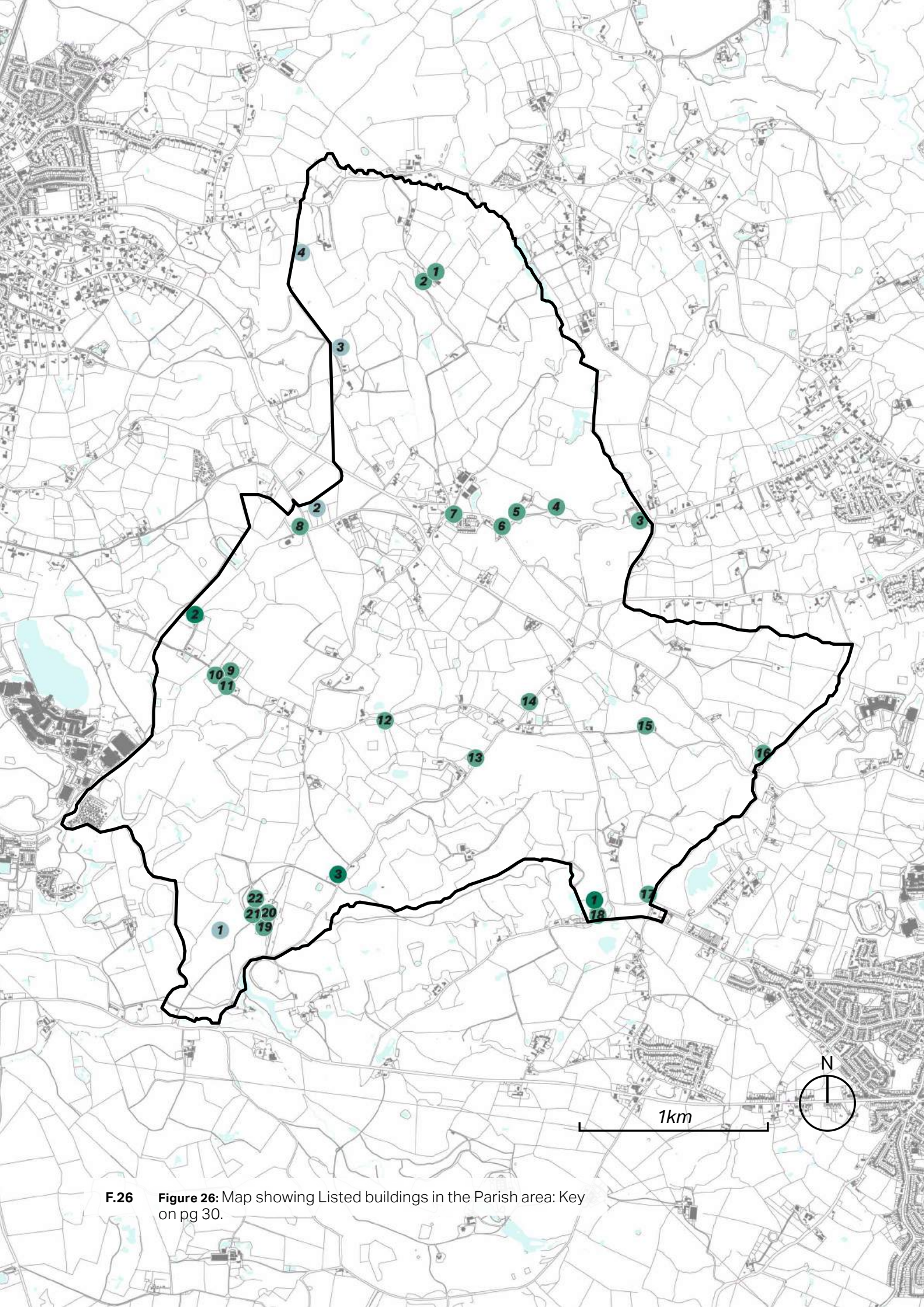
Figure 26: Map showing Listed buildings in the Parish area: Key on pg 30.

Figure 27: St Catherine's Church (3)

Figure 28: Stableblock to the North West of Birtles Hall (22)

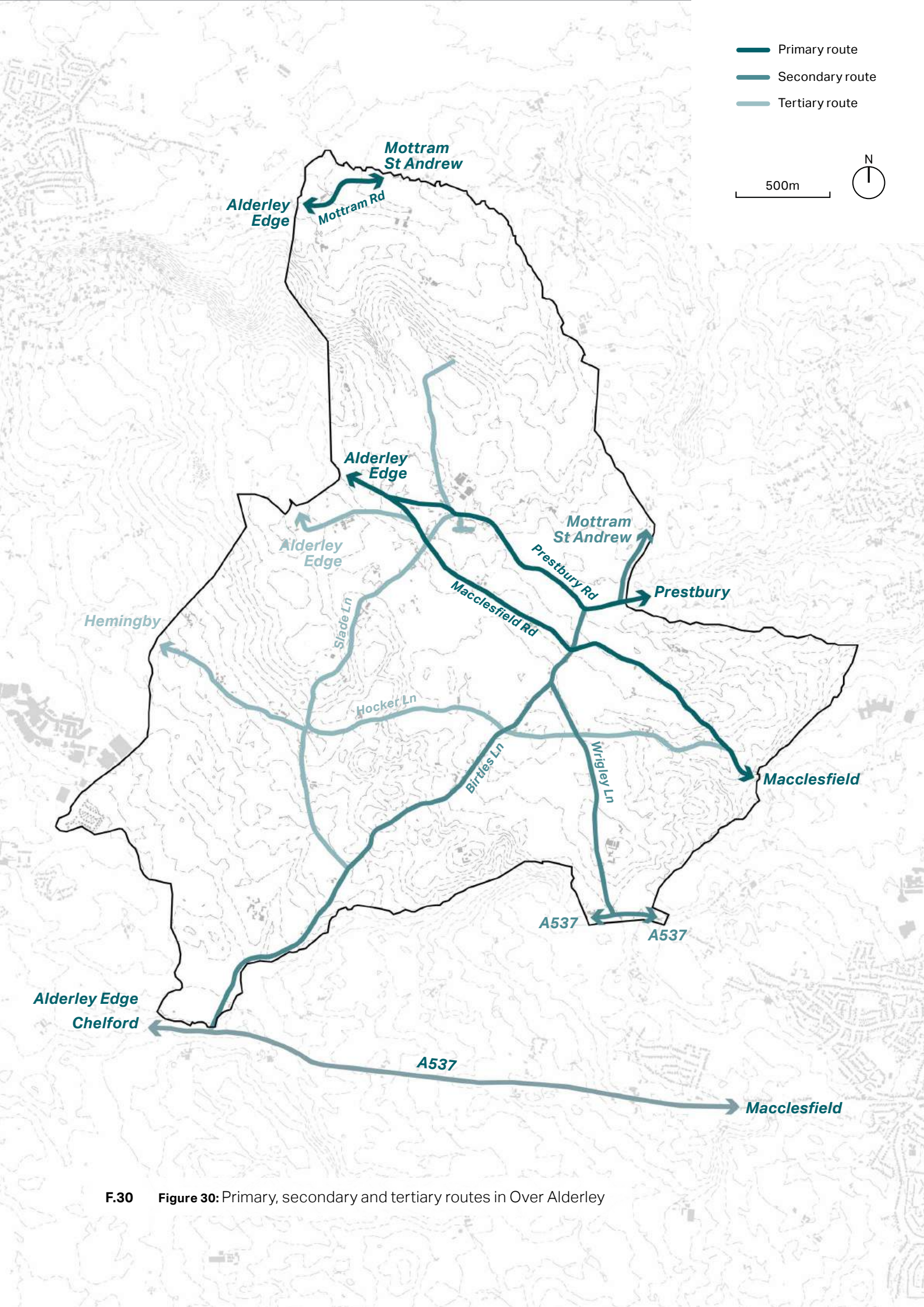**Figure 29:** Birtles Hall (20)

2.6 Movement

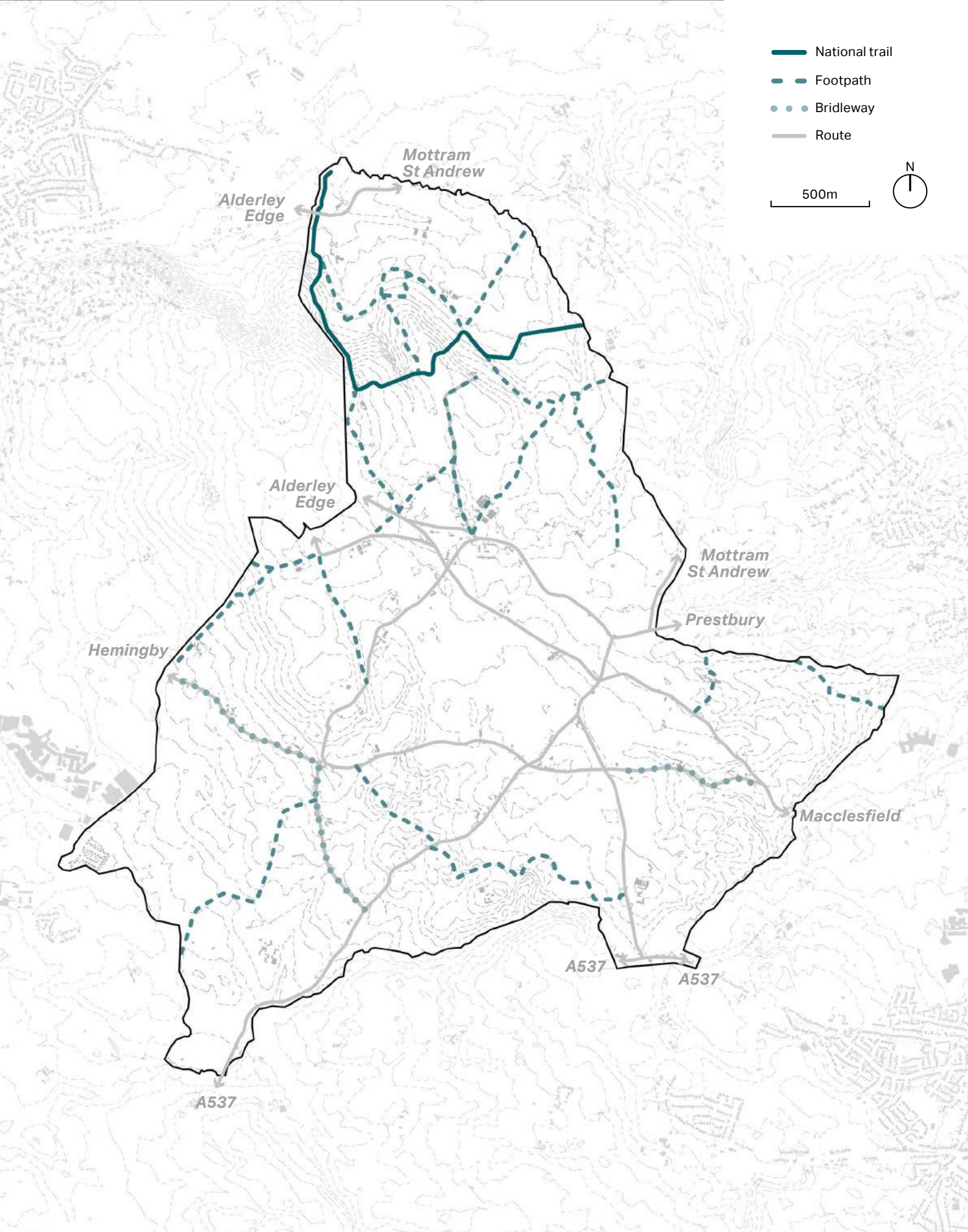Over Alderley is a rural Parish and rural, winding lanes are characteristic of the area.

However, it is possible to identify a number of primary routes that stand out as significant in the Parish area with the surroundings. Namely, Macclesfield Rd, Prestbury Road - Chelford Road and Alderley Road play a central role in the area as they cross the whole Parish area creating connections with Alderley Edge, Macclesfield, Mottram St. Andrews and Prestbury. The A537 is important for Over Alderley's road network even though it is just out of the Parish boundary to the south: the road connects Knutsford to Buxton, and is accessible from Birtles Lane and Whirley Lane.

Secondary routes in the area provide a connection between primary roads. Generally, secondary routes are lanes that partially cross the Parish area, such as Oak Road, Birtles Lane, Wrigley Lane and Whirley Lane.

Contributing to the rural character of the area, minor lanes, footpaths and bridleways are also common in Over Alderley. Tertiary routes are frequently unpaved and provide access to single farms at times. Examples in the area are Hocker Lane, Slade Lane and Finlow Hill Lane. Footpaths are also important. The northern part of the Parish has the highest concentration of footpaths and includes a National Trail, all related to the National Trust site of Alderley Edge and Cheshire countryside. Two bridleways are also located in the Parish area on Hocker Lane.

Legend:
- Primary route
- Secondary route
- Tertiary route

500m

N

Mottram St Andrew

Alderley Edge

Mottram Rd

Alderley Edge

Alderley Edge

Mottram St Andrew

Prestbury Rd

Prestbury

Hemingby

Macclesfield Rd

Slade Ln

Hocker Ln

Birtles Ln

Wrigley Ln

Macclesfield

A537

A537

Alderley Edge
Chelford

A537

Macclesfield

F.30   **Figure 30:** Primary, secondary and tertiary routes in Over Alderley

Legend:
- National trail
- Footpath
- Bridleway
- Route

500m

N

F.31 **Figure 31:** Footpaths and bridleways in the Parish area

2.7 Streetscape character

The streetscape character reflects the rural character of the Parish. All the routes are mainly surrounded by natural landscape and hedgerows represent the main street edge treatment. Below, all the main street types are analysed.

2.7.1 Traditional streets & spaces:

- Primary routes – beginning as historic lanes leading from one settlement to another. These routes are still the linking routes across the parish for vehicles, the traditional rural character of Over Alderley is maintained thanks to the presence of hedgerows along most of the boundaries. Primary routes are generally white lined lanes, making their design suitable for higher traffic volumes but also determining their role as largely road than lane. These routes form one of the major contributing factors to character in the area and should be preserved sensitively so as not to erode the historic sense of place.

- Secondary routes – these routes are designed for lower traffic volumes compared to primary roads, but still represent an important connection within the Parish. These are often bounded by hedges with verges but can have estate fencing or be completely open to the countryside beyond. The opening and closing of views is one of the key features of the lanes, along with a width which is typically narrower than other roads and contributes to the strong 'rural feel'.

- Tertiary routes – although these routes provide some connectivity within the Parish, they usually are single track roads and give access to farms and dwellings. The majority of these routes are paved, however some unpaved segments exist, such as part of Hocker Lane. Tertiary routes can sometimes be in 'cuttings', as they can be surrounded by trees and hedgerows.

- The verges along secondary and tertiary routes are often used for informal parking associated to buildings.

- Footpaths and bridleways - these routes are very common in Over Alderley, especially in the northern part of the Parish, enhancing its rural and natural character. They are mostly unpaved and mostly surrounded by hedgerows. Footpaths sometimes merge with unpaved tertiary routes but are mostly independent, running through the rural landscape. Bridleways always run along tertiary routes.

Figure 32: Primary route - Macclesfield Road

Figure 33: Secondary route - Wrigley Ln

Figure 34: Tertiary route - Hocker Lane

Figure 35: Footpath - view from Hocker Lane

2.7.2 Non-traditional street types:

- Cul-de-sacs are unusual in Over Alderley, but Ashbrook Rd represents an exception in the Parish with its suburban layout.

Figure 36: Ashbrook Rd is the only cul-de-sac in the Parish

Local Character Assets

03

3. Local Character Assets

3.1 Countryside quality

Based on the understanding gained in the previous section, this chapter analyses the different components of the local landscape. The main features that make Over Alderley distinctive are:

- gently undulating topography

- hedgerows

- fields

- woodland patches

- tree lined banks

- watercourses and ponds

Fields

Gently undulating topography

Gentle hills cover the whole area of the Parish, creating unique and distinctive views throughout the Parish. Hills are between 80 and 100 metres high, showing the variation in height gently rolls between a 20m differential, however there are some exceptions such as the Edge, which reaches a peak of 190 metres.
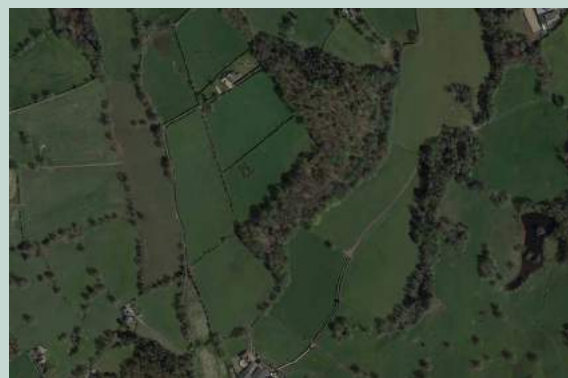
Fields are a significant feature in such a rural context. Most of the fields are bounded by hedgerows or timber estate fences, that contribute to their openness and visibility throughout the area. Fields in Over Alderley are generally small and irregular in form. Fields are mainly used for pasture and arable farming.

Hedgerows

Hedgerows are a fundamental element in the local landscape. They are usually managed to one meter so relatively low, preserving the openness of the landscape and allowing long distance views to the area. However, hedgerows can also create sunken and enclosed spaces, in particular along tertiary routes or footpaths.

Tree lines

Tree lines are also common in the Parish area, representing fundamental elements in the landscape. Many are former hedgerows and can represent field boundaries. They provide connection between woodland belts and stands as well as representing a key visual feature in open views. Tree lines often run along banks, creating a unique landscape feature.

Woodland patches

Woodland patches are widespread across the Parish, sometimes in the form of small groups of trees but also in the form of wider woodland areas. Woodlands frame open views within the area, contributing to the unique character of the landscape and its perception. Woodlands can include specimens of pine, beech, oak, birch, ash, alder and sycamore.

Watercourses and ponds

Watercourses, ponds and glacial meres are frequent in Over Alderley. Watercourses are mainly brooks, often located along banks and sunken, thanks to the presence of plants along their course. Ponds and glacial meres are also widespread in the area, being sometimes visible when not surrounded by woodland or high-rise vegetation.

3.2 Building typologies

Traditional building types

Building types strongly reflect the rural character of the area. Most of the buildings in the Parish are estate workers' cottages, farmhouses and agricultural buildings. These buildings sometimes form courtyards and walled gardens. The building types follow a hierarchy typical of country estates with large mansions (Birtles Hall and Whirley Hall), farmhouses and estate cottages. These types create quite a strong conformity in terms of form and materials in Over Alderley.

- Workers cottages;
- Modest farmhouses;
- Mansions;
- Agricultural buildings;

Exception

Suburban homes in Over Alderley are only located on Festival Dr and Ashbrook Rd, thus representing an exception that is not coherent with the natural and rural character to the surrounding context.

- Post WWII (maybe 70s) - standardised house types (semi-detached)
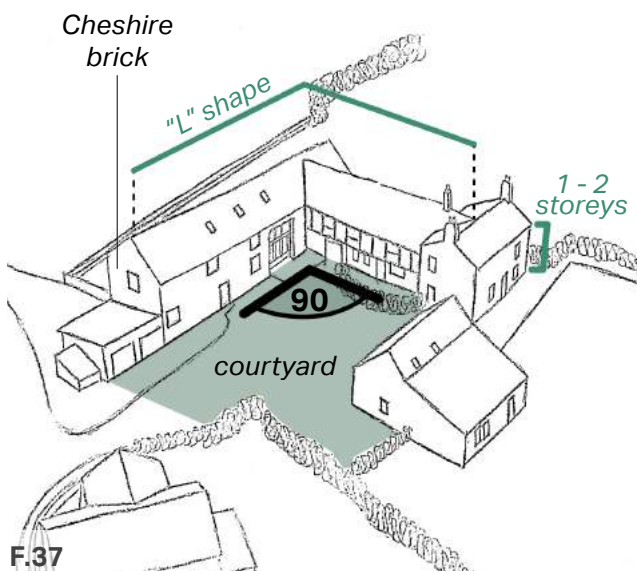
Figure 37: Farmhouses creating a courtyard

Figure 38: Suburban development in Ashbrook Rd

Estate workers cottages

1. Low-rise chimneys

2. Elevation material: Cheshire brick

3. Traditional windows with glazing bars

4. Stone lintels

5. Linear roof line with medium pitched tiled roofs

Farmhouses

1. Low-rise chimneys

2. Elevation material: Flemish bond red brick

3. Iron framed traditional windows with glazing bars

4. Cambered brick heads above windows

5. Linear roof line

Mansions

1. Balustraded parapet

2. Elevation material: ashlar buff sandstone

3. Twelve-pane sash windows

4. Classic cornices

5. Wide natural green area surrounding the building

Agricultural buildings

1. Pitched roof

2. Elevation material: Yorkshire boarding

3. Linear roof line

4. Wide natural green area around the building

3.3 Built form in open countryside

The local landscape offers many open views of the countryside, and buildings often have to interact with these vistas and scenarios.

Buildings are usually modest, have linear profiles and do not exceed 2.5 storeys, without standing out in the landscape but sitting harmoniously in it. Chimneys are usually low rise and harmonious with the building's form. Extensions and additional elements are rare, but when they exist, they are subservient and are subservient to the building, minimizing any effects on its visual appearance. Topography is also essential, as it can increase the impact of a building on an open view: indeed, buildings are generally not located on hilltops and in prominent positions but nestled into the landscape.

Hedgerows are the most common boundary treatment, however masonry boundary walls and timber fences can be observed in the Parish. These types of boundary treatment help the area to preserve its natural and rural feel, as they are blurred and create a soft transition to the countryside.

In these terms, the design of gardens can have a substantial impact on the surrounding landscape. Even though some heavily designed gardens can be observed in the Parish, gardens mostly include portions of the natural landscape preserving its original shape and character.

Materials also play a central role in harmonizing the built form in the open landscape. Red or brown brick and slate roofs are predominant in the area, but sandstone can still be found in the area (e.g. St Catherine's Church and Birtles Hall). These materials generally complement the surrounding natural landscape, enhancing the distinctiveness and beauty of the local countryside.

Figure 42: Over Alderley and Birtles Reading Room

Figure 43: Higher Park Farm, Birtles Lane

3.4 Built form enclosed by landscape

The rolling topography and the natural features (e.g. hedgerows, woodland, trees) often create enclosed spaces in the Parish, and buildings have to interact with this type of setting.

In a rural area like Over Alderley, the built form is generally respectful of the surrounding natural landscape. Indeed, buildings located in an enclosed setting are usually well integrated with natural features and do not disrupt or have any impact on them. For instance, hedgerows run without interruption, woodlands are preserved and green areas are maintained in gardens. This approach does not only preserve the rurality and distinctiveness of the area, but is also fundamental from an ecological point of view, as these natural elements are essential for the local ecosystem.

Footprint is not the only relevant element in terms of impact on nature. The volume of the building and any extensions can significantly change how the building is perceived and its impact on the landscape character. Buildings in the area generally do not exceed 2.5 storeys and have linear roof lines that gently harmonize with the local landscape without disrupting its rural feel. Extensions and additional structures, such as chimneys, do not overbear the building's profile, keeping the whole appearance of the building low-key in that setting, allowing the landscape to be the protagonist in the area.

Materials selection is also strongly harmonizing with the local countryside. Again, red or brown brick is predominant together with slate tiled roofs, even if timber is sometimes used in façade decorations or detailing. These materials generally complement the surrounding nature, keeping high the natural feel of the area and making the building a good fit in the landscape. The use of render or painting is infrequent in the area.

F.44

**Figure 44:** Workers cottage partially surrounded by woodland on Birtles Lane

F.45

Figure 45: Building surrounded by trees and hedgerow on School Lane

3.5 Design for enhanced micro-climate

Within the Parish area, it is possible to observe different positive examples in terms of traditional sustainable design solutions and some more modern interventions.

3.5.1 Solar gain

South-facing roofs maximise solar exposition. One of the best examples is represented by Ashbrook Road development, with a series of semi-detached houses with south-facing roofs. However, there are other farmsteads and houses in Over Alderley that are orientated for solar gain.
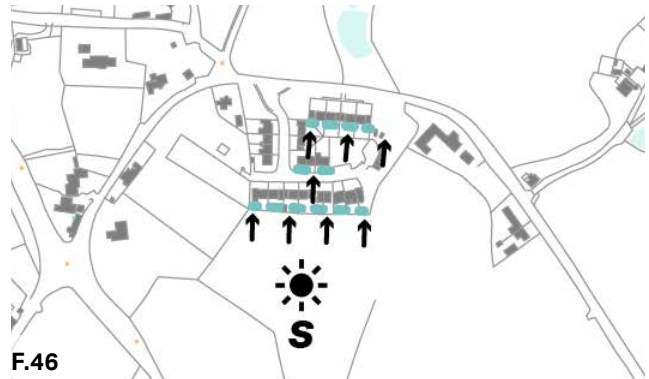

F.46

Figure 46: South facing roofs which maximise solar exposition

3.5.2 Sheltered courtyards

Farmsteads in the area are frequently positioned to form sheltered and protected spaces such as courtyards. This contributes to creating warmer and more comfortable spaces creating a naturally attractive outdoor environment. Over Alderley has a number of this type of spaces. For instance, Birtles Hall Estate has multiple protected spaces, enclosed by 'U shaped' buildings.
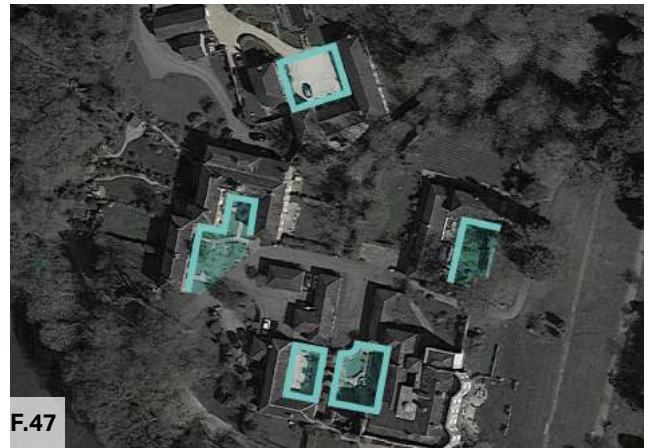
F.47

Figure 47: Birtles Hall Estate

3.5.3 Locally grown food

Considering the highly rural context, dwellings usually have gardens that can be used to grow food locally.


Figure 48: Wide garden on Hocker Lane

3.5.4 Relationship with the woodland - natural lighting

Woodlands can represent a challenge considering natural light and shelter, as trees can create overshadowing preventing natural light illuminating internal spaces. Passive solar gain can also warm up internal spaces, avoiding additional energy consumption. Thus, in a rural area like Over Alderley, it is essential to take into consideration the relationship with woodlands. The illustration on the right shows a building along Macclesfield Road, which is well-distanced from trees in the south of the plot, but carefully integrates trees to the north along the hedgerow and individual trees in key location.
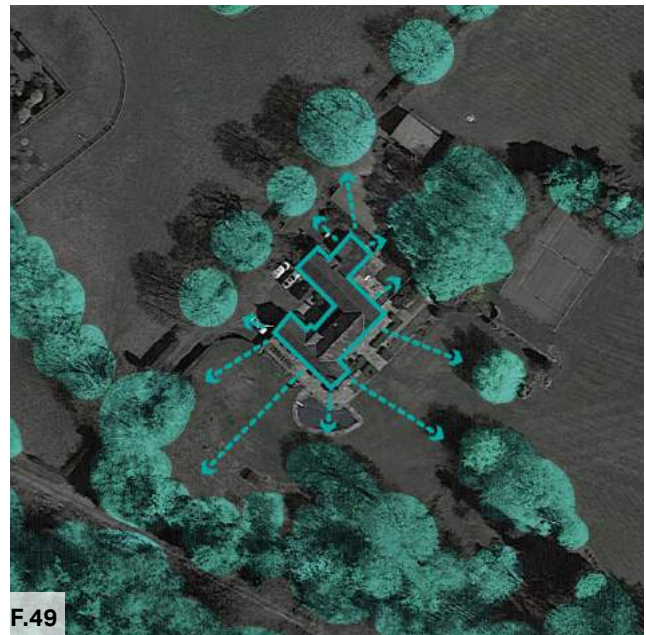
Figure 49: Building along Macclesfield Road that is well-distanced from trees in the south of the plot

3.6 Parkland landscapes in the countryside

There are several notable parkland landscapes in and abutting Over Alderley. These include Hare Hill, Alderley Park and Birtles Hall. The formality of these landscapes is well managed within the wider rural setting: boundaries are sensitively managed so not clearly visible in the wider landscape, the predominant plant species selected are carefully married with the native species, and the parklands themselves are generous in size typical of a large manor estate.
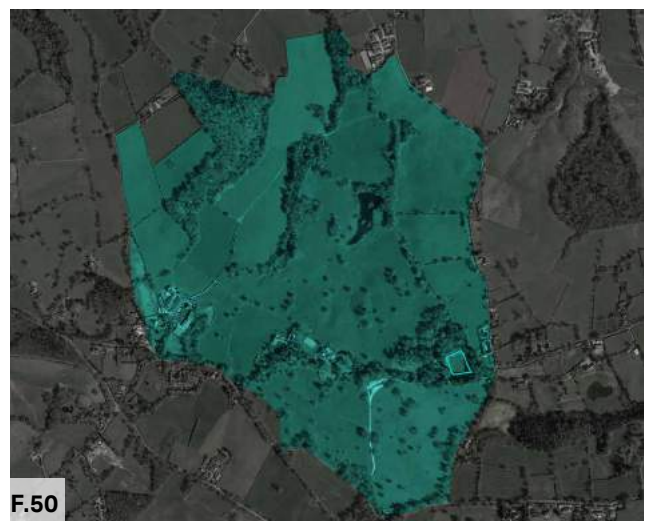
Figure 50: Hare Hill overall area and Hare Hill garden included within it (light blue square in the coloured area)

Design Guidance & Codes

04

4. Design Guidance & Codes

4.1 Introduction: intention for using the code

This section provides guidance on the design of development, setting out expectations that relevant planning applications in the neighbourhood area will be expected to address.

There is no expectation that substantial development will come forward in the plan period. Codes are therefore provided with four main aims:

- To preserve the integrity of the character and nature of Over Alderley with regard to extensions, additions, adaptations and alterations.

- To preserve the integrity of the character and nature of Over Alderley with regard to modest infill development or replacement development.

- To safeguard the quality of the Neighbourhood Plan area with regard to the ongoing development at Alderley Park.

- To maintain and enhance the specific landscape qualities of Over Alderley.

The design codes and guidance set out general principles and guidance to respect landscape character and other features of the area such as built and natural heritage assets and street hierarchy. Wider lessons can be inferred from these for ecology and inclusive design.

The local pattern of streets and spaces, building traditions, materials and the natural environment should all help to determine the character and identity of a development. It is important for any proposal that full account is taken of the local context and that the new design embodies the 'sense of place', both in terms of local character and distinctive features such as listed buildings.

Responding to the context means recognising existing positive design solutions or using existing cues as inspiration.

Proposals for a new scheme could adopt a traditional approach or a contemporary design that is innovating with purpose, whilst being in harmony with the landscape. It is acknowledged that there is not always agreement on aesthetic issues and architectural taste but using appropriate design precedents and a clear design process will give results that are less subjective and do represent good design.

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

- Preserving the landscape character;

- Respecting the open landscape setting;

- Development in an open setting;

- Respecting the enclosed setting;

- Development enclosed by the landscape including Parkland settings;

- Relationship to heritage assets;

- Understanding and interpreting typical design features from heritage assets;

- Typical materials for consideration;

- Respecting the street hierarchy; and

- Respecting the environment: climate resilience.

4.2 Overview of priorities

The following is a more generalised list of aspirational design principles for all new development in Over Alderley:

- Preserving the rural and natural character of Over Alderley in regard to extensions, additions, adaptations and alterations, making sure that gardens, roof lines, boundary treatments and massing all harmonize with the context;

- Assuring that the ongoing development at Alderley Park does not impact and disrupt the specific and unique character of the Neighbourhood Plan area;

- Maintaining and enhancing the specific landscape qualities of Over Alderley by protecting hedgerows, woodland areas and long distance open views;

- Protecting and enhancing the beauty of heritage assets of the area by assuring that design considers massing, materials and detailing;

- Considering climate resilience, alternative energy sources and net zero carbon solutions to achieve sustainability in the parish area.

4.3 General principles and guidelines

The design codes below set out how to respond to the local landscape features defined in the previous section. These guidelines must help formulate and review design proposals in line with local preferences for high-quality design.

In detail, codes are divided into "General Principles", which adopt a more comprehensive and high-level approach, and "Design detail", which are detailed and refer to more specific examples and requirements.

All the codes (both the General Principles and the Design details) are structured into three categories, namely unacceptable, desirable and exceptional, and include an unresponsive design example and a responsive design example. These examples are not codes but reflect what the local group would consider an unresponsive or responsive design approach.

Although some of these are not enforceable by planning conditions or restrictions it would be desirable to meet the guidelines within the following section. Refer to the below picture for further explanation.

code - "unacceptable" category

"unresponsive design" example

code - "desirable" category

"responsive design" example

code - "exceptional" category

F.53 **Figure 53:** Annotated extract from the following pages showing how codes are structured in this section

4.4 General Principles: Preserving the landscape character

GPL	UNACCEPTABLE
GPL.1	Building, infrastructure or landscape treatments (including lighting, hording and signage) which have a negative landscape impact in respect of the surrounding landscape character and local character assets in Chapter 2 and 3 of the Neighbourhood Plan Design Code. To reference character features and aesthetics as a precedence for development, where the scale and impact of the proposed development is demonstrably altered from that of source E.g. resulting in the proportions which are disproportionate to the original building.

UNRESPONSIVE DESIGN

- *The use of high walls and gates to create separation from the landscape;*
- *A reliance on building materials to*

define the character;

- *Large Farmhouse typology not typical of the more modest dwellings in the area;*
- *Broken tree canopy to boundaries;*

DESIRABLE	EXCEPTIONAL
Preservation of the existing high quality landscape character in accordance with the surrounding landscape character and local character assets in Chapter 2 and 3 of the Neighbourhood Plan Design Code. Contemporary design where it improves and enhances the typical setting and sustainability of the neighbourhood area whilst not detracting from the appearance of the local landscape characteristics.	Enhancement of the existing high quality landscape character in accordance with the surrounding landscape character and local character assets in Chapter 2 and 3 of the Neighbourhood Plan Design Code and the improvement of locally appropriate species and habitat creation.

RESPONSIVE DESIGN

- *Views across undulating landscapes to modest individual buildings set amongst informal boundary tree planting;*
- *Tufted and unmanicured landscape, with a richly textured landscape surface;*
- *Small and informal field patterns, interlock to form a single view criss-crossed by hedge and bands of trees.*

4.5 General Principles: Respecting the open landscape setting

The design codes below set out how to respond to the local landscape features defined in the previous section. These responses must help formulate and review design proposals in line with local preferences for high quality design.

GOS	UNACCEPTABLE
GOS.1 **New development in an open setting**	New development in an open landscape setting which would detract away from the character and openness of the immediate and wider locality
GOS.2 **Replacement development or additions and alterations in an open setting**	Standard and non-specific design that ignores the character of the area and its specific features • replacement development which would lead to an unacceptable increase in footprint and volume. • over-dominate the original dwelling / building. The orginial building should remain the prominent feature within the resulting scheme.

UNRESPONSIVE DESIGN

- *Striking and hard drawn boundary edges;*
- *Atypical buildings, which are designed to standout in the landscape;*
- *Landscaped grounds which are designed to emphasis the presence of the building in the landscape;*
- *Bold material selection, designed to draw attention. Use of eye catching colour, texture and reflective materials;*

DESIRABLE	EXCEPTIONAL
NA	*NA*
Preserving the appearance and ecologic function of the specific landscape considering long distance views and the potential impact of the building's volume on open landscape views	Enhancing the appearance and ecological function of the specific landscape considering long distance views and the potential impact of the building's volume on open landscape views; the design of the building considers materials, massing, and detailing.

RESPONSIVE DESIGN

- *Blurred boundary edges which transition into open countryside;*
- *Modest building in keeping with the agricultural setting;*
- *The use of topography to settle the building in the landscape;*
- *Biophilic (naturally occurring) material selection to compliment the natural elements;*

4.6 Design detail: Development in an open setting

DOS	UNACCEPTABLE
DOS.1 **Massing in an open setting**	Building with more than 2.5 storeys located in a prominent position. A single dwelling (or apartment block) set out to a large format floor plate; and where all elevations are broadly similar dimensions.
	UNRESPONSIVE DESIGN • *Large and monolithic dwelling, deep floor plate;* • *Massing designed for prominence and grandeur; and* • *Design which does not reflect an element of subservience to the landscape.*

DOS	UNACCEPTABLE
DOS.2 **Roof lines in an open setting**	Complex roof arrangements, where 3 or more roofs are used on one dwelling or • Where a mono pitch or flat roof is proposed above ground floor and the use of a hip roof; • The use of prominent architectural chimney stacks; • The use of red or orange roof tile; and • The use of a ornate tile patterns.
	UNRESPONSIVE DESIGN • *5 different roofs: inclusive of different styles, physically different roofs and range of pitches;* • *Numerous architectural chimneys; and* • *Roof lines which sit prominently and dominate the landscape.*

DESIRABLE	EXCEPTIONAL
Maximum 2-2.5 storey building, predominantly linear elements where the verge to verge distance is no greater than 8m, (not precluding the use of a double gable).	2 storey building that does not impact the surrounding landscape; its volume harmoniously sits in the context

RESPONSIVE DESIGN

- *Linear massing, building form tapered into the landscape;*
- *Massing in keeping with agricultural homes and rural buildings.*

DESIRABLE	EXCEPTIONAL
The use of simple gabled roof lines which harmonise with modest buildings. Long and low roof lines, closely responding to the topography.	Roof lines which fit seamlessly into the landscape setting such that the building is not immediately apparent in the view.

RESPONSIVE DESIGN

- *Unassuming structure in the landscape, the appearance of the roof reads as no more prominent than a hedgerow in a view;*

DOS	UNACCEPTABLE
DOS.3 **Relationship to views in an open setting**	The building substantially impacts open views, altering the landscape character and appearance through the introduction of materials, detailing and positioning such that the eye is drawn to all or part of the dwelling. Thereby focusing a previously open view to a single point in the landscape.
	UNRESPONSIVE DESIGN • *Materials and design out of keeping with the character of the area;* • *Dwelling or group of dwellings set in open grounds creating a distinctive landmark; and* • *Buildings which result in a high-degree of obviously man-made intervention into an otherwise wholly natural environment.*

DOS	UNACCEPTABLE
DOS.4 **Boundaries**	The building and grounds are demonstrably 'gated' and separated from the neighbouring property, fields and streets essentially delivering 'private grounds' within the open countryside. Naturalness and openness of the landscape; boundary treatment does not reflect the character of the area (i.e. iron fences)
	UNRESPONSIVE DESIGN • *The use of high boundary walls, constructed of stone or brick with large and solid entrance gates;*

DESIRABLE	EXCEPTIONAL
The building is well integrated with open views and does not disrupt long views.	The building is designed to perfectly integrate with the open view, enhancing its distinctive characteristics; materials harmonize with the landscape and contribute to its beauty. Those with an agricultural typology appropriate.
	RESPONSIVE DESIGN • *Unassuming structure in the landscape, the appearance of the roof is not prominent and is read with the topography or permanent tree canopy.*

DESIRABLE	EXCEPTIONAL
Where required, secure boundary lines drawn through the use of landform, and other agricultural boundaries. With the use of timber post and rail fencing where it can be demonstrated that other more naturalistic methods cannot be achieved.	Property sited to create a set-back from the street, contributing to the rural feel of the Parish; naturalistic boundaries treatments eg hedgerows used to delineate highways and property lines where necessary.
	RESPONSIVE DESIGN • *Layers of low key boundary treatments to achieve security rather than strongly vertical forms which stand out in the landscape.*

4.7 General Principles: Respecting the enclosed setting

GES	UNACCEPTABLE
GES.1 **New development in an enclosed setting**	Separation of the landscape setting and development creating a striking interface between development and the natural surroundings; Building massing that is predicated on the domination of the appearance of the built form in the landscape setting; Reducing biodiversity through the introduction of uniform planting choices, and landscape designs requiring heavily manicured treatment and leading to the suppression of biodiversity; Highways led street patterns which disregard site opportunities.
G.ES.2 **Replacement development or additions and alterations in an enclosed setting**	Changes which disturb the existing balance between landscape features and development, including changes which increase the contrast between the built form and landscape through materials specification, increased volume and massing.

UNRESPONSIVE DESIGN

- *Existing structural landscape managed to a 'hard edge';*
- *Formalised gap between built form and natural setting,*
- *Formal landscape design which would be out of keeping in a rural setting;*
- *Low levels of biodiversity comparative to the surrounding area.*

DESIRABLE	EXCEPTIONAL
Working new development into the landscape setting, protecting and enhancing the existing mature landscape and biodiversity. Careful consideration of building placement such that structures are aligned with features and compliment the landscape.	A light touch design response protecting the existing mature setting and, significantly enhancing the ecologic function of the specific landscape through materials, massing, detailing and sustainable design solutions.
Preserves the balance between existing landscape features and development whilst enhancing biodiversity.	Preserves the balance between existing landscape features and development. Significantly enhances the ecological function through the design of the building specification of hard and soft materials, massing, and detailing.

RESPONSIVE DESIGN

- *Balance of the view weighted towards the natural setting;*
- *Landscape treatments informal and semi agricultural;*
- *Building placement, in particular the ridge line aligned to contours;*
- *Highway access via country lane, characteristic of the local area.*

4.8 Design detail: Development enclosed by the landscape including Parkland settings

Consideration should be given to these guidelines in any permitted development.

DEL	UNACCEPTABLE
DEL.1 - *Massing in an enclosed setting*	Building with more than 3 storeys. A single dwelling (or apartment block) set out to a large format floor plate; and where all elevations are broadly similar dimensions. Offsets from highly vertical landscape features, for example, topography, tree belts and groups such that a distinctive building line is created.
	UNRESPONSIVE DESIGN • *Read against the verticality of the trees this large man made building is notable in the landscape. (NB the colour of the building settles the form in the view however in winter when trees are out of leaf this may be less successful).*

DEL	UNACCEPTABLE
DEL.2 - *Roof lines in an enclosed setting*	A mono pitch or flat roof is proposed above ground floor where this roof is visible against the backdrop of structural landscape creating a clear horizontal element in the view; The use of strongly coloured roof tiles for example red or orange which are highly visible in the setting.
	UNRESPONSIVE DESIGN • *Hard line of the roof is prominent against the vertical elements of the trees;*

DESIRABLE	EXCEPTIONAL
Massing of the built form relates well to existing building or natural features such as trees and hedgerows.	Massing of the built makes use of and enhances existing natural features such as trees and hedgerows.
	RESPONSIVE DESIGN • *Outbuildings and the massing of extensions to the main house are settled into the traditional character of a small holding. Small stands of trees, patches of grass and verges along with continuous native hedgerows are part of the development here.*

DESIRABLE	EXCEPTIONAL
Roof lines harmonise with the building, its materials and the structural components of the landscape setting (e.g. topography, structural planting).	Roof lines harmonise with the building, its materials and setting and contributing to its appearance in the surrounding landscape (an example might be a green roof).
	RESPONSIVE DESIGN • *Rooflines harmonise with the building and material components and contributes to the natural appearance of the surrounding area.*

DEL	UNACCEPTABLE
DEL.3 Built form to street relationship	Built form or solid features set immediately fronting a primary or secondary route dramatically increasing the enclosure over a distinct length of road and undermining the rural character. The use of predominately hard landscape between the building frontage and the street frontage where not required as part of an operational agricultural use.
	UNRESPONSIVE DESIGN • *The use of predominately hard materials between the built form and the street, detracting from the rural setting.*

DEL	UNACCEPTABLE
DEL.4 ***Boundaries and access***	The replacement or reinforcement of structural landscape treatments, with walls, fencing or other solid boundaries or those of notably different character to the natural landscape. Development creates a formal entrance with a 'designed vista' to the building from the street. The addition of prominent gates and threshold detailing which are notably different in character to the natural landscape.
	UNRESPONSIVE DESIGN • *Gateway broken through continuous hedge; and* • *Hedgerow trees allowed to grow into screen, changing the character of the lane: on one side of the road the hedge is low and the other it is high.*

DESIRABLE	EXCEPTIONAL
Building layouts which take their cues from the landscape arrangement, ie topography, views and vegetation rather than seeking to orientate to the street. A combination of informal soft and hard landscape treatments within the curtilige of the plot, which settle the building into the wider landscape.	Built form which responds to cues from the landscape arrangement and respects the building lines of existing built form within the plot curtilige.
	RESPONSIVE DESIGN • *Farm house on Slade Lane, orientated to the levels rather than hard up to the street.*

DESIRABLE	EXCEPTIONAL
Boundaries which accord with the landscape setting, this may include solid hedges and belts or stands of trees.	The use of naturalistic landscape features layered in such a way that the delineation of the boundary is undetectable in the landscape view. Access makes use of existing apertures in natural features and provides a seamless transition between the natural environment and the development.
	RESPONSIVE DESIGN • *Timber boundaries with accord with the natural setting.*

4.9 General Principles: Relationship to heritage assets

GHA	UNACCEPTABLE
GHA.1 **Development affecting heritage assets**	Causing harm to the character and appearance, and/or the setting of a heritage asset by virtue of inappropriate development including (but not necessarily limited to) design, massing, material and detailing. Elements of unresponsive design might include: • Architectural elements added to the facade which do not respect the proportions of the heritage asset. Including fenestration, roof proportions and use of detailing; • Floor to ceiling heights which do not reflect those exhibited in the heritage asset; • Heightened use of 'typical' detailing; • Inappropriate use of modern unsympathetic materials, especially for fenestration and rainwater goods; • Development which sits in. and detracts from. the immediate and wider setting of the asset in the landscape; and • Removal or covering of existing architectural features which contribute positively to the character and appearance of the building.

UNRESPONSIVE DESIGN
- *New building in immediate setting of heritage asset which largely obstructs views from public vantage points.*
- *Removal of existing windows and replacement with standard UPVC units.*

- *Standard modifications which are incongruous with the character and appearance of the asset.*
- *Modifications which are of a scale and mass which detracts from the appearance of the asset as existing.*

DESIRABLE	EXCEPTIONAL
Preserving the character and appearance and/or setting of the asset. Replacement of traditional features as required for wear and tear or to improve building energy efficiency with those which are sympathetic to existing including: • Window materials and specifications; • The use of slim profile glazing where appropriate; and • New development responds appropriately to the asset in terms of scale and design.	Enhancing the character and appearance, and/or setting of a heritage asset including: • Conservation/restoration of buildings and features which are at risk of being lost due to neglect or decay; • Removal of modern features and buildings which are considered to be harmful to the character and appearance of the building; and • Careful restoration and reuse of existing windows where possible.

RESPONSIVE DESIGN

• *Development carefully manages change to the heritage asset;*

• *Development brings a heritage asset into its optimum viable use;*

• *Windows are replaced with new timber framed windows with slim profile (12mm max) double glazed window panes; and*

• *Use of reclaimed materials for remedial works as far as practicable.*

4.10 Design detail: Understanding and interpreting typical design features for heritage assets

DI	UNACCEPTABLE
DI.1 **Fenestration**	Timber is replaced with other materials, such as UPVC. The use of a mixture of window styles where a clear design justification can not be made in relation the proportions and architectural style of the asset; Changes to the size and scale of the original opening
	UNRESPONSIVE DESIGN • *Use of modern dormer window embellished with traditional details;* • *Traditional window reveals not respected;*

DI	UNACCEPTABLE
DI.2 Landscape and gardens	Gardens which exhibit design features out of step with the status of the building ie. of too modest or domestic where the property has civic or grand historically importance or too formal or unconnected to the form and function of more simple buildings such as farm houses and agricultural premises.
	UNRESPONSIVE DESIGN • *Landscape which doesn't provide a suitable setting for the built form.*

DESIRABLE	EXCEPTIONAL
Timber painted windows with glazing bars and lintels, contributing to their quality	Timber painted windows with glazing bars and lintels; main fenestration faces the road, creating natural surveillance, or open views, contributing to their quality; fenestration is designed to harmonize with the surrounding landscape and context. Careful restoration of existing windows.
	RESPONSIVE DESIGN • *Timber painted windows have glazing bars and lintels. Their design harmonises with the surrounding landscape and the design of the building, as well as the overall local character.*

DESIRABLE	EXCEPTIONAL
Gardens appropriate to the form and function of the receiving building and matching the naturalness typical of the surrounding landscape.	Garden design within new development appropriate to the form and function of the receiving building, contributing to the natural assets across the Parish through the implementation of appropriate bio-diverse planting and habitat creation. Locally sourced materials which accord with those of the area.
	RESPONSIVE DESIGN • *Native hedgerows managed to height of under 1.5m such that views of the dwelling and associated structural landscape read well in the view.*

4.11 Design detail: Typical materials for consideration

DI	UNACCEPTABLE
DI.3 **Materiality**	**Elevation material:** render / sandstone **Detailing:** UPVC **Roof:** Red pan tiles, Rosemary tiles, Concrete tiles

UNRESPONSIVE DESIGN

- *Non traditional brick colours.*

- *Non traditional and strongly coloured roof tiles.*

- *Pan tiles*

- *Render.*

- *Sandstone or similar.*

- *Patterned or ornate brick work bonds using contrasting materials.*

DESIRABLE	EXCEPTIONAL
On a case by case basis, but in general **Elevation material:** Cheshire brick **Detailing:** timber **Roof:** slate	**On a case by case basis, but in general** **Elevation material:** red brick **Detailing:** timber **Roof:** slate, green roof

RESPONSIVE DESIGN

- *Red brick.*

- *Noted brick bond. English bond at 5-6 courses.*

- *Noted brick bond. English bond at 6-7 courses.*

- *Thatch roof .*

- *Slate roof .*

- *Green roof .*

4.12 General Principles: Respecting the street hierarchy

SH	UNACCEPTABLE
SH.1 **Primary Routes**	On-street parking and reduced road section preventing the main connectivity role of the route; Inappropriate design and unregulated on-street parking disrupting green verges and hedgerows.

UNRESPONSIVE DESIGN

- *On-street parking and reduced road section prevents the regular flow of traffic;*
- *The route is not white lined; and*
- *Absence of appropriate edge treatment.*

DESIRABLE	EXCEPTIONAL
Preserving the route's fundamental connectivity role while allowing pedestrian and cycle movement on the side of the road; Hedgerows and green verges are conserved.	Preserving their fundamental connectivity role while allowing safe pedestrian and cycle movement on the side of the road through specific lanes; Hedgerows and green verges are conserved; On-street parking is not allowed.

RESPONSIVE DESIGN

- *Absence of on-street parking on the route;*
- *Appropriate road section width;*
- *The route is white lined;*
- *Appropriate edge treatment (hedgerows and green verges); and*
- *Footpath on the side of the route.*

SH	UNACCEPTABLE
SH.2 **Secondary Routes**	High volume and high speed traffic is allowed creating an inappropriate condition for residents, as well as pedestrian and cycle movement; On-street parking is allowed.

UNRESPONSIVE DESIGN

- *Presence of on-street parking; and*
- *Absence of footpaths and cycleways.*

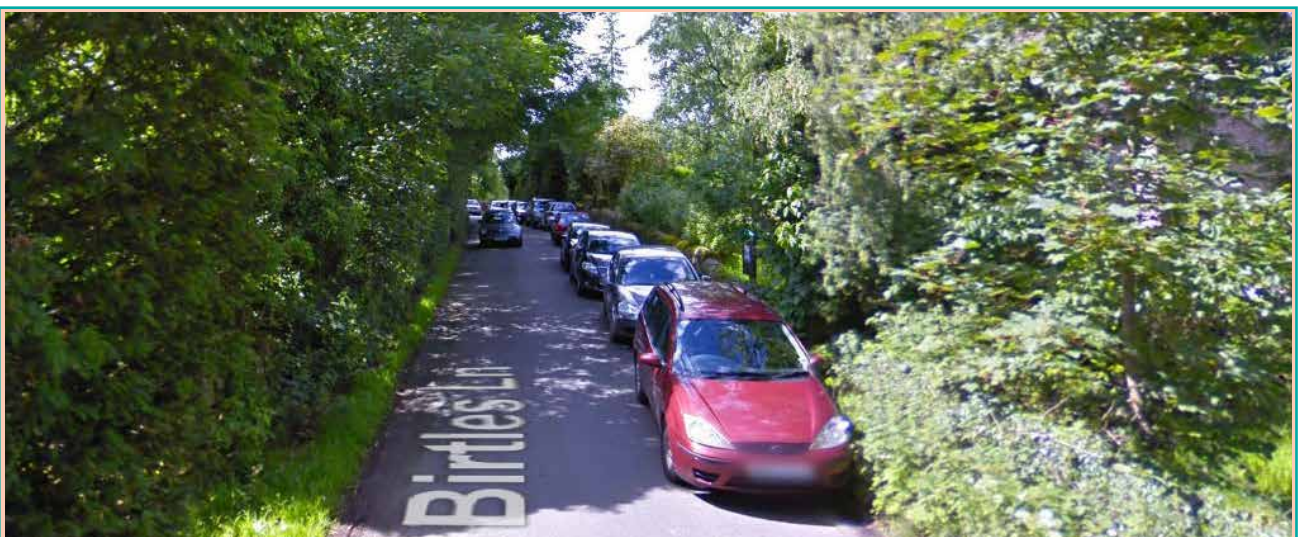| DESIRABLE	EXCEPTIONAL
Designing the route for lower traffic volumes compared to primary routes; The route accommodates pedestrians and cyclists; On-street parking is generally not allowed.	Emphasizing the human scale and designing the route for lower traffic volumes compared to primary routes; The route safely accommodates pedestrians and cyclists; On-street parking is not allowed.

RESPONSIVE DESIGN

- *Absence of on-street parking on the route;*
- *Appropriate road section width;*
- *Appropriate edge treatment (hedgerows and green verges); and*
- *Footpath on the side of the route.*

SH	UNACCEPTABLE
SH.3 **Tertiary Routes**	High volume and high speed traffic is allowed by an inappropriate design approach, affecting the distinctive tranquil and rural environment of the Parish, as well as preventing pedestrian and cycle movement; On-street parking is allowed.

UNRESPONSIVE DESIGN

- *Wide road section allows high traffic volumes and high speed;*
- *Absence of pedestrian and cyclist priority; and*
- *Inappropriate edge treatment.*

DESIRABLE	EXCEPTIONAL
Designing the route at an intimate scale and for minimal traffic volumes (access to houses); The route allows safe pedestrian and cyclist movement; On-street parking is not allowed.	Designing the route at an intimate scale and for minimal traffic volumes (access to houses); The route adopts pedestrian and cyclist priority and on-street parking is not allowed.

RESPONSIVE DESIGN

- *Absence of on-street parking on the route;*
- *Reduced road section width;*
- *Appropriate edge treatment (hedgerows and green verges); and*
- *Footpath on the side of the route.*

SH	UNACCEPTABLE
SH.4 **Footpaths and bridleways**	Allowing vehicles movement; The route is paved; Adopting inappropriate edge treatment that disrupts the local character and prevents long distance views of the landscape.

UNRESPONSIVE DESIGN

- *The use of tarmac disrupts the rural and natural character of the parish;*
- *Inappropriate edge treatment; and*
- *Vehicles can easily move on the route.*

DESIRABLE	EXCEPTIONAL
Allowing pedestrian / animal movement (and cycling if on bridleways).	Allowing pedestrian / animal movement; Enhancing the rural character of the Parish by including hedgerows and green verges along the edges and allowing long distance open views.

RESPONSIVE DESIGN

- *The footpath is unpaved, contributing to the tranquil and rural character of the parish;*
- *Presence of hedgerows along the edges;*
- *Reduced width of the route; and*
- *The absence of paved surfaces and reduced width makes the route pedestrian friendly and discourages vehicles from accessing the route.*

4.13 General Principles: Respecting the environment: climate resilience

CR	UNACCEPTABLE
CR.1 **Alternative Energy Sources**	Orienting the building to the east or north (both main fenestration and roof plane), increasing drastically the need for heating and artificial lighting; Excluding solutions to collect natural energy from other sources.

UNRESPONSIVE DESIGN

- *The diagram above illustrates how orienting a building to the east, northeast or north increases annual heating demanding.*

DESIRABLE	EXCEPTIONAL
Orienting the building within 30' of the south (both main fenestration and roof plane) for solar gain / energy and natural daylight; Including solutions to collect natural energy from other sources such as ground and air source heat, biomass and wind.	Orienting the building within 30' of the south (both main fenestration and roof plane) for solar gain / energy and natural daylight; Including solutions to collect natural energy from other sources such as ground and air source heat, biomass and wind, and harmonizing them with the design of the building and the surrounding landscape.

RESPONSIVE DESIGN

- *Solutions to collect natural energy from other sources, such as air heat pumps, are included and harmonised with the design of the building; and*

- *Building orientation is within 30' of the south.*

CR	UNACCEPTABLE
CR.2 **Net Zero Carbon**	Excluding EV charging points from both public and private parking; Not considering the government's emerging Future Homes Standard and energy efficiency in the design of the building.

UNRESPONSIVE DESIGN

- *The car park does not include EV charging points; and*

- *Wide surfaces of tarmac disrupt the rural character of the parish.*

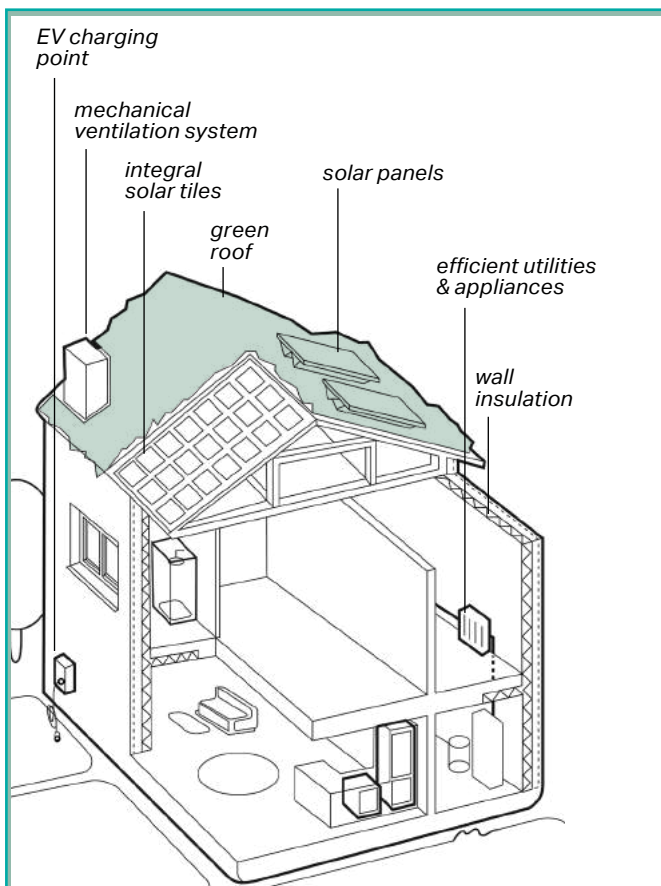| DESIRABLE	EXCEPTIONAL
Providing EV charging points in private parking, incorporating under covers within car ports and garages;	Providing EV charging points in both public and private parking;
The building is in line with the government's emerging Future Homes Standard, to attain higher standards of insulation and energy conservation;	Integrating charging points sensitively within streets and spaces, respecting their unique character; public EV charging points upkeep design quality of streets and spaces; private EV charging points are incorporated under cover within car ports and garages. The building is comprehensively in line with the government's emerging Future Homes Standard, to attain higher standards of insulation and energy conservation;
Generally considering energy efficiency.	Considering energy efficiency according to the specific building form and thermal efficiency, as well as the local design preference and character.

RESPONSIVE DESIGN

EV charging point

mechanical ventilation system

integral solar tiles

solar panels

green roof

efficient utilities & appliances

wall insulation

- *The building takes cognizance of the Future Homes Standard and balances with the requirements for buildings to reflect the historic and rural setting;*

- *EV charging points are included in private parkings; and*

- *The building includes a series of features that contribute to the energy efficiency level of the building.*

Design Considerations

05

5. Design Considerations

This section sets out a general list of design considerations by topic for use as a quick reference guide in design workshops and discussions.

1

General design guidelines for new development:

- Does new development integrate with existing paths, streets, circulation networks and patterns of activity to allow accessibility and connectivity?

- Is there an opportunity to reinforce or enhance the established settlement character of streets, greens, and other spaces?

- Does the proposal harmonise with and enhance the existing settlement in terms of physical form, architecture and land use?

- Does the proposal relate well to local topography and landscape features, including prominent ridge lines and long-distance views?

- How can the local architecture and historic distinctiveness be reflected, respected, and reinforced?

- Have important existing features been retained and incorporated into the development?

- Have surrounding buildings been respected in terms of scale, height, form and massing?

- Are all components e.g. buildings, landscapes, access routes, parking and open space well related to each other?

- Does the proposal make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation) without adverse impact on the street scene, the local landscape or the amenities of neighbours?

- Has management, maintenance and the upkeep of utilities been considered by the proposal?

- Is there an opportunity to implement passive environmental design principles (for example, site layout being optimised for beneficial solar gain, techniques to reduce energy demands and the incorporation of renewable energy sources)?

- Does the proposal adopt contextually appropriate materials and details?

- Does the proposal incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features?

2

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3

Local green spaces, views & 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?

3

Local green spaces, views & character:

- 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?
- 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?

3

Local green spaces, views & character:

- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?

- Is there opportunity to increase the local area biodiversity?

- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?

- Can water bodies be used to provide evaporative cooling?

- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features:

- What is the arrival point, how is it designed?

- Does the proposal maintain or enhance the existing gaps between settlements?

- Does the proposal affect or change the setting of a listed building or listed landscape?

- Is the landscaping to be hard or soft?

5

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?

6

Building line and boundary treatment:

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

7

Building heights and roofline:

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

8

Household extensions:

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

9

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?

10

Car parking:

- What parking solutions have been considered?

- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?

- Has planting been considered to soften the presence of cars?

- Does the proposed car parking compromise the amenity of adjoining properties?

- Have the needs of wheelchair users been considered?

- Can electric vehicle charging points be provided?

- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?

- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

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