

**Agenda Item No 7**

**Planning and Development Board**

**12 April 2021**

**Report of the  
Head of Development Control**

**Tree Preservation Order  
Dunn's Lane Dordon**

**1 Summary**

- 1.1 The report seeks agreement to confirm a Tree Preservation Order at this address.

**Recommendation to the Board**

**That the Order be confirmed.**

**2 Background**

- 2.1 The December meeting of the Board agreed to make a Tree Preservation Order in respect of an oak tree to the north of Dunn's Lane which stands alongside a public footpath. A copy of that report is attached at Appendix A and a copy of the Order is at Appendix B.

...  
...

- 2.2 Consultation has taken place following the making of the Order, but no representations have been received objecting to it.

**3 Observations**

- 3.1 Members are aware that Orders are made in the interests of public amenity. In this case the tree stands on a well-used footpath valued by the local community. The location is also within a much larger site allocated for housing development within the emerging Local Plan. Given that there are no objections it is recommended that the Order be confirmed.

**4 Report Implications**

**4.1 Financial and Value for Money Implications**

- 4.1.1 There are no implications in confirming the Order, but Members are aware that in certain circumstances claims for compensation can be made if the Council subsequently refuses Consent for works to protected trees.

## 4.2 Environment and Sustainability Implications

4.2.1 The confirmation of Tree Preservation Orders aligns with the planning policies of the Development Plan and in this case would be a proportionate response to safeguarding important trees within the context of the housing allocation.

## 4.3 Links to Council's Priorities

4.3.1 The confirmation would accord with the Council's priority of retaining its rural character.

The Contact Officer for this report is Jeff Brown (719310).

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

<b>Background Paper No</b>	<b>Author</b>	<b>Nature of Background Paper</b>	<b>Date</b>



**NOT FOR PUBLICATION**  
by virtue of paragraph 6  
of Part 1 of Schedule 12A to the  
Local Government Act 1972

**Agenda Item No 10**

**Planning and Development Board**

**7 December 2020**

**Report of the  
The Head of Development Control**

**Dunns Lane Dordon**

**1 Summary**

- 1.1 The report requests the making of a Tree Preservation Order at this address.

**That the Board makes a Tree Preservation Order in respect of the oak tree at Dunns Lane in Dordon and that a further report is brought to the Board following a period of consultation.**

**2 Background**

- 2.1 The Dordon Parish Council has requested that consideration be given to the making of a Tree Preservation Order in respect of an oak tree to the north of Dunn's Lane. It is alongside a public footpath – the AE23 - known locally as the "Coffin Walk". It points out that the tree is within the parcel of land known as H7 and allocated for housing development in the emerging Local Plan.  
... The location of the tree is shown at Appendix A.

- 2.2 The tree has been inspected and the assessment is attached at Appendix B. This indicates that the tree is worth consideration for an Order.  
...

**3 Observations**

- 3.1 The Council can make an Order when it considers that it is expedient in the interests of amenity to make provision for the preservation of trees in its area. In this case the tree is very large and highly visible from the road, the footpath and from several residential properties. It is in good health and has a long retention span. There is also some community linkage in that it is alongside a locally regarded footpath.
- 3.2 The location is within the proposed residential allocation known as H7 in the emerging Local Plan for North Warwickshire and is thus under some degree of threat.
- 3.3 Because of the high amenity value of this tree it is recommended that an Order be made.

#### 4 Report Implications

##### 4.1 Finance and Value for Money Implications

- 4.1.1 The Making of the Order will have no financial implications as this action is included within existing budgets. Members will be aware that in certain circumstances compensation may be payable following a refusal by the Council for Consent to undertake works to a tree protected by an Order.

##### 4.2 Equality, Human Rights and Legal Implications

- 4.2.1 Those persons that have an interest in the tree will be consulted on the making of this Order and any representations received will be referred to the Board to be taken into account if the Order is to be confirmed. An Order does not prevent works to be undertaken on the tree but an application to do so is needed. There are rights of appeal against any refusal in those circumstances.

##### 4.3 Environmental and Sustainability Implications

- 4.3.1 The making of an Order in the interests of amenity accords fully with the environmental and sustainability policies of the Development Plan.

##### 4.4 Links to Council Priorities

- 4.4.1 The making of such Orders links to the Council's priorities of protecting the Borough's rural character and heritage

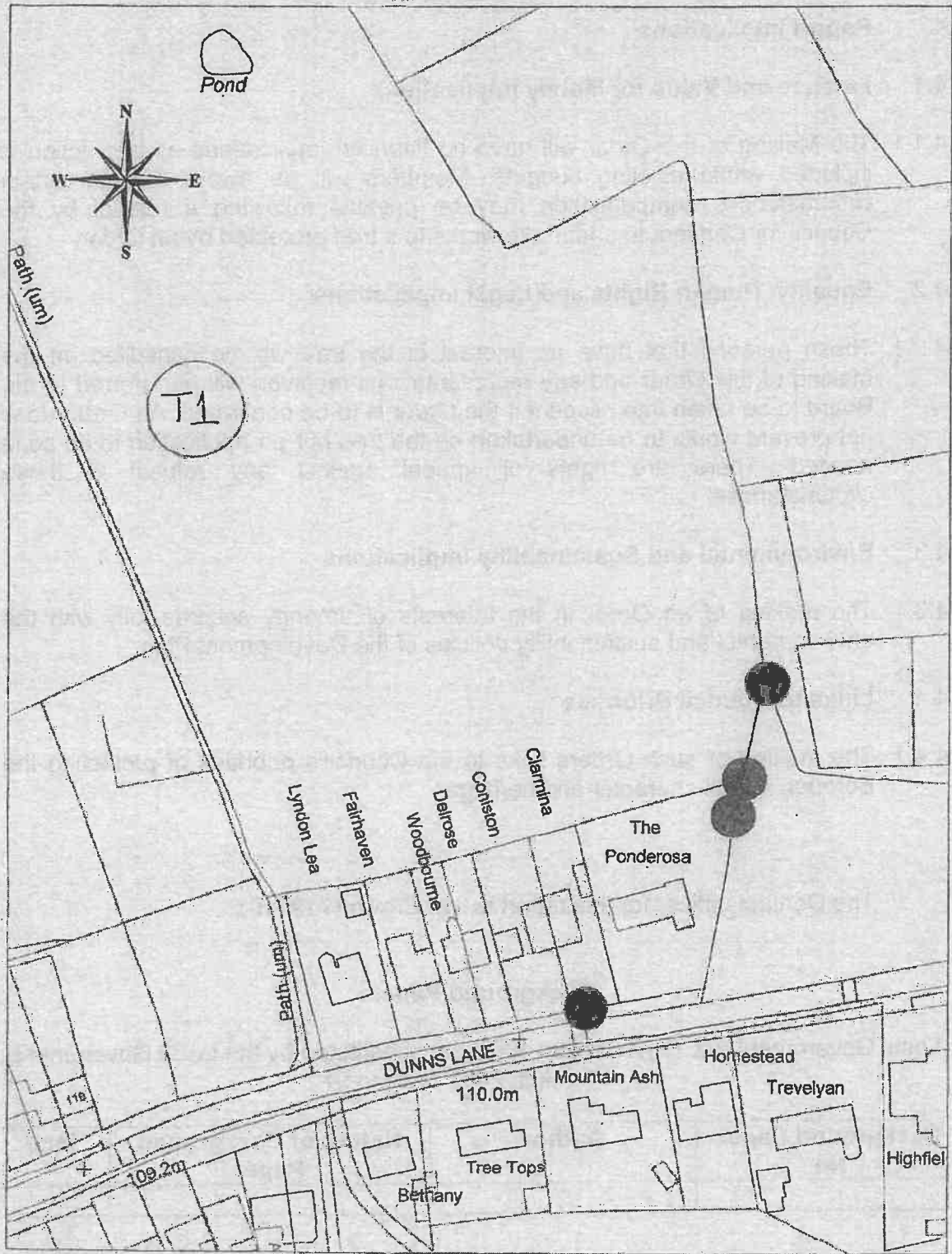
The Contact Officer for this report is Jeff Brown (719310).

#### Background Papers

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Background Paper No	Author	Nature of Background Paper	Date

# Dordon Coffin Walk Oak Tree TPO

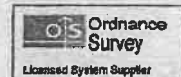


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TREE EVALUATION METHOD FOR PRESERVATION ORDERS (TEMPO)

SURVEY DATA SHEET & DECISION GUIDE

ORIGINAL FROM 10/19

Date: 18/11/20 Surveyor: ANDREW WATKINS

Tree details  
 TPO Ref (if applicable): Tree/Group No: Species: OAK  
 Owner (if known): Location: COFFIN WALK, DUAN'S CAVE, DORRIN.

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- 5) Good Highly suitable
- 3) Fair Suitable
- 1) Poor Unlikely to be suitable
- 0) Dead Unsuitable
- 0) Dying/dangerous\* Unsuitable

Score & Notes 3) TREE IN VERY GOOD CONDITION. MINIMAL DEADWOOD THROUGHOUT CANOPY.

\* Relates to existing context and is intended to apply to severe irremediable defects only

b) Retention span (in years) & suitability for TPO

- 5) 100+ Highly suitable
- 4) 40-100 Very suitable
- 2) 20-40 Suitable
- 1) 10-20 Just suitable
- 0) <10\* Unsuitable

Score & Notes 2) NO REASON WHY TREES SHOULD NOT REACH HIGHER END OF RETENTION SPAN.

\* Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- 5) Very large trees with some visibility, or prominent large trees
- 4) Large trees, or medium trees clearly visible to the public
- 3) Medium trees, or large trees with limited view only
- 2) Young, small, or medium/large trees visible only with difficulty
- 1) Trees not visible to the public, regardless of size

- Highly suitable
- Suitable
- Suitable
- Barely suitable
- Probably unsuitable

Score & Notes 5) VERY LARGE TREE WITH SOME VISIBILITY

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of arboricultural features, or veteran trees
- 4) Tree groups, or members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features

Score & Notes 3) TREE HAS SIGNIFICANT HISTORIC VALUE.

Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify

- 5) Immediate threat to tree
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

Score & Notes 2) POTENTIAL DEVELOPMENT OF SURROUNDING LAND IMMINENT.

Part 3: Decision guide

- Any 0 Do not apply TPO
- 1-6 TPO indefensible
- 7-10 Does not merit TPO
- 11-14 TPO defensible
- 15+ Definitely merits TPO

Add Scores for Total:

15

Decision:

MERITS TPO



## **Town and Country Planning Act 1990**

### **North Warwickshire Borough Council**

**(Land at Dunns Lane, Dordon)**

#### **Tree Preservation Order, 2020 713.023/3**

The North Warwickshire Borough Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

#### **Citation**

1. This Order may be cited as the North Warwickshire Borough Council (Land at Dunns Lane, Dordon) Tree Preservation Order, 2020, ref 713.023/3

#### **Interpretation**

2.—(1) In this Order “the authority” means the North Warwickshire Borough Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2011.

#### **Effect**

3.—(1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

(a) cut down, top, lop, uproot, willfully damage, or willfully destroy; or

(b) cause or permit the cutting down, topping, lopping, willful damage or willful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

#### **Application to trees to be planted pursuant to a condition**

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.



**Schedule 1, Specification of trees**

**Trees specified individually**

(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Oak	T1 is situated within the curtilage of land known as Dordon Common, Dunns Lane, Dordon as marked on the Map

**Trees specified by reference to an area**

(within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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NONE

**Groups of trees**

(within a broken black line on the map)

<i>Reference on map</i>	<i>Description (including number of trees of each species in the group)</i>	<i>Situation</i>
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NONE

**Woodlands**

(within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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NONE

# Dordon Common, Dunns Lane, Dordon

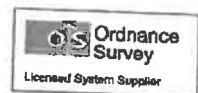


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T1 - OAK



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**Agenda Item No 8**

**Planning and Development Board**

**12 April 2021**

**Report of the Chief Executive**

**Delivery of Strategic Housing,  
Draft Residential Design Guide  
and Draft Distinctiveness Guide  
for Dordon and south-east  
Polesworth**

**1 Summary**

- 1.1 The report brings two draft supplementary planning documents to seek members approval for consultation. The first is a refresh and update of the Residential Design Guide and the second is a Draft Distinctiveness Guide for Dordon and south-east Polesworth. The SPD's were reported to the LDF Sub-committee on 22 February 2021. This report includes the earlier report to the LDF Sub-committee at Appendix A with the Draft SPD's at Appendix B and C.

...

<p><b>Recommendations to Executive Board</b></p> <p><b>That the documents be approved for consultation</b></p>
--

**2 Consultation**

- 2.1 Consultation has already taken place with the relevant Members serving on the LDF Sub-committee. Comments were received from Members requiring further information on renewable energy in new/existing development and on the matter of biodiversity and landscaping such as encouraging the use of hedgerows as boundary treatments. The draft residential design guide has therefore been updated since the Sub-committee to address these matters and the draft guidance has been further expanded to provide advice on matters which constitute types of new development, designing out crime, renewable energy and Planning for health and well-being.

**3 Introduction**

- 3.1 This report brings two draft supplementary planning documents to seek members approval for consultation. The first at Appendix B is a refresh and update of the Residential Design Guide which has been recently revised and the second at Appendix C is a Draft Distinctiveness Guide for Dordon and south-east Polesworth. As these are not policy documents but guides then sustainability appraisals will not be required.

## **4 Draft Residential Design Guide**

4.1 The Borough Council has had a householder/residential guide in place for many years. It is considered that now is an appropriate time to look at refreshing and updating this document.

... 4.2 A draft revision of the guide is attached as Appendix B.

4.3 During the preparation of this report the Government has announced a consultation on draft revisions to the National Planning Policy Framework (“the Framework”) and on a new draft National Model Design Code. The draft National Model Design Code provides detailed guidance on the production of design codes, guides and policies to promote successful design which is a consultation document at present.

4.4 It is considered that the Draft SPD’s should be consulted upon and that changes are made to them to ensure compliance with the draft National Model Design Code.

## **5 Draft Distinctiveness Report**

5.1 Site H7 is a strategic housing allocation covering over 160 hectares. As such in addition to the refreshed Residential Design Guide it is important to consider the local aspects and ensure that we help to make the site complimentary to the existing communities.

5.2 A draft distinctiveness guidance for Dordon with Polesworth has been drafted by the Heritage and Conservation Officer and is attached as Appendix C. The document is to assist in informing the design principles for the development of the allocated site H7.

## **6 Next Steps**

6.1 It is proposed that the following now takes place:

6.2 Consultation on the two SPD’s to be carried out in accordance with the Statement of Community involvement. Social media will be used to advertise the consultation. This means the documents will be with all those on the mailing list which includes all of the Parish Councils for a six-week consultation.

## **7 Report Implications**

### **7.1 Finance and Value for Money Implications**

7.1.1 The consultation will use where necessary the Local Plan budget.

## **7.2 Legal, Data Protection and Human Rights Implications**

7.2.1 SPD's are not submitted for examination as they are guides and not a planning policy document. The policy hook is within the emerging Local Plan especially reference to good design and placemaking. This means that whilst their content is still relevant to the determination of applications, they do not carry the same weight in the decision making process as a planning policy document.

## **7.3 Human Resources Implications**

7.3.1 The Forward Planning Team will incorporate the work into their work programmes.

The Contact Officers for this report are Dorothy Barratt and Fiona Wallace (719250)



**Agenda Item No 7**

**LDF Sub-Committee**

**22 February 2021**

**Report of the Chief Executive**

**Delivery of Strategic Housing,  
Draft Residential Design Guide  
and Draft Distinctiveness Guide  
for Dordon and south-east  
Polesworth**

**1 Summary**

- 1.1 The report brings two draft supplementary planning documents to seek Members' approval for consultation. The first is a refresh and update of the Residential Design Guide and the second is a Draft Distinctiveness Guide for Dordon and south-east Polesworth. The report also includes an update on the work of the Dordon and Polesworth Neighbourhood Plan Groups and the work on bringing forward Site H7 (land east of Polesworth and Dordon).

**Recommendations to Executive Board**

- a That the documents at Appendices A and B be approved for consultation; and**
- b The work on progressing the delivery of Site H7 be noted.**

**2 Consultation**

- 2.1 Consultation has taken place with the relevant Members and any comments received will be reported at the meeting.

**3 Introduction**

- 3.1 This report brings two draft supplementary planning documents to seek Members' approval for consultation. The first is a refresh and update of the Residential Design Guide and the second is a Draft Distinctiveness Guide for Dordon and south-east Polesworth. As these are not policy documents, but guides, sustainability appraisals will not be required.
- 3.2 The report also provides an update on the work of Dordon and Polesworth Parish Councils in the production of their Neighbourhood Plans. In addition, it provides further clarification on how this will be integrated into the delivery of the site with the agents acting on behalf of the landowners.

#### **4 Draft Residential Design Guide**

- 4.1 The Borough Council has had a residential guide in place for many years. It is considered that now is an appropriate time to look at refreshing and updating this document.
- 4.2 A draft update of the guide is attached as Appendix A.
- 4.3 During the preparation of this report the Government has announced a consultation on draft revisions to the National Planning Policy Framework (“the Framework”) and on a new draft National Model Design Code. The NPPF changes relate to implementing policy changes in response to the Building Better Building Beautiful Commission “Living with Beauty” report. The draft National Model Design Code provides detailed guidance on the production of design codes, guides and policies to promote successful design. A report will be considered by the Planning and Development Board on 8<sup>th</sup> March on this consultation.
- 4.4 Although there is consultation on the above documents it is considered that the Draft SPD’s should still be consulted upon and that with changes made to them as when we have confirmation of the changes to be introduced.

#### **5 Draft Distinctiveness Report**

- 5.1 As Members know Site H7 is a strategic housing allocation covering over 160 hectares. As such in addition to the refreshed Residential Design Guide it is important to consider the local aspects and ensure that we help to make the site complimentary to the existing communities.
- 5.2 A draft distinctiveness guidance for Dordon with Polesworth has been drafted by the Heritage and Conservation Officer and is attached as Appendix B. The document is to assist in informing the design principles for the development of the allocated site H7. The Heritage and Conservation Officer advises that Polesworth has too many different styles of the local vernacular to clearly inform the style of buildings within the allocation. For this reason, the character of St Helena, in particular, will be important to influence the design of the site rather than looking at Polesworth more widely. Therefore, the report focusses on the vernacular of Dordon and the more specific south eastern part of Polesworth. These areas should influence the palette of materials, styles and architectural form. They form part of the design principles of this document and would ensure that H7, when developed, would be read more appropriately within the design established in the immediate context of the site.

## **6 Update on Neighbourhood Plans for Polesworth and Dordon**

- 6.1 Both Dordon and Polesworth Parishes have been designated Neighbourhood Plan areas. They are at different stages in developing their Plans.
- 6.2 Dordon NP appointed a consultant Helen Metcalfe to assist them in preparing a NP in December 2019. She provides technical planning input into the process and will assist in drafting the NP. Due to Covid-19 the progress on the NP has not been as quick as the group initially envisaged however, it is expected that a Draft of the NP will be produced by the end of March 2021.
- 6.3 Polesworth Parish Council are looking to appoint a consultant to assist them with the planning technical input in preparing a NP. A verbal update will be given at the meeting on their progress.

## **7 Update on H7**

- 7.1 Policy H7 in the emerging Local Plan requires a Master Plan to be approved by the Borough Council. Dordon were concerned that a planning application would be submitted without any community input into the Master Plan / planning application. The landowners' agents did not want to progress a masterplan for the site until the Local Plan was adopted. The focus of the Forward Planning Team to date has also been on the adoption of the Local Plan.
- 7.2 Dordon applied to Locality (Locality is a national membership network supporting local community organisations) and were successful in getting some money to prepare their initial thoughts on a possible Master Plan. Aecom were appointed to prepare a masterplan and presented 3 options to Dordon PC in September 2020. Polesworth PC were invited to the September meeting where the three options were first presented to Dordon PC. Also, members of the community from Polesworth have been working with and providing information to feed into this work.
- 7.3 In February Dordon PC agreed one option they would like to discuss further with both the Borough Council and the agents for the landowners. This has been shared with Polesworth PC and then shown to officers and agents for the landowners at a meeting on 4 February. Having now seen this work it is clear it is more of a Framework for a Master Plan to be developed rather than a detailed Master Plan itself.
- 7.4 It is proposed that an H7 Steering Group be called for Dordon to present their Framework and for the agents for the landowners to present their thoughts and to highlight where there is support and where there may be differences in terms of a Master Plan. It is proposed to also invite representatives from the two Parish Councils / Neighbourhood Plan Groups.

- 7.5 A small technical planners / officer group involving the planning consultants for the two NP's (Polesworth are working towards appointing an agent), the agents for the site and Borough Officers will meet on a regular basis to work on the background work required for the submission of a planning application.

## **8 Next Steps**

8.1 It is proposed that the following now takes:

1. The two Draft SPD's to be presented to the Planning and Development Board prior to consultation.
2. Consultation on the two SPD's to be carried out in accordance with the Statement of Community involvement. Social media will be used to advertise the consultation. This means the documents will be with all those on the mailing list which includes all of the Parish Councils for a six-week consultation.
3. A meeting of the H7 Steering Group to be called for the end of March / April to discuss the latest situation with the site and to discuss initial ideas on the Master Plan for the site. It is proposed that a representative from the two Parish Councils and Neighbourhood Plan Groups also be invited to the meeting.
4. Officers to meet on a regular basis with a representative from the two Neighbourhood Plan Groups, the agents for the landowners.
5. A report be brought back to the Sub-Committee on a regular basis to update members on the progress of a Master Plan and likely timescales.

## **9 Report Implications**

### **9.1 Finance and Value for Money Implications**

9.1.1 The consultation will sue where necessary the Local Plan budget.

### **9.2 Legal, Data Protection and Human Rights Implications**

9.2.1 SPD's are not submitted for examination as they are guides and not a planning policy document. The policy hook is within the emerging Local Plan especially reference to good design and placemaking.

**9.3 Human Resources Implications**

9.3.1 The Forward Planning Team will incorporate the work into their work programmes.

The Contact Officers for this report are Dorothy Barratt and Fiona Wallace (719250).

**Background Papers**

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Background Paper No	Author	Nature of Background Paper	Date



**APPENDIX B – Draft Residential Design Guidance with updates**

## APPENDIX C – Draft Distinctiveness Report

Appendix B

## **Draft Residential Design Guide for North Warwickshire**

**Forward Planning  
North Warwickshire Borough  
Council  
September 2020**

# Contents

1. Policy Context
  2. Planning Context
  3. Identity – Local Character and Distinctiveness
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  5. New Residential Development
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- Appendix A – Pattern Book
- Appendix B – Character Assessment Checklist

# Foreword

Pressure from Development will inevitably encompass changes to the rural and landscape and urban townscape in the form of expansion. This residential design guidance therefore seeks to persuade good design and encourage sustainable development in line with National Planning Policies in order to inform a design-led approach to future development which will achieve good quality development for an improved environment.

There has been much concern in recent years about Britain's "one design fits all" approach to development. This has resulted in poor quality design and the use of poor materials. This Guide, is the Borough Council's response to that concern, The Guide can therefore be used to encourage good design for developments that should be coherent with the National Design criteria adopted in October 2019.

The intention of this guidance is not to dictate development but looks at ways by providing design indicators that look at the holistic approach to a plan led development and to encourage architects, planners and developers to consider thoughtfully the visual effects of additions to the urban surroundings and within the landscape of North Warwickshire.

North Warwickshire is a rural area with distinctive villages, and small Market towns. There is also a variety of different housing types, ranging from historic farm houses and farmsteads, Georgian townscapes, Victorian terraced streets, to inter-war estates and modern high density residential areas.

The purpose of this Guide is to show how the impact of development can be lessened through good design, so that new development will make a positive contribution to the environment, rather than detracting from its surroundings. The local character and distinctiveness of our communities can be enhanced through good quality development. It will propose:-

- how new developments can be better integrated into their surrounding area;
- how a good standard of amenity can be achieved;
- how to encourage good design,
- how particular detailing can respect and reinforce local character.

This Guide is intended for practical use. It offers guidance and advice, by outlining some main principles. The guidance and advice will be taken into account as a material consideration in the determination of planning applications.



## ***Status***

The Guide is draft version at present and will seek to be made into supplementary design guidance by the Council after member/public consultation. Alterations to the draft Guidance might be made as a consequence of representations received. As such, once adopted, it will then constitute a material consideration in determining planning applications. The planning control service will improve the quality of the built development in North Warwickshire as a consequence of this Guide. Its use on a day to day basis in amending and altering initial proposals will be seen as a measure of the service in adding quality to the built environment. This document should be used as a guidance for encouraging good design whilst re-enforcing character and promoting a 'sense of place'. This Guide will be regularly reviewed.

# 1. Policy Context:

One of the fundamental principles of the National Planning Policy Framework, 2019 (NPPF) is to encourage good design. Quality places and buildings promotes improved environments. Well- designed spaces encourage a range of activities.

The purpose of this Guide is to promote better standards of design for residential development in North Warwickshire, it seeks to encourage good design for householder extensions and residential developments and it supplements the principles set out in National Planning Policy Framework and amplifies Local Plan design and amenity policies.

Local authorities operate the planning system within a framework of policy set by Central Government. The planning system itself is one of many influences on the design of buildings and spaces. Achieving good design requires an understanding of these influences and an appropriate response. National Planning Policy Frameworks Guidance covers design under its policies in relevant sections of the NPPF.

When considering the development, developers should be aware of Local Plan Policies, National Planning Policy Framework, National Policy Guidance, Neighbourhood Plans, this document and other Council documents such as the Air Quality SPD 2019.

A National Model Design Code has been published which sets out detailed standards of successful design. This SPD could also inform a design code for future development.

## The main objectives of the SPD are to:

- **Encourage good standard of design** throughout development whether that be a large-scale urban expansion or a householder extension
- **Create positive spaces** by improving the public realm with access to outdoor spaces and by protecting private amenity.
- **Promote sustainable design techniques** to minimise energy consumption and reduce greenhouse gas emissions.
- **Deliver a diverse mix of dwelling types** to meet local needs
- **Create a safer environment** through effective design to help reduce crime and the fear of crime.
- **Respect the historic environment** through development that enhances and protects heritage above and below ground.
- **Respect the natural environment** through development that enhances and protects biodiversity.

- **Promote development in accessible locations** where existing services and facilities can be accessed safely on foot or bicycle.
- **Promote green connections** throughout new schemes to provide green corridors to encourage walking and cycling and to reduce the reliance on the moto vehicles, with improved access to public transport.

## **2.Planning Context:**

North Warwickshire is a rural area with distinctive villages, and small towns. There is also a variety of different housing types, ranging from terraced streets, to inter-war estates and more modern higher density residential areas. Each planning application that is submitted for a new residential or householder development will have an impact. The purpose of this Guide is to show how these impacts can be lessened through good design, so that new development will make a positive contribution to the environment, rather than detracting from its surroundings. In this way the local character and distinctiveness of our communities can be enhanced through good quality development.

Understanding the distinctiveness of a place will influence the design, setting and layout of new developments. It means that if the local context is taken into consideration when informing new development then new development may be more acceptable to existing communities.

Well-designed places should:

- Integrate new development into the surroundings so that buildings, layout and scale of new development relates well to the existing place
- Be influenced by the community through neighbourhood plans as local communities have an understanding of the sense of place and the distinctiveness that has shaped their local environment.
- Responsive to the setting of the historic context, heritage and culture of the surroundings.
- Be visually attractive and promote the sense of place and well being
- A full understanding of the local context of the site is vital to ensure that new development integrates successfully into the community.

### **3.Identity, local character and distinctiveness:**

New development should respond to and enhance local distinctiveness.

The challenge for designers is how to embrace modern design but respond to the local vernacular, as well as the need to design sustainable forms of construction and materials.

The emphasis should be on applying appropriate local materials that reflect the countryside character areas and North Warwickshire geology.

There should be a link between the built environment and the natural environment through encouraging green corridors and green spaces

Well- designed places should adopt:

- Patterns of built character and form should reflect the local vernacular for that area such as materials and style of architecture.
- Street patterns should define the local character
- The proportions of buildings should reflect local character
- Retention of local distinctiveness emphasising the identity of the area through new development
- Local distinctiveness is what shapes the sense of place. It is the combination of characteristics and qualities that combine to give a place its own particular identity and atmosphere and provides people with a sense of pride in where they live, work or spend their time

#### **Local Character and Distinctiveness is identified by:**

Quality architecture and detail.

Rhythm of buildings (the pattern and flow of the street frontages).

Local materials.

Boundary treatments, e.g. enclosure patterns, historic plot boundaries and hedgerows.

Landscaping and biodiversity.

The pattern of characteristics that contribute to landscape character.

The turning and marking of corners.

Public open spaces.

Views and Vistas.

## **4. Built form:**

Key design considerations for new residential development are essential and by analysing the character of the surrounding context and local distinctiveness then it is important to consider the following

Well – designed places should be

- Sustainable – designing a development with access to public transport, and local facilities.
- Encouraging a mixture of housing types and tenures to encourage inclusive communities
- Re-define distinctiveness through new development.
- By understanding the history of an areas growth and expansion, the ways in which these patterns are layered on the landscape it is possible to inform future design in a positive
- New development should be visually appropriate for their setting; for example modern and innovative design is encouraged where it does not detract too much from the local vernacular.

### **Urban form is determined by:**

Block size and shape.  
Streets and other routes.  
Relationship of buildings to streets.  
Relationship of buildings and streets to topography.  
Scale, height and massing of buildings.  
Building types.  
Materials and detailed designs.  
Landscape character.  
Historic character.

## **5. New residential development:**

A well-planned scheme for a new development is likely to be successful where careful consideration is given to the detailed design of the buildings, and the spaces and interfaces between them. A masterplan of the development area would be preferred as a benchmark to provide a well-planned estate reflecting spatial planning principles in the context of a semi urban and rural context.

### **Masterplans and development briefs:**

Masterplans should be based on a spatial vision. These are required for large scale urban extensions and this guidance can be used to inform new development in order to achieve high quality development with good design in accordance with the governments incentive on encouraging good design which is the main thrust of the NPPF.

Modern urban village developments are preferred in the context of a rural borough such as North Warwickshire. Small scale residential developments should be laid out with connective street patterns and housing which has a forward-facing frontage with the street scene.

Well – designed developments should:

- Not compete nor seek to dominate the existing context of the area but it should provide a visually harmonious composition
- The details of glazing, windows and brickwork should bring about visual balance and reflect the local vernacular
- Design must be consistent throughout residential development with good quality materials, modern or traditional architecture and reflecting local distinctiveness.

The quality of the building can be spoilt by poor attention to detail. The attention to detail therefore needs to be considered below:

- Windows and Doors
- Porches
- Lighting
- flues and ventilation
- gutters, pipes and other
- rainwater details
- balconies
- garage doors
- ironmongery and decorative features
- flashings
- railings
- appropriate brick bond (Flemish bond)

Classical symmetry is an effective solution for the front elevation of the average medium to narrow frontage house, with openings arranged around the central axis. Randomness of window size and positioning should be avoided, and a coherent arrangement of elevational openings created.

Other elements which require careful attention in detailed design include:

- bin storage or bin presentations points
- cycle storage
- external lighting
- meter boxes
- service entries
- walls, hedges, fences and gate
- space for drying clothes
- Vehicle electric charging points
- Design and location of renewable energy sources.

### **Modern Architecture and Contemporary Design**

Support for the use of innovative design, which enhances the overall quality of the townscape and landscape either in established core areas, or as extensions to more recent development or for new urban expansions could encourage the use of contemporary design and leave a legacy of architecture for future generations to value.

National planning policy does not allow local planning authorities to prescribe an aesthetic when achieving good quality contemporary architecture, planning officers are committed to work with architects and designers in a positive manner at both master planning stages and when schemes come forward in order to achieve good quality design.

It is not always easy to introduce modern architecture adjacent to historic towns, villages and conservation areas. However, trying to copy existing styles that can lead to a poverty of ambition and failure to match the quality of design and craftsmanship of the surrounding buildings.

In terms of recent large-scale residential development , such as at Spon Lane Grendon and at St. Helena in Polesworth then the tendency has been to deliver a gerbil one size fits all for modern housing estates; design has variations on the neo-Georgian theme, or pastiche of early to mid-20<sup>th</sup> century housing types that more or less mimic the residential areas within the locality. Such development can often display a lack of affinity with established buildings, layouts and street patterns. The new housing estates appear new and neither reflect local distinctiveness nor existing layouts of village or previous urban extensions.

Though local distinctiveness should be encouraged in new development, modern designs may also be encouraged and these designs will be influenced by new technologies including combinations of flat roofs, steel, glass and concrete and



contemporary design is that which makes best use of the most up-to-date materials and ideas in both the technical and aesthetic sense as well as incorporating sustainable building principles to a high standard.

The fact that it may draw on past styles, to a certain extent grounds the building or buildings as locally distinctive.

### **Types of Development:**

#### **Multi-dwelling Residential Development (flats)**

- Flatted developments should be designed in accordance with the recommendations made in this document and with the relevant policies of the North Warwickshire Local Plan, particularly, in relation to urban design.
- Residential development, it should be designed with both the environmental and the community context in mind.
- Multi-dwelling residential developments should promote the integration of new residents into any existing community.
- Flatted developments, in particular those with multiple buildings, should endeavour to provide visual interest through a variation in the elevational treatment.
- Parking provisions should meet the recommendations of the North Warwickshire Local Plan. The entrance to a flatted development should not be solely accessed through a car park.
- Management plans should be provided for any flatted development proposals, both for the building itself and for any amenity space and public space provided within the development. This will ensure the long-term provision of such details.

#### **Backland development and Infill Building Plots:**

North Warwickshire Borough Council acknowledges that backland and infill developments have a role to play in delivering the Council's housing and development targets. However, many of these sites are situated amongst existing neighbours and can create an adverse impact. Development of backland and infill sites should not have an adverse effect on neighbouring properties, should maintain and enhance the existing character and quality of an existing area and should create pleasant and attractive places to live

There has been much local concern expressed about some examples of backland and infill development. Whilst both types of development have a useful role to play in delivering housing targets for the Borough they also have the potential to create significant adverse impacts on the local communities and on individuals where they are located. Backland developments can be difficult to design because they are commonly located in existing residential areas, which can create issues of scale, access, overlooking and separation distances and are generally landlocked, such as rear gardens and private open space and therefore by their nature are largely out of view.

Tandem backland development is created where new dwelling is placed immediately behind an existing dwelling, on sites that occupy smaller sized plots or share the same access. Due to the problems of overlooking, noise and traffic disturbance, loss of amenity, cramping and the adverse impact on local character, successful tandem schemes are difficult to deliver successfully. Tandem backland development developments will only be permitted provided that the amenities of the surrounding dwelling, together with the 'host' dwelling can be safeguarded.

The objectives of backland development should ensure:

- It respects and reflects the character of the area, urban built form and the existing street scene
- Comprehensive development is planned
- Safe and attractive residential layouts are promoted
- Local distinctiveness and identity are promoted
- proposed development should therefore not dominate in terms of mass or height, the street or public frontage, or buildings on this frontage.
- It should be well designed, be subservient and smaller in size, massing and scale to the frontage property.
- a more satisfactory form of development can be achieved by packaging a number of land parcels together to develop a more appropriate scheme.
- Developments should not come forward in a piecemeal manner and should not hinder the future development of other adjoining brownfield land.
- Access roads to backland sites should be designed in a way that avoids negative impacts and disruption to the local pattern of development and the appearance of the streetscene.
- The council will resist backland development that creates multiple access points where this will have a detrimental appearance on the street frontage.

#### Access to backland development:

- Access routes should be located an appropriate distance away from the existing dwelling so not to have a detrimental effect through noise, visual disruption or loss of privacy.
- Routes should usually have a minimum separation distance of 3 metres from the edge of the access road to the edge of the nearest affected house, together with the appropriate boundary treatment to screen the access road from dwellings.
- In some instances, for example where habitable rooms and windows are closest to the access, this minimum separation distance may need to be greater.
- Where access roads exclusively serve five dwellings or more the access road will need to be of an adoptable standard as agreed by Warwickshire County Council.

- Access points from the highway should be at least 5 metres wide and 7 metres in depth, with no gates swinging into the access area.
- A private road serving five dwellings or less must take account of the servicing requirements of refuse collection and emergency vehicles. Shared drives can be a solution for particularly constrained sites, the suitability of this solution would need to be assessed on a case-by-case basis.
- The bin collection areas need to be carefully sited and designed so as not to have a detrimental effect on the streetscene or create amenity issues.
- Consider separation distances between existing buildings as some plots are not suitable due to size and siting of the neighbouring properties to support a new dwelling.

### **Infill plots**

Infill development can vary from single dwellings to small clusters of development. It can be located where there are large gardens or where an area of backland is accessible. In some cases it may involve wholesale redevelopment of a site within a residential area. Individual plots should fit in with the existing street scene and should have an area, frontage and depth which are comparable with adjoining properties. The following principles are relevant:

- Homes should not be out of character or do harm to the locally distinctive character of the locality in which it is situated.
- It will not be appropriate for small dwellings to be tucked into the grounds of larger homes and / or gardens.
- both the new and existing properties should have sufficient private amenity space to complement the design of the buildings in order to avoid a discordant streetscene or other harm to the locally distinctive character of the locality.
- Infill development is resisted in the Green Belt or in villages washed over by the Green Belt unless very special circumstances apply in line with Green Belt policy outlined in the NPPF.

Adverse impacts of backland and infill developments can include the following:

- Loss of amenity, overshadowing, overlooking
- Loss of sunlight/ daylight
- Noise
- Loss of green links/ trees /hedgerows/vegetation
- Visual intrusion
- Loss of space between buildings
- Loss of parking
- Multiple long driveways serving a single property
- Difficulties with recycling and waste collections/bin storage



*Example of an insensitive and poor backland development*

### **Self Build and Custom Building (refer LP7)**

North Warwickshire Borough policy is clear in that self and custom build housing can make a contribution to meeting local housing need. Self and custom build projects can have design benefits and can be highly sustainable homes. Provided the self and custom build projects are supported by North Warwickshire Borough Council's policies then the following considerations will need to be applied to any development proposal:

- **Good Design and innovation – a well-designed scheme should be well thought out in the context of its environment using green initiatives.**
- **Opportunity for building a carbon free home should be encouraged.**
- Assess the appropriateness of the new build in the context of the landscape to which it will be sited.

### **Annexes**

Recently the Borough Council has seen a rise in applications for annexes/additional living units to existing residential properties. It will not be considered acceptable to create a separate unit with an independent entrance which could either be let or sold separately to the dwelling. The creation of a new habitable dwelling would require planning consent and would be subject to other planning restrictions and policy guidance. Annex can also come in the form of a detached outbuilding.

However, when an annexe is proposed outside of adopted settlement boundaries caution needs to be exercised to ensure that this does not result in proposals which are effectively the same as creating a new independent dwelling, which would not normally be acceptable. In order to control the use, the Council will look for a Legal Agreement or Section 106, to control the use, so it does not form a separate unit of accommodation. Controlling planning conditions will also be forthcoming.

Furthermore, the Council may request that the annex does not contain a kitchen.

Do annexes need planning permission?

Planning permission is normally required for the erection of a new building in the garden that is not attached to the main house and which will be used as an annexe to provide living accommodation. Planning permission is also required for any new building to provide an annexe associated with a flat.

Applicants are advised early on in the process, to contact the Council by email or in writing so that advice can be given on the need for planning permission.

Will permission be granted for my annexe?

When planning permission is required for a residential annexe we would consider how it complies with relevant policies of the Local Plan, other National Guidance and other relevant parts of this guidance.

In addition, it would have to comply with our normal residential design guide standards and parking standards in Supplementary Planning Documents (SPD). These include a requirement to provide adequate parking for the occupants of the main house and the annexe. Proposals for residential annexes will be permitted within settlement boundaries provided that they are of a good quality design and do not cause significant adverse impacts on the living conditions of adjoining occupiers. Outside settlement boundaries annexes will only be permitted where they are clearly a physical extension to the main dwelling, do not exceed 50% footprint of the size of the existing dwelling and can be incorporated into the main dwelling once there is no longer a need for the annexe. Proposals which are not designed as an integral part of the house will not be permitted.

In determining a planning application for an annexe, the Council will wherever possible expect the development to:

1. Be linked internally to the dwelling
2. Remain ancillary in form and function to the dwelling.
3. Have no boundary demarcation or sub division of garden areas between the curtilage of the dwelling and the annexe
4. Have adequate parking and amenity facilities for the needs of the annexe occupants and existing residents
5. Comply with the councils normal design standards for extensions, or outbuildings
6. Share a vehicular access with the dwelling
7. Be within the curtilage of the dwelling
8. Be in the same ownership as the dwelling
9. Be designed in such a manner as to easily enable the annexe to be used at a later date as an integral part of the dwelling
10. Be used only by persons clearly associated with the occupants of the dwelling house.
11. Not lead to unacceptable amenity issues for neighbouring properties.
12. Car charging points may also be required

When designing an extension the council will expect compliance with the council's residential design guidelines which seek to ensure a high quality form of development that enhances the character of the local area, respects the amenity of

neighbouring properties and does not detract from the appearance of the existing dwelling. Applicants should be aware that there may be other constraints which need to be considered on a case by case basis. Applicants will also need to comply with other relevant policies contained within the adopted Local Plan, such as those related to housing allocation, conservation areas, listed buildings, development within flood plains.

### **Re use or conversion of residential properties**

This part of the guidance covers a wide range of issues.

It could be for the re-use of existing residential properties for flats, or apartments, extension and sub division, conversion of rural buildings such as barns.

It is noted the under permitted development and through the prior determination route, some conversions are allowed subject to permission from the Council.

The Council will support the re use of rural buildings, providing the use complies with Local and National policies and guidance. In any case, supporting statements should be submitted with any application and pre application advice should be sought.

North Warwickshire is a rural borough many rural buildings are away from development boundaries, bus routes and facilities. Each proposal will be considered on its merits.

On occasions where there is no alternative use appropriate for an existing building residential use will be considered. Such use is generally only appropriate for traditional agricultural buildings which are structurally sound, make a positive contribution to their surroundings, are capable of conversion without substantial alteration or extension, where there is an existing vehicular access to the building, and where any domestic curtilage can be accommodated without creating a visual intrusion into the surrounding countryside. Where such use is proposed consideration must always be given to the creation of live/work units to encourage a more sustainable form of development. Further guidance on these issues is provided later in this document

Items that need consideration are:

- Parking
- Overlooking and amenity
- Sustainability
- Local facilities
- Bat, birds and wildlife on rural buildings – leading to a report being required.
- In the case of conversions a structural survey maybe required
- Other part of this document and other Council documents need to be considered.
- Planning policies
- Garden sizes.
- Materials and design of works to buildings.
- Heritage matters.
- Does the proposal fit in with the surroundings and area?.

## **Older people over 55's**

The Council will support proposal to aid and support people over 55 years old. The population of the Country and Borough is getting older and with more people living longer, facilities need to reflect this.

In developments aimed at over 55's, the proposal should meet relevant Building Regulations, along with considering wider doors, ramps, downstairs bathrooms.

The gardens should be appropriate such as lower maintenance. Parking should meet the relevant standards.

Developments for over 55's should be close to bus routes and local facilities, and ideally be sited within development boundaries.

On occasions the use of a property for over 55's will be conditioned.

Proposals will need to comply with relevant national and local policies.

## **Care Homes**

The Borough has a number of care homes varying in different sizes and locations. Larger care homes are normally found within or close to existing larger settlements, which can aid sustainability and allow staff to access them easier by a range of transport and also allow visitors easier access.

Care homes, need to be provide suitable facilities within them such as dining rooms, communal areas, outdoor space, recreation, and living conditions to a high standard

It is noted that care homes do not always cater for older people, so locations have to be suitable to the area. Many care homes are within existing residential areas, so parking, amenity for example need to be carefully considered.

With people living longer and older, care homes are important facilities and subject to considerations will be widely supported.

Where an existing care home wishes to expand or redevelop, a range of issues need to be considered, whilst the list is definite :

- Compliance with local and national policies and guidance
- Site, design and scale.
- Number of new residents and staff.
- Parking.
- Impact upon Heritage matters.
- Sustainable.
- Overlooking and amenity.

Proposal need to consider other elements of this guidance, local and national policies and guidance.

The Council will welcome pre application communication.

## **Edge of settlements**

Whilst the Local Plan defined settlement boundaries, there are cases where edge of settlement extensions maybe acceptable. This need to be considered alongside the relevant Local Plan policies.

The applicant or landowner is advised to talk to Planning office at the earliest opportunity for advice and guidance.

New development needs to consider a wide range of issues, including many parts of the Local Plan and this guidance and other guidance.

Depending on the number of dwelling, affordable housing could be required, along with financial payments related to health, libraries, police, play equipment and off site housing.

The proposal should not be separate or alien from the town or village but should appear to be an extension of it. The layout should reflect the local area, and the house types should be varied.

Discussions will be needed with any bodies such as Highways, Flooding, utilities.

The design of new dwellings should reflect other guidance in this document, but new features and materials will be considered.

Heritage matters will be important. Existing site features such as trees and hedges should be retained were possible.

Reports could be required on ecology, drainage and contamination.

Items to consider;

- Is the location sustainable?
- Design, siting and urban form.
- Amenity, overlooking.
- Garden sizes.
- Bus routes.
- Parking
- Drainage
- Range of dwellings
- Financial contributions
- Affordable housing.



## **6 Amenity**

The guidance is focused on new build residential development but also considers the amenity in respect of residential extensions

It is important that sufficient outdoor space is provided for in the creation of new development. This amenity space helps to create an attractive environment in which to live and must be usable. This space can be for communal use, particularly in the case of apartments, but also for individual use and is an essential requirement in enhancing the occupants' quality of life.

The type and level of provision of outdoor space will vary according to the characteristics of the development, the site, and its context. It should be an integral part of the design rather than an optional extra, and especially not be the space left over following all other aspects of a layout.

In a residential context access to outdoor space is required for a number of purposes all of which need to be catered for e.g. drying space for washing, play areas for children as well as areas for sitting and relaxing outside.

### **private amenity space**

- All development must provide some form of private amenity space, whether it is communal or individual, accessible to its residents.
- All new build dwellings must have access to at least one area of usable private amenity space; this can include front or back gardens, roof gardens, decks or balconies. These should not be overshadowed, directly overlooked, steeply sloping or awkwardly spaced and in the case of balconies must be wide enough for seating.
- As far as possible this space should be protected from noise, air pollution and overlooking.
- All outdoor private spaces need to be safe and secure.
- All family homes require a private garden that is sufficiently sized to allow for seating and play.
- Developments of 10 or more dwellings need to consider the play needs of children either through the provision of a play area on the site or through contributions to an adjacent facility.
- There must be a clear distinction between public and private amenity space, this can be achieved through the use of railings, hedges, low walls and fences that do not obstruct the natural surveillance onto a street.

A well-designed development will:

- maximise land to ensure good standards of space around and within the home. External space requirements for rear gardens are recommended as follows:

### **Internal space standards:**

The efficiency of planning internal circulation, multi-use of spaces and location of kitchens, utility rooms, toilets and bathrooms.

The standard requires that:

- the dwelling provides at least the gross internal floor area and built-in storage area set out in the Table below
- a dwelling with two or more bed spaces has at least one double (or twin) bedroom
- . in order to provide one bed space, a single bedroom has a floor area of at least 7.5m<sup>2</sup> and is at least 2.15m wide
- in order to provide two bed spaces, a double (or twin bedroom) has a floor area of at least 11.5m<sup>2</sup>
- one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m<sup>2</sup> within the Gross Internal Area)
- any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m<sup>2</sup> in a double bedroom and 0.36m<sup>2</sup> in a single bedroom counts towards the built-in storage requirement
- The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

Technical housing standards – nationally described space standard

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

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## **External Open Space standards on residential development**

The Council would require applicants to seek to achieve minimum external amenity space standards for new dwellings as follows:

- 2 bedroom at least 60 square metres
- 3 bedroom at least 75 square metres
- 4 bedroom at least 90 square metres

Where the external space to be provided is lower than that set out above, it is important that the space provided is designed to meet basic privacy, amenity and usability requirements appropriate to the anticipated level of occupancy.

Open Space Provision (*check Katherine Webster and current guidance referral*)

- Where a development will accommodate 42 or more people, high quality open space should usually be provided on site to a standard of 2.43 hectares per 1,000 persons.
- The expected population should be calculated using the following assumptions based on the number of bedrooms in each dwelling:
- Size of dwelling Estimated occupancy 1 bedroom dwelling 1.5 people 2 bedroom dwelling 3 people 3 bedroom dwelling 4 people 4+ bedroom dwelling 5 people
- To ensure that open space is useable and can be easily and economically maintained, it would not normally be expected to be provided onsite unless it is at least 0.1 hectares. This equates to 42 or more residents. Provision of Open Space is expected to follow best practice, using the latest Fields In Trust 'Beyond the 6 acre standard' guidance.

For apartments and flats, a useable private space should also be provided for residents. While balconies provide a possible solution, they may not be appropriate in all contexts and a semi-private outdoor, communal space may be preferable.

It is recommended that a minimum of 5sqm of private outdoor space, where the smallest dimension is not less than 1.5m, is provided for 1 or 2 person flats, plus an extra 1sqm for each additional occupant. Shape and position of provision

The shape and position of all private and semi-private outdoor space, whether individual or communal areas must not be such that it could give rise to problems of lack of privacy or other forms of annoyance to residents of adjoining property or where it is a communal area, to residents of the development itself.

The shape and position of all private outdoor space, whether individual or communal areas, should have regard to daylight, sunlight and the overall usability due to overshadowing from trees. Problems of fumes and noise from roads or other adjacent development should also be considered.

The shape and position of all private outdoor space, whether individual or communal areas, should not have its access or use seriously prejudiced by parking areas, access roads, waste bins and fuels store and any other facility.

## **Separation distances**

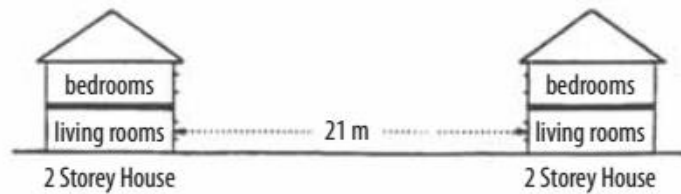
The reason for having standards regarding the distance between buildings is to ensure privacy for the occupiers of those dwellings.

### **Habitable Rooms**

A habitable room is defined as a room used, or intended to be used, for dwellinghouse purposes. This could include (but is not limited to) a bedroom, kitchen, dining room, or lounge. Utility spaces, halls/landings, and bathrooms are not considered to be habitable rooms. Front, rear and side facing windows to habitable rooms will be protected from significant overlooking and overshadowing where such windows are the primary source of light and are the original openings in the house. Where a room has (or originally had) two windows or more, the primary source of light will usually be the window(s) (if of reasonable size) that overlooks the garden this is usually to the rear

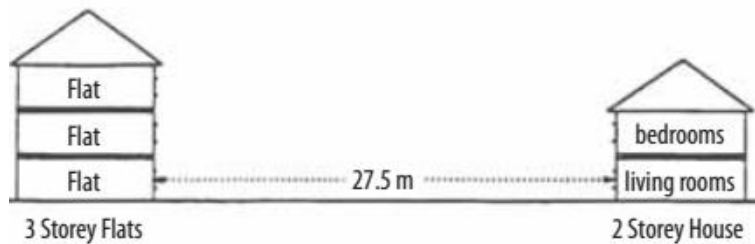
A well-designed scheme can achieve privacy in other ways, by careful positioning of units and windows. Where a scheme succeeds in providing privacy in this way, no standards regarding the distance between buildings will be applied within the scheme itself. However, where a scheme adjoins existing housing, it is appropriate to apply standards to protect the privacy and amenities of the occupiers of those existing dwellings. In addition, the standards will be applied to new dwellings and existing properties. Those standards are:-

### 2 STOREY CONVENTIONAL DWELLINGS



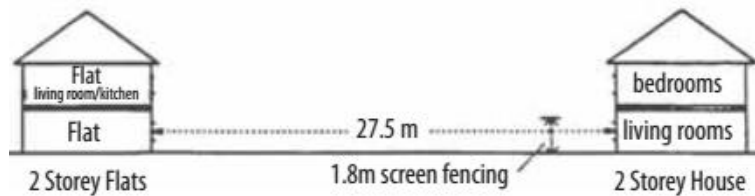
Minimum 21m distance separation to ensure privacy

### 2 AND 3 STOREY OPPOSING FACES



For 3 and 4 storey dwellings with main living rooms above ground floor level, a separation of 27.5m is required to achieve both privacy and adequate visual separation

### MAIN WINDOWS ABOVE GROUND FLOOR LEVEL



When a side extension includes a blank side gable, this can have an overbearing impact on adjacent properties. Accordingly, a minimum distance of 12 metres should usually be provided between any single-storey extension and any windows serving habitable rooms on adjacent properties. For two-storey extensions, this should be extended to 14 metres and for three-storey extensions, 16 metres. Where there is a levels difference between the property being extended and any adjacent properties, a greater distance may be required.

Windows should not be positioned where there is direct overlooking within at least 7 metres of the boundary. Garden areas should reflect the size of the property.

However, where evidence can be provided that technical (such as topography) or character issues (such as established morphology within a conservation area) justify reduced separation distances this will be evaluated by the planning team.

## **Part 7 Movement:**

Roads should link places in a logical way. New development should be integrated into the community, and this can be assisted by physically linking the development with existing roads and footpaths. It is important that new development has good links to existing or proposed public transport facilities and service centres. This is fundamental to achieving more sustainable patterns of movement and to reducing reliance on the car.

A well-integrated network of green routes (which includes Green Infrastructure) can also assist in providing alternative routes for pedestrians and cyclists as well as providing health and wellbeing benefits and protection/enhancement of wildlife and biodiversity.

Applicants will be required to submit a masterplan, or scheme layout for smaller scale developments, that demonstrates that the proposal is well integrated with existing facilities.

Sites that are not well linked will have been identified at the site appraisal stage and are unlikely to be appropriate for residential development without significant investment in infrastructure.

### ➤ **Access**

Access by more sustainable modes of travel and pedestrians should be prioritised in street designs over ease of movement by motor vehicles.

Areas of pedestrian priority can be clearly indicated by design features such as change in surface materials and marker strips.

### ➤ **Legibility and Permeability**

Road layout should assist users to orientate themselves within a development. All paving should be set out to achieve smooth curves and neat transitions between levels. Where level changes need to be taken up over a narrow area smaller unit paving slabs or a poured surface should be considered.

### ➤ **Shared Surfaces**

Where shared surfaces are indicated, either brindle or grey/blue coloured paving block should be used.

### ➤ **Layout**

The design of streets should reflect the planned function and the design of the planned development. The development should lead the street and road layout design. Place making should not be compromised by an inflexible or overly engineering approach to highway design and layout. Layouts should use the minimum number of design features necessary to allow the street to work.

➤ **Surface Treatments**

Materials used in the construction of new streets or the refurbishment of existing streets should contribute to a sense of place. The use of different materials to signify entry to a place and re-enforce way finding is essential in all new development.

- **Carriageway** - shall be compliant with local standards as advised by the Highways Authority's adopted highway standards. **Kerbs** - British Standard kerb to meet the Council Standards for Road Construction.

- **Parking** - Visitor bays should be finished in tarmac when abutting shared surfaces. Grasscrete may be used for visitor parking bays where appropriate. Conservation paving in areas that might be close to heritage assets or in a special setting. In this case design should be of a higher quality. Parking provision should be overlooked to encourage natural surveillance but there should not be large clusters of car parking. Smaller parking areas should be dispersed through the scheme

Close consultation and liaison with Warwickshire County Council as the Highway Authority is recommended from a very early stage to ensure that connectivity is fully maximised and safe design can be achieved for access to all highway users.

**Open space:**

Development should follow the following principles to connect development to existing networks:

- New development should create a designed sequence of spaces.
- New development must connect with and relate to the pattern of spaces already present to provide continuity and links to the existing street network and facilities in the area.
- Existing public rights of way need to be identified and the level of usage recognised so that suitable links are incorporated into new schemes.
- Green corridors should be incorporated into schemes to benefit wildlife and to provide access routes for pedestrians and cyclists which in turn help to promote healthier lifestyles. These should link effectively to any existing or proposed Green Infrastructure beyond the site boundary.

➤ **Ease of Movement**

It is important that movement within a proposed site is carefully planned and that priority is given to the most sustainable forms of transport to help reduce car dependency. Disability legislation also requires that all routes through a development are accessible to all.



## **Principles that should be followed to enhance ease of movement through a site:**

- New routes may include pedestrian and cycle only paths, open spaces and green corridors, and more traditional streets where there is provision for motor vehicles.
- Provision of secure cycle storage.
- It is desirable for dwellings to be within 250 metres of a bus stop to access facilities in neighbouring settlements.
- In residential development cul-de-sacs, if used, should be short and straight and part of a linked layout, however alternative layouts are preferable.
- Routes must be accessible to all, including those with disabilities to ensure that pathways are comfortably to negotiate around the development.
- It is important that the design is able to accommodate access for emergency and waste service vehicles, as well as providing sufficient parking for those that live in the development.

### **S106 contributions.**

- The Local Authority may require a developer to make a contribution towards creating a larger, more useful open space off site. Particularly the provision of public open space for recreation and children's play facilities.

### **Principles for successfully integrating residential parking**

- For larger schemes a mix of parking layouts should be used that provide sufficient spaces per dwelling as required by the county council's parking standards.
- Minimise the impact of cars parked within the curtilage of a dwelling. This can be achieved by providing spaces between properties and integral garaging where there is sufficient space.
- Off-site garaging should be avoided. Garages should be designed to allow for a vehicle to fit within the space for example 5.5 – 6 metres in length by 3 metres in width.
- On street parking should be clearly defined and well landscaped to offset the visual impact and can run parallel to housing, but where there are space restrictions and in the interests of landscaping it may be beneficial to look at positioning the spaces perpendicular to the built form and using wider street plans and planting to create an attractive public realm.
- All new dwellings must provide space to securely store bicycles.
- Electric vehicle charging points should be provided on schemes within town centres and throughout North Warwickshire where considered appropriate.
- Space for refuse, including recycling and composting facilities. Requirements for bin storage should be considered before the detailed design work to ensure that suitable provision can be made.

**DDA Provisions in new and existing development**

**More needed on this section**

## **Part 8 - Designing Out Crime**

Designing out crime must be considered as early as possible within the development process and as part of the masterplanning stage. This allows for an integrated approach with regards to layout of development in order to reduce crime. Design should avoid remote isolated spaces, unobserved alleyways, illegible routes and inappropriate housing layouts.

The layout of streets, buildings and public spaces can have an important influence on pedestrian activity. The layouts should provide clear, direct and well overlooked routes and spaces allowing for natural surveillance. Safe neighbourhoods are attractive places in which to live. Badly designed footpaths and spaces have the potential to aid criminals and create fear in the public that are using connecting routes.

### **Principles to follow to create a safe environment**

- A clear definition between public and private spaces helps to increase the awareness of intrusion.
- Public realm should be accessible, attractive and have a clear function to avoid becoming neglected and a target area for crime.
- Development blocks should be designed so that they enclose (internally) essentially private activity whilst providing a clear 'active' frontage.
- Houses with gardens that share back-to-back common fencing with greenery can act as a subtle barrier to intruders.
- Flat roofs on porches, extensions or garages where they can be used to gain access to the upper floors of buildings should be avoided.
- Quality doors and windows and their associated locks should be fitted from the outset and if seeking Secured by Design accreditation <http://www.securedbydesign.com/> should comply with the 'Police Preferred Specification' scheme.
- Where appropriate good quality lighting provision can help to improve the quality of the built environment and increase pedestrian activity after dark
- Where possible car parking built within the curtilage is preferred, as this encourages more effective control and ownership of the vehicles.
- Where resident parking is designed between dwellings, a window placed in the gable end of one of the units is recommended providing a view over the parked vehicles.
- Communal garage blocks should be avoided.

### **External Lighting**

The use of low-level bollard light to communal areas or adjacent to open space ensure that amenities and wildlife are protected. External lighting schemes should be avoided where these result in the following:

- Sky glow – the orange glow seen around urban areas caused by a scattering of artificial lighting by dust particles and water droplets in the sky.
- Glare – the uncomfortable brightness of a light source when viewed against a darker background.

Light Nuisance – light spilling beyond the boundary of the property on which a light is located.

Planning permission will be required where external lighting schemes, including floodlighting, require an engineered design and installation and where the scheme impacts upon the character of a conservation area and/or the setting of a listed building. External lighting schemes should avoid light pollution and avoid impacting upon the amenity of residential neighbours.

## **Part 9 Natural Environment, Ecology and Wildlife**

North Warwickshire falls within the Arden landscape, characterised by rolling green countryside with distinct valleys and ridges. Medieval field patterns remain legible such as ridge and furrow and parliamentary enclosures are still evident. Settlement types within the landscape are associated with the pit villages of the coal mining industry and extensive coal exploitation has also had a profound effect on how the landscape of North Warwickshire has been shaped. The natural environment plays a fundamental role in shaping new development as the quality of the natural environment is an important factor in achieving quality of life and for maintaining and improving mental and physical health and well-being.

Valued landscape features need to be retained, conserved, and enhanced. Long distance views to proposed new buildings and their landscape setting is an important planning consideration. This is particularly so in the context of the long-distance views towards Hoo Hill from site allocation H7 (Polesworth and Dordon expansion).

Canal Corridors shall remain intrinsic features within the landscape and development shall have regard to the Canalside and access to the Canalside can form part of landscape proposals in new development.

New development should follow these principles:

- Landscaping is a vital consideration for all development and should form an integral part of any proposal.
- Landscaping can create a high-quality setting, help integrate new development into its surroundings
- All proposals should demonstrate high quality, landscape design from the outset, this must apply to all schemes ranging from a single dwelling to an urban extension or commercial development.
- Environmental Impacts are minimised

Rural sites are plentiful in North Warwickshire, existing buildings, ponds, trees, and hedgerow provide an abundance of suitable habitats for protected species such as bats, great crested newts, dormice, and badgers. Protected Species are subject to strict licensing procedures when any development proposal is likely to result in the disturbance or killing of individuals or the destruction of the places that they use for shelter.

Development proposals should:

- Retain and enhance local landscape character is required.
- Consider full landscape details, including species, numbers, planting and distances, heights, and density)

- Provide a full arboricultural report, identifying the species, size – including canopy spread, age class, condition, and retention value for each tree.
- Favour the planting of native species.
- Retain historic hedgerows where possible in new development particularly where forming new accesses or entrance ways.
- Retain existing habitats

Landscape checklist:

There are a number of general design principles to be considered whilst taking account of the individual factors relevant for any scheme. These include:

- Evaluation of existing features, based on accurate site surveys (physical and ecological) and their retention, protection and enhancement as appropriate for trees, hedges, habitats, walls, fences, etc.
- Respecting local landscape character, taking account of any landscape character statements
- Designations: Respecting landscape designations (for example, public rights of way, Sites of Biological Importance, Conservation areas, Tree Preservation Orders).
- Siting: Appropriate siting of the development to integrate with its surroundings.
- Density: Balance of provision for open space and vegetation in relation to density of built development and infrastructure.
- Impact: Consideration of the landscape and visual impact of proposals.
- Mitigation: Providing landscape mitigation proposals where appropriate, (for example replacement habitats, ponds, new structure planting, screening, boundary planting, acoustic barriers.)
- Proposals: Providing new landscape proposals appropriate to the scheme (for example pedestrian access routes, paving, boundary treatments, street furniture, lighting, replacement tree planting, structure planting, hedges, ornamental planting).
- Quality: Quality of proposals in relation to their appropriateness to design intent and setting.
- Access: Adequate provision for pedestrian and cycle access, including disabled access.
- Security: “Secured by Design” principles for crime prevention.
- Feasibility: Technical feasibility of a scheme design.
- Materials: Appropriate choice of hard (ie built elements such as paving, fencing) and soft materials (ie plant material and earthworks) throughout.
- Management: Adequate provision for maintenance and management of the scheme following completion

## **Ecology and Wildlife**

Rural sites are plentiful in North Warwickshire, existing buildings, ponds, trees and hedgerow provide an abundance of suitable habitats for protected species such as bats, great crested newts, dormice and badgers. Protected Species are subject to strict licensing procedures when any development proposal is likely to result in the disturbance or killing of individuals or the destruction of the places that they use for shelter.

Development should follow the principles of safeguarding habitats or consider biodiversity off-setting in accordance with policies of the NWLP:

- Retain existing habitats
- Retain historic woodlands and natural ponds and pools.
- Species and flora and fauna shall be preserved through local designated sites
- Enhance biodiversity and the quality of the natural environment is conserved and enhanced.

An ecological survey will be necessary, to different levels depending on the site concerned. A minimum level, 'preliminary ecological appraisal' will be required to ensure protected species and habitats are not adversely affected, all the way up to a full (phase 2) ecological survey. Incorporating biodiversity enhancement measures such as nest boxes for birds and roosts space for bats.

### **Trees:**

A tree survey will be necessary if there are trees on the site and any Tree Preservation Order (TPO) will need to be adhered to. Any new planting must be sympathetic to the surroundings and native species should be used.

Trees are a good source of shade from the sun and screening for privacy but too much shade can prevent access to natural light inside a dwelling. When preparing designs for new development careful consideration should be given to how trees and shrubbery will impact on a development and the amenity of neighbours:

- Where appropriate, access to natural sunlight in a development should be maximised, whilst not compromising privacy.
- Sufficient space should be left between a building and a tree to allow for its growth.

New development should take into account the root protection area of existing trees and hedges. Development which is likely to harm the root systems of protected trees which have landscape/townscape value or are located within a conservation area will be refused.

## **Sustainable Urban Drainage Systems (SUDS)**

All developments minor and major should consider sustainable urban drainage systems that are integrated into the design of a place and provide diversity in the public realm, such as rain gardens, are encouraged. These public spaces should enhance the natural environment through tree planting, habitat creation and permeable paving that reduces surface water runoff.

This is achieved by capturing rainfall and allowing as much as possible to evaporate, be absorbed by plants or soak into the ground as close as possible to where it fell. The rest is directed to the nearest watercourse (preferably) or sewer to be released at the same rate and volumes as before development.

Between falling to the ground and entering the nearest watercourse or sewer, any pollutants, including hydrocarbons, heavy metals and silts, are reduced by natural processes, helping to protect the environment.

By providing open and vegetated drainage systems, SuDS can also provide green open spaces in the urban environment so new developments are more pleasant places to be for those living, working and visiting them.

SuDS replace traditional piped drainage systems which direct runoff from paved surfaces quickly below ground and to the nearest watercourse. SuDS aim to return to a more naturalistic runoff from new developments by reducing peaks in surface water runoff. Examples of SuDS are available via [Susdrain - The community for sustainable drainage](#)

Broadly speaking, a SuDS design for any given site may include may include:

- Green roofs
- Infiltration basins
- Permeable paving
- Filter drains
- Swales
- Filter strips
- Detention basins
- Ponds
- Wetlands
- Soakaways

The maintenance of such areas will have to managed long term and if communal a private management company will have to do this.



## Part 10 Renewable energy resources - AH

The installation of energy efficiency systems is important to help reduce and conserve energy consumption. The use of renewable energy will help achieve effective energy production and savings which play a major part in achieving greater sustainability. The term “renewable energy covers those resources that occur and recur naturally in the environment. Such resources include, for example, heat from the earth or the sun, power from the wind and water.

It is important the use of energy efficiency materials / system does not have an adverse impact upon other issues such as character and appearance of the buildings or its surroundings

### Sustainable Construction

#### Combined Heat and Power Systems

Decentralised energy systems through District Heating Systems or Combined Heat and Power systems in suitable locations would assist in improving the efficiency of energy distribution. The opportunity to generate heat in a central location and distribute it to different buildings in the locality providing efficient space and water heating should be exploited where opportunities exist. Where the heat generator is a renewable source this would deliver enhanced benefits. There are potential opportunities within North Warwickshire to make use of the rivers and canal network for heating/cooling which could be explored where appropriate. Combined heat and power systems extract waste heat from the process of burning fuel to create electricity to transfer the energy to heat homes and water. CHP systems are most efficient at a district or community scale and in dense mixed-use developments. Micro-CHP systems are also evolving to a domestic scale that could provide an alternative to traditional heating systems but also provide electricity.

#### Photovoltaic

Orientation of dwellings to stay within 15 to 20 degrees of due south presents a potential to maximise light and solar gain in addition to allowing for efficient installation of solar photovoltaic and solar water heating systems. It is particularly important that roof space is not shaded by parapet walls, flues and chimneys or street trees and lighting columns that will affect the efficiency of a system or considerably reduce the amount of useable space. The installation of photovoltaic panels is strongly encouraged, and in-roof mounted panels are preferred in sensitive locations as they are less intrusive. On roof photovoltaic panel systems are strongly encouraged and preference should be given to black panels with black frames and the use of black mounting systems. The authority would discourage the installation of small systems (less than 2kilowatt hours peak) that deliver little real benefit to the occupier. Due to these systems being of a bespoke design and specification installers should aim to maximise the size of a photovoltaic array as a retrofit expansion would require an almost complete system replacement. Developers should offer the option of a bespoke system to potential buyers and include the option of water and space heating from residual output from the array as well as hybrid systems that allow on-site storage of surplus electricity for re-use in the property.

Intelligent heating controls should be incorporated that allow occupiers to control space and water heating remotely. Intelligent monitoring of on-site generation to prioritise the distribution of electricity to appliances to eliminate export to the grid would be encouraged.

The selection of appliances that integrate and work alongside these monitoring systems that cycle programmes according to electricity production and availability (where available) should be prioritised or at least offered as an option to potential buyers.

Ground source and air source heat pumps extract heat from below ground or from latent air to interact with a refrigerant liquid to heat air or water for central heating or hot water supply. Ground source heat pumps are in overall terms more efficient and provide outputs suitable for underfloor heating systems.

Air source heat pumps efficiencies are influenced by outside air temperature but are however cheaper and easier to install and efficiencies are improving. The various processes within ground source and air source heat pumps produce a higher amount of heat than the initial input which can then be transferred into space and water heating for use in the home.

Heat pumps work on a continuous cycle and although require electricity their output is two to three times the initial input. Heat pumps should be installed in well insulated homes that are also airtight to ensure that efficiency is maintained, and heat loss is avoided given that the temperatures achieved for heating are lower in comparison to traditional systems. On cold winter days, supplementary heat may be required from another source. The savings achieved from these systems, particularly if installed alongside a photovoltaic array will be attractive to potential buyers. These systems also have fewer moving parts that should make them more reliable and, they do not require an external vent and therefore do not pollute.

There will need to be consideration given to the location of heat pumps as they generate noise in operation. Ideally, they should be located away from bedrooms and other areas sensitive to noise and maintain separation from neighbouring properties.

#### Boilers

The Air Quality & Planning Guidance Adopted 2019 (SPD) is a material consideration in assessing applications [https://www.northwarks.gov.uk/downloads/file/8247/air\\_quality\\_sdp\\_september\\_2019\\_adopted](https://www.northwarks.gov.uk/downloads/file/8247/air_quality_sdp_september_2019_adopted). All new residential development will require boilers of at least **40mg/kWh** or below.

#### Electric Charging Points

All new residential development will require electric charging point in accordance with the Air Quality & Planning Guidance Adopted 2019 (SPD) is a material consideration in assessing applications [https://www.northwarks.gov.uk/downloads/file/8247/air\\_quality\\_sdp\\_september\\_2019\\_adopted](https://www.northwarks.gov.uk/downloads/file/8247/air_quality_sdp_september_2019_adopted). All new residential development will require boilers of at least **40mg/kWh** or below.

Development should consider zero carbon homes and innovative design such as passive house zero carbon house.

## 13. Planning for health and well-being - AH

The health and wellbeing theme is outlined in the National Design Guidance and is a key consideration in design for health. Indeed, health requirements are now recognised as being intrinsic in design considerations whereby the character and quality of the external environment and the design qualities within the home can promote healthier lifestyles, support preventing poor health. Good design for dementia friendly housing is encouraged.

Principles of good design for health and wellbeing include:

- Increasing access to interesting and stimulating open spaces and natural environments to encourage people to be physically active.
- Ensuring developments promote independent living and are suitable for dementia friendly layout.
- Encouraging active travel through the promotion of cycling and walking and measures to reduce reliance on motorised transport.
- Addressing environmental sustainability including future-proofing measures and the use of technology/digital advantages.
- Space within the home should be adapted to suit health conditions and mobility
- Garden spaces are important to provide access to private space with well-designed external open spaces
- Well placed windows and doors to provide a good level of light within homes and flexibility for ground floor accommodation.

**More required on Planning for Health and Well-being here**

## Part 12 Historic Environment:

Development proposals within the context of the historic environment should adhere to the policies in NW14 Historic Environment. Many sites have historic character although the significance of this will vary. The historic environment and historic character should form part of any site appraisal. Buried archaeological remains may form part of the site character though these are most usually addressed through investigation of archaeological potential via assessment or field evaluation as part of a planning application.

Encouragement is given for more detailed analysis of the site as the design process evolves, but for initial appraisal for design purposes. Proposed development should:

- Be based on an assessment of the value of retaining what is there.
- Relate well to the geography and history of the place and lie of the land.
- Schedule, Monuments, Registered Parks and Gardens, and Registered Battlefields.
- The character and form of the design and identity are appropriate to its use and context.
- Sits happily in the pattern of existing development and the routes through and around it.
- Respects the important views.
- Respects the scale of neighbouring buildings.
- Employs material and construction methods which are at least as high in quality as existing.
- Adds value to the townscape by creating new views, add variety and texture to the setting.

### Historic Characterisation

The historic environment is a central resource for modern life. It has a powerful influence on peoples' sense of identity and pride. Its physical presence contributes significantly to the character and 'sense of place' and 'local distinctiveness' of rural and urban environments. In North Warwickshire this resource is rich, complex and irreplaceable. It has developed through a history of human activity that spans many thousands of years. Some of the resource lies hidden and often unrecognised beneath the ground in the form of archaeological deposits. Other elements, such as the area's historic landscape, are a highly visible record of millennia of agriculture, industry and commerce. The 'built' part of the historic environment is equally rich, with towns, villages and hamlets all contributing to the rich identity of North Warwickshire.

As a fundamental aspect of the Borough's identity the historic environment has a major role to play in future development. At the same time, the historic environment is sensitive to change and it needs to be properly understood before change is planned in order to ensure proper management and conservation so that the historic environment can make its full contribution to shaping sustainable communities. It is important that the many opportunities for the enhancement of the historic

environment are realised and that adverse impacts associated with development are minimised so as to avoid unnecessary degradation. The historic environment lends character to places and provides a positive template for new development.

- Through the use of materials, it is possible to create harmony with existing old buildings and the street scene whether this is part of a contemporary or more traditional design.
- There may also be some circumstances where traditional designs need to be followed very carefully; this can be the case in conservation areas or with extensions to listed buildings.
- Assessment of the significance of the known and potential heritage assets, considering the contribution made by the setting of Heritage Assets and their significance.

Design quality is particularly relevant in North Warwickshire today, given the need to generate local support for planned growth, attract inward investment, complement historic assets, minimise impact on landscape setting and promote sustainable transport in order to meet contemporary needs and aspirations. This will help to ensure growth and regeneration leave a lasting positive place-making legacy and to ensure that development is compatible with the Historic Environment.

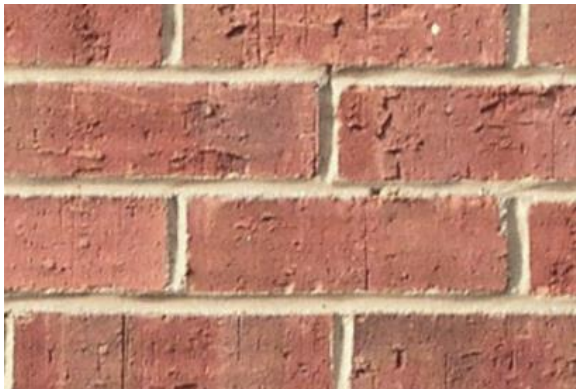
***All the design criteria is here subject to any further diagrams and examples of photographs etc. reference can also be made to neighbourhood plans too.***

**APPENDIX A - Pattern Book to inform new development:**

**External Walls**

The dominant wall material found throughout the development shall be brick. All other acceptable finishes (listed on the following pages) should be used on a select minority of frontages.

Where multiple units are joined by a singular structure (i.e. terraced or semi-detached units), frontages shall be composed of the same finish.











## **Brick**

External facing walls shall be made of brick. The overall look of these bricks shall be that of a Georgian character.

Colours used should be red, red multi - and should avoid overly speckled patterned, alternating or overly flat finishes.

Blue brick plinths may add variety to a development, where evidence of blue brick has been used on vernacular buildings characteristic of Dordon.

Mortar shall be of flush, bucket handle, or struck/ weathered finishes. Colours should be of a neutral grey and brown palette, natural (medium) grey or medium brown. High contrast / coloured hues should not be used.

## **Smooth or Wet Dash Render**

Smooth or wet dash rendered walls may be used on prominent / feature and should be white / off white in colour.

Rendered walls should not be used as a frontage feature wall, instead here it is used it shall comprise the construction of the entire dwelling or building.

## **Boundary Walls**

Boundary walls should match the plot brick unless the plot is rendered / painted brick. In this instance red brick walls will be used and should not be painted or rendered.

Walls should be finished with stone copings, double bullnose brick capping and / or black painted railings.

Boundary walls shall be selective in quantity and should be predominantly used on feature walls / plot boundaries. Boundary fences within back gardens shall be hedgehog friendly fencing.

## **Stone and Brickwork detail**

If keystones are used, they shall be implemented on a select few frontages. These shall not be oversized or exaggerated in proportions and would typically extend to a single brick run in height above the lintel in both windows and doors and porches.

Stone lintels and banding - shall be small and simple in nature.

Banding shall not exceed 3 brick runs in height. If used, stone quoins shall not exceed 3 brick runs in height

Brick lintels, dentils, and banding - Brick lintels shall be permitted as a common feature whereas dentil and banding details shall be placed on selective frontages.

Capture the rhythm and proportion of older buildings

### **Eaves and Frieze details**

In keeping with the local vernacular, a simple frieze detail may be used on select plots and shall be white in colour.

Simple soffit & fascia detail with a minimal projection and rise & fall guttering brackets can be found locally.

No deep bargeboards or exposed rafter feet.

Brick dentil eaves also used locally. This detail is typical of the Coleshill character and should be used in the proposed scheme.

Although not a predominant feature exposed rafters are found locally on a small number of existing dwellings and if proposed should be limited.

Exposed rafter feet should not be used, exposed rafter feet are not indicative of the local vernacular.

### **Windows**

All windows on principal frontages and primary elevations of habitable rooms shall be openable and of clear glass. Windows shall be recessed from elevations a minimum of 1 brick depth.

It is preferred that windows be placed symmetrically on principal frontages and avoid irregular arrangements.

Small windows may be placed as appropriate where bathrooms occur, or higher levels of privacy is required. Obscure glazing will be required for bathroom or landing windows.

### **Doors & Porches**

Doors shall sit in line with the principal frontage of a building. Door style should be used appropriate to their location and dwelling type; and to be either Georgian 4 or 6 Panel style doors or Planked doors with a small rectangular window.

Porches should be used where appropriate but could be limited in quantity to select buildings. The details should equally follow the proportions set out for the overall dwelling. Small pitched roof and open porches are satisfactory.

### **Doors and Windows**

Once the overall massing of a building is determined, the greatest single influence on the appearance of buildings is the proportion and disposition of the window and door openings. The placing of openings can either reinforce or destroy the visual emphases of an elevation.

**Roof Design:**

The preference for a good quality tile is necessary and a plain tile is preferred either in a grey or a red tile. Roofs tend to be a gable design, with hipped roofs as well.

The detailing of eaves and gables in Warwickshire is traditionally simple, with little use of decorative bargeboards or boxing in or of exposed rafter feet. Instead the use of dentil courses are widely used with rainwater goods attached on rise and fall brackets.

**Dormer windows** are common in older buildings. The typical dormer is small with a single casement window lighting a room in the roof. They should not over-dominate the roof plane or be used to gain extra headroom over any great width. Design of dormers is detailed in the house holder design guidance.

**Roof lights** should generally be restricted to rear elevations and used sparingly.

**Roof Shapes** shall be simple gables, predominantly symmetrical, and run parallel to the road. Gabled roofs fronting or perpendicular to a road are permitted on corner units, garaging or when emphasizing key frontages. Main frontage gabled roofs shall not be placed in 'twin, mirrored or row' or repetitive arrangements.

Hipped roofs may be permitted but should be limited to a handful of buildings. The following considerations regarding hipped roofs shall be observed:

- Hipped roofs shall be symmetrical and simple in nature.
- Gabled roofs shall not terminate the opposing end of a hipped roof. A 90 degree turn in the built structure or 'L-shaped' footprints resolve these conditions.
- Dormers shall not be incorporated on two joining hips of a roof.

**Roof Coverings** should reflect and complement the local vernacular.

Plain clay tiles and pantiles (greys) are predominant to the local area with some reds though bright colours shall be avoided and a weathered red preferred. Natural slate may be optional, where there is the occasional use on barns for example.

Proposals should aim to avoid the clustering or grouping of the same roof covering and select tiles appropriate to the dwelling type / location throughout the development.

**Roof pitch** - It is expected there will be a variety of roof pitches throughout the site.

All roofs of principal buildings shall be pitched at angles no less than 35 degrees and no more than 45 degrees. Pitches of 45 degrees should be avoided if they generate visually uninteresting roofs.

Garages, outbuilding and ancillary structures may be pitched at no less than 30 degrees and no greater than 45 degrees where not visible from principal frontages.

**Chimneys** - red brick chimneys are a common features in the townscape and in historic residential development and characteristic of Polesworth and Dordon. These shall be incorporated on selective and feature plots within the development.

Chimneys shall be made of the same brick as the external walls. A variety of chimney heights should feature throughout the site.

### **Roof Forms**

The traditional buildings of North Warwickshire are normally made up of rectangular plan forms, with roofs spanning the narrow dimension. Spans are generally between 5-6.5m. Roofs should be pitched at about 45 degrees for plain tiles.

Traditional north Warwickshire roofs have a 45-degree pitch, with gable ends with limited use of half-hipped roof, though in the countryside the use of cat- slides and other roof forms might be apparent.

Corbelling to tops is a traditional feature.

Chimneys are encouraged in new developments as help to punctuate roof lines.

A dentil course may also be necessary as a typical 'Warwickshire Detailing'

Plain Grey tiles are traditionally the dominant roofing material within the Borough. These should ideally be hand made plain tiles, but in secondary locations sand faced machine made clay tiles may be appropriate.

### **Design of cycle stores and bin shelters**

These should be durable and design to last and not an afterthought. The use of unsheltered cycles stores is not appropriate. Neither poor quality timber construction. Bin stores are similar in that they should be built of robust materials and should be enclosed



## APPENDIX B

### Character Appraisal Checklist

- Is there a strongly defined character? What is it?
- How big are plot sizes and what are their shapes?
- What proportion of the plot is developed?
- Are buildings stepped or set back from the street or in continuous straight building lines? •  
How big are front gardens?
- What is the height of buildings?
- Are buildings terraced, semidetached or detached?
- What is the size of spaces between buildings?
- What is the massing of buildings?
- What shape and type of roof is prevalent?
- What is the roofscape like? Are there defining features such as chimneys?
- What is the colour and texture of materials are they natural or artificial?
- What is the pattern of fenestration? What types of windows are used?
- What architectural features, ornamentation or detailing is there, for example porches, dormer windows, bay windows, quoins, plinth, string courses, stone lintels or cills?
- What are the parking arrangements how many parking spaces or garages do properties have?
- What is the boundary treatment?
- Are there any landscape features e.g. trees/hedges?

## Dordon and East Polesworth Distinctiveness Design Guide



*Local Distinctiveness: The particular positive features of a locality that contributes to its special character and sense of place and distinguishes one local area from another*

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Part 1 Introduction

Part 2 Local Distinctiveness and Character

Part 3 Character Areas Dordon and East Polesworth

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## Foreword

Dordon and Polesworth are distinctive settlements in the Borough of North Warwickshire surrounded by open countryside with an industrial past which has contributed to shaping the landscape. Pressure from Development will inevitably encompass changes to the landscape in the form of urban expansion.

The distinctiveness guidance therefore seeks to identify the special characteristics of Dordon and specifically south East Polesworth in order to inform a design-led approach to future development affecting the area; which will inform the best characteristics of these settlements in order that there is a continued vernacular to new development.

There has been much concern in recent years about Britain's "one design fits all" approach to development. This has resulted in poor quality design and the use of poor materials. This Guide, is the Borough Council's response to that concern, The Guide can therefore be used to design developments that are coherent with the local vernacular and distinctiveness which should be reflected in master planning for urban expansion and therefore to inform future development proposals.

## **Part 1** **Introduction**

The purpose of this Guide is to promote better standards of urban design for residential development in the area to the east of Dordon and south east of Polesworth.

It supplements the principles set out in National Planning Policy Framework and amplifies Local Plan design and amenity policies.

Local authorities operate the planning system within a framework of policy set by central government. The planning system itself is one of many influences on the design of buildings and spaces. Achieving good design requires an understanding of these influences and an appropriate response. National Planning Policy Frameworks Guidance covers design under its policies in relevant sections of the NPPF.

### *Status*

The Guide is draft version and will seek to be made into supplementary design guidance by the council after member/public consultation. As such it would constitute a material consideration in determining planning applications.

This document should be used as a guidance for adhering to the suggested features, appearances and character of new buildings and in capturing and complementing the character of Dordon and south east Polesworth

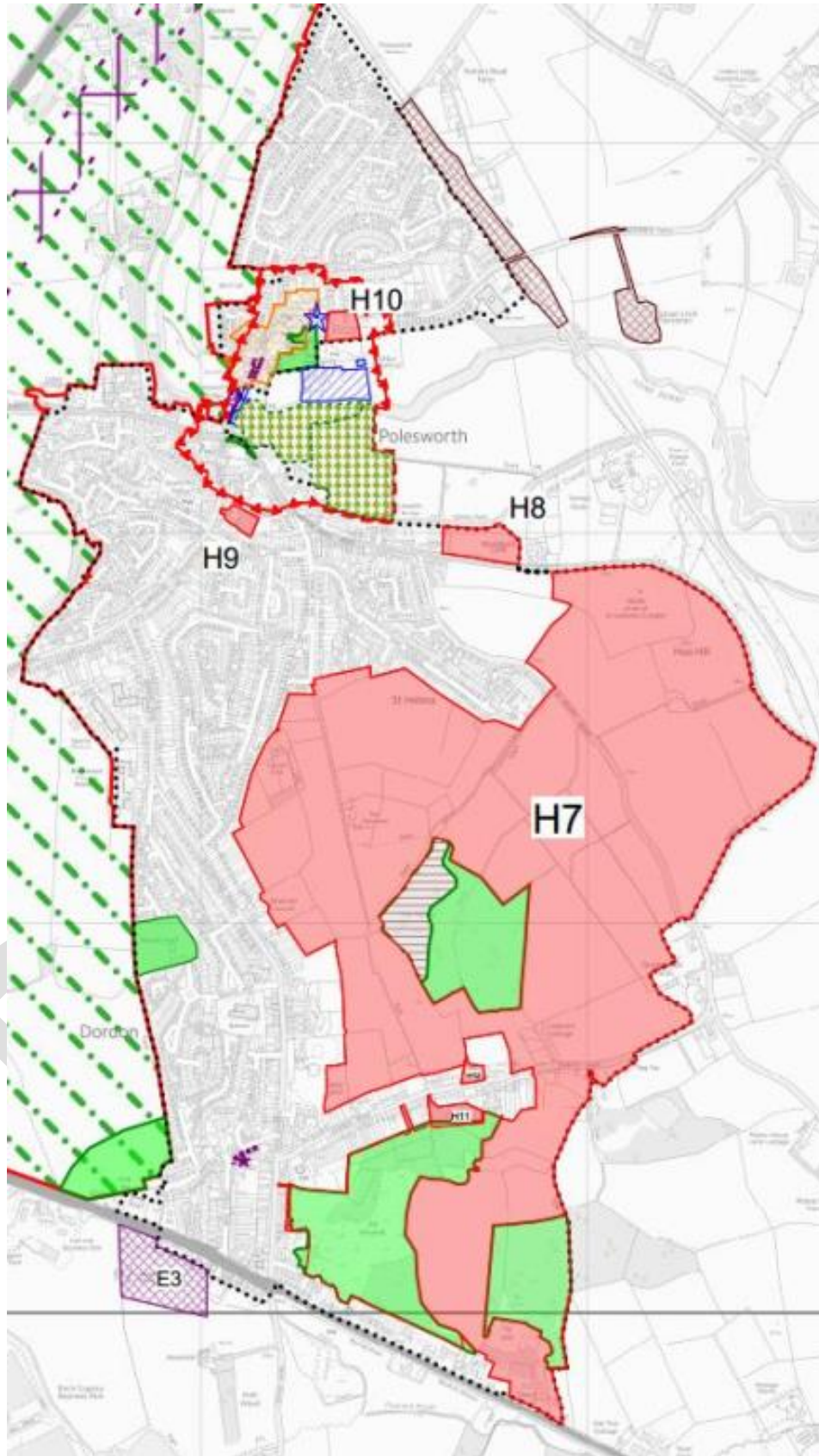
The Local Planning Authority must be robust in their decision making process to ensure the high-quality design all parties aspire to is delivered in Dordon (and Polesworth's) urban extension.

## **1.2 Background**

The Borough of North Warwickshire comprises a number of towns and villages set within attractive countryside, stretching either side of the Arden landscape. This pleasant environment, which adjoins the feldon landscape to the south has recently been faced with development pressures, as such the distinctiveness design guide would seek to provide design guidance to enable an appropriate form of development based on the distinctiveness of the local vernacular.

It is the character of an area as well as the individual buildings that can add to local distinctiveness and character can be derived from a range of collective factors being the geography, history, landscape and townscape of a particular place. In this case Dordon and south east Polesworth are linked geographically in that they share common boundaries though in terms of character there are the subtle differences in these settlements.

The distinctiveness design guide specifically focuses on the area for development allocated as H7 in the Local Plan.



*Fig. H7 urban expansion, taken from The Local Plan for North Warwickshire (submission version 2018)*

## **Part 2**     **Development of the Landscape**

This section describes the geology, landform and topography and its influence upon the landscape character and its modification over the centuries. It also describes the influence of the geology upon the locally distinctive settlement patterns and the use of building materials.

### **2.1**     **Geology and Landform**

Warwickshire has one of the most varied selections of rocks in the country spanning over 600 million years from the depths of the Precambrian period, through to the Pleistocene ice age when sands and gravels were formed, the latest phase being 10,000 years ago. (1 source taken from Warwickshire geology)

The rocks vary from hard lavas, sandstones of many colours, coal, and soft silts, clays and gravels. They reflect environmental conditions which at various times have been desert, marine, equatorial and arctic. The rock types also influence the scenery forming high ground and valleys, typical of the landscape in North Warwickshire. In rural areas the building materials of cottages and farms often reveal the nature of the local rocks. Whereas townscapes often reflect the colour of the local clay where brickworks provided the source for building materials. Materials are important in shaping the local vernacular as Forsyth observed;

‘Traditional or vernacular building is concerned with utilising indigenous materials ... the geology and topography of a region determine the character of its buildings’ (Forsyth, M, 2008).

The local vernacular in Dordon and Polesworth is predominantly that of brick with some examples of stone as a traditional building material. There are slight variations on the colour of brick or type of stone used depending on the geology. Dordon and Polesworth belongs to the group the Pennine lower and middle coal measures formation comprising mudstone, siltstone, sandstone, coal and iron stone.

The Ensor Works located to the west of Polesworth manufactured brick, terra cotta and sanitary pipe, the provenance of the building stock shapes the distinctiveness of the area. In Dordon the Blue brick and tile works and the birch coppice brick and tile works shaped the building material for Dordon. Where there are subtle difference in the colour of the bricks which adds to the distinctiveness of these settlements.



Dordon Brick with blue colour variants

The use of 19<sup>th</sup> century brick is important, this was the predominant building material when vast numbers of houses were built, either in historic rows of cottages or barn style buildings. The brick is specifically of a multi-coloured red stock presumably from a local brickworks, such as the Ensor brickworks.

The coal mining provided industry with the fuel to allow for the brickworks to function and in this landscape coal mining was essential, it provided coal from Birch Coppice and Pooley Hall collieries and from Dordon Colliery which was shown to have a fully functioning role.

Coal measures are the geology of the north of Warwickshire, with principally brick being the main building material and the occasional use of local sandstone.

## 2.2 Landscape character area Dordon and Polesworth:

The landscape in North Warwickshire falls in the Arden landscape, Dordon and Polesworth lies within a countryside that can be described as being the Anker Valley is broad and low lying, however around Polesworth it narrows and steepens, this is emphasised by the artificial landform from former workings (now Pooley Country Park) just to the north of Atherstone.

North of the Anker in the far north of the Borough the landform forms a wide bowl and includes a number of small watercourses which form tributaries of the Anker. (Warwickshire landscape characterisation)

There are a number of distinct artificial landforms within the Borough associated with the former minerals extraction to the west and north of Polesworth / Dordon

the area defined in the Guidelines as 'Arden';

*"...permanent pastoral settlements established at an early date. The resulting clearances were farmed as small hedged enclosures or 'closes' which created a characteristic pattern of small irregular fields.*

Distinct settlement type is associated with the pit villages of the coal mining industry. Extensive coal exploitation began in North Warwickshire in the 19th Century, shortly after the start of the Industrial Revolution. This has had a profound effect on the landscape of this part of Warwickshire. Mining villages contain much early 20th century terraced housing, often situated on hill tops and with a very distinctive 'northern' character. Some of these

were new villages built to house mining families, while older villages relocated as a colliery expanded.

The presence of coal mines attracted secondary industry which relied on coal for power. Hams Hall power station was built to produce electricity directly from coal. Other industrial plants sprung up to convert coal to coke and other products.

Railways and roads were also built to transport the coal to other areas of the country. The effects of the mines therefore have spread far beyond the colliery gates, and have made the north eastern part of Arden between an industrial landscape unlike any other in the county Valley landform; narrow, steep and strongly undulating to the north and an indistinct, gently sloping, broad valley to the south, it is a predominantly an intensively farmed arable landscape but with pockets of pastoral land around the settlements and close to the river;

An open landscape with few areas of woodland and pockets of riparian scrub and regenerating woodland on former colliery sites;

**key description:**

- The River Anker weaves discretely through the valley bottom and the Coventry Canal takes a straighter course south of the river. The land use across this character area is predominantly farmland.
- Polesworth and Dordon are located upon the ridge above the valley and have an urbanising influence on the adjacent landscape.
- Farmland across the valley predominantly comprises late enclosure large arable hedged fields, generally with low trimmed, and in some places gap in hedgerows. Smaller, more irregular pastoral fields to the east of Dordon are occasionally enclosed by timber stock fencing.
- Generally tree cover is limited to oak hedgerow trees and riparian vegetation. There are also some pockets of more substantial tree cover; north of Polesworth

(source: landscape character assessment)



### **Part 3**      **Local Distinctiveness and Character: Dordon and east of Polesworth**

This section gives an outline of the main influences in the development of the settlement of Dordon, concentrating on those aspects which have shaped the area we see today. As a means of introducing the Character Area;

3.1      Dordon is a historic village, mentioned in a book, 'Antiquities' (History of Warwickshire) published in 1656 it would appear that Dordon was well established as a hamlet even in the year 1135. It is unknown how the small settlement actually received its name as this information is not easily traced. There are some explanations, one of which being that the name may have been originally written as "Dawndun" (the Hill of the Dawn), because the village stands on one of the highest hills in the district, from which the breaking dawn could easily have been seen.

Little is known regarding Dordon's expansion, the Beighton's and Yates's maps show very little in the way of the origins of the settlement, the only building appearing on early mapping of the area is Dordon Hall. The majority of Dordon was extensive woodland on a map of 1800. Dordon essentially then expanded as a coal mining estate, where Polesworth collieries laid to the north of Birch Coppice. Coal mining was recorded as being as early as 1688 (Wheatley 1983).

The urban expansion of Dordon occurred in pre-war, inter and post war years. As a village it still retains original characteristics as a village and is distinct from Polesworth despite that settlements do share a boundary.

**The character areas are centred around Church Road and then Long Street, the remainder of Dordon is predominantly residential with a mixture of semi-detached housing and rows of terrace housing, the pattern of built form is very distinctive**

Key Townscape features in Dordon are illustrated below: photos here of distinctiveness of buildings and features:





Late Victorian housing



1930's semi detached housing



Interwar housing

More housing designs and plans to be included here

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### 3.2 Local distinctiveness – South East Polesworth

Polesworth is a small town and civil parish in the far north of the county close to the border with Staffordshire. The River Anker and the Coventry Canal pass through Polesworth, while the Roman road Watling Street, now the A5, passes the town to the south. Polesworth railway station is on the West Coast Main Line.

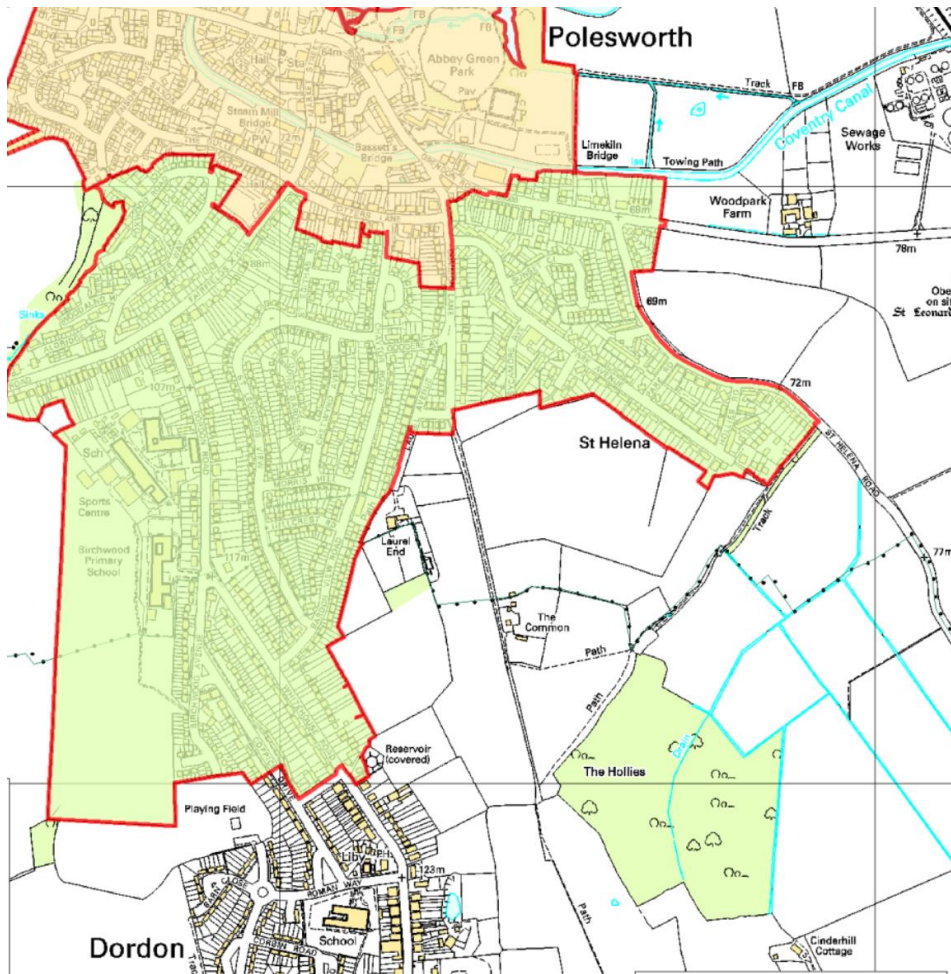
The origins of historic Polesworth clearly lies to the north of the river where the predominant pattern of settlement has long been village based. To the south of the River is a large urban expansion comprising predominantly of a 20<sup>th</sup> century expansion of Polesworth, encompassing pockets of historic vernacular amongst modern residential housing.

The wider landscape surrounding the settlement has revealed a possible medieval park focused on Hoo Hill. The history of the area is difficult to reconstruct, though it was understood that the purpose of this park was to provide a hunting ground for the lord of manor, which would have been the Abbey. (Polesworth Historic Town Study).

The interpretation of this area being south east of Polesworth is important as though it is considerably more remote from the historic centre of Polesworth it is possible to discern a park pale in places. This is noted by the curving alignment of St Helena Road as it approaches the town is continued to the north in the alignment of hedgerows and even surviving earthworks.

The park included a chapel dedicated to St. Leonard (MWA 225), situated on Hoo Hill. Robert son of Robert de Grendon gave, in King Henry I or King Stephen's time (1100-54), (Victoria County History) 'Le Hoo' to the nuns of Polesworth on condition that they found two chaplains to celebrate in the chapel of Hoo (VCH). An obelisk erected nearby recording the demolition of the chapel in 1538.

It is the St Helena area of Polesworth (highlighted in as the green shaded area below) that would be located in close proximity to the proposal of H7 expansion of Polesworth and therefore the distinctiveness of this character area of Polesworth is therefore assessed as being relevant to any future development at the site H7.



### St Helena character area

Distinctiveness of this area can be depicted in the built form, comprising semi-detached and detached housing this area is largely the result of inter-War and post-War suburban growth. Early development in the area, during the inter-War period, expanded out along the various routes out from the historic core. In particular, good examples of inter-war and early post war domestic architecture can be found along the Dordon and Fairfield's Roads. Off the main roads can be found later post-war local authority housing that has since fallen into private ownership.

The historic character of the area seems to be largely a result inter-War and post-war suburban growth. However, focused around St Helena are the remnants of a much older settlement that likely has its origins in the medieval period.

The narrow country lane (St Helena road) that connects to Dordon Hall with the obelisk at Hoo Hill has artistic and historic significance in its own right. This area of St Helena remained largely un-developed until the 1930s when speculative development along the main roads started the process of suburbanisation. This process continued in the post-war period with the development of large-scale local authority houses.

Underpinning the area is the inherited pattern of roads belonging to the pre-urban landscape. St Helena Road likely formed part of the boundary of Wood Park during the medieval period.

Underpinning the area is the inherited pattern of roads belonging to the pre-urban landscape. The street layout associated with areas of post-war housing is typical of many housing developments built between 1960 to 1980 with the frequent use of long crescents and cul-de-sacs.

Built Character of the area:

Buildings in the area of St Helena are typical of those found on inter-War and post-war social housing developments. Though there are some examples of vernacular character:

Inter-war council houses, which deliberately reference vernacular (rural) forms and traditions in their construction, have their conceptual origins in the garden city movement of the late 19th and early 20th century.

Buildings in the area are typical of those found on inter-war and post-war social housing developments.

Photographs to be included here

## **Part 4**

## **Planning and Design Principles**

Part 4 draws upon the character identified in Part 3 and sets out the key design considerations for new residential development:

- Redefining Local Distinctiveness with the use of locally used materials, where available
- Reflecting the local setting in the landscape, having regard to the landscape and the setting of assets.

### **4.1 Redefining local distinctiveness**

New development should respond to and enhance local distinctiveness.

The challenge for designers is how to embrace modern design but respond to the local vernacular, as well as the need to design sustainable forms of construction and materials.

The emphasis should be on applying appropriate local materials that reflect the countryside character areas and North Warwickshire geology.

### **4.2 Material Palette**

Brick is the dominant building material in North Warwickshire, with red or orange hues and flecks of blue and yellow and can be referred to as a multi red brick. Within the centre of the Borough.

Handmade tiles are preferable to sand faced machine made clay tiles.

No feather edged boarding as this is not the local vernacular. The fashion for cedar cladding might be agreeable on plots that are for custom buildings should a sustainable home be constructed of other materials that do not require masonry.

Rendering, painted render or stuccoed buildings are found in North Warwickshire.

Rendering, once a common method of waterproofing timber framed buildings in North Warwickshire, particularly in the market town locations and to cottages in the countryside is still an appropriate finish to elevations in an urban development.

Stone has traditionally be used in north Warwickshire as a building material, that being the red sandstone of the Whitacre Member and the slightly grey sandstone of the lower and upper member. The lack of building stone in the immediate local area is unlikely to lead to new development built of stone.

The restricted availability local materials is likely to result in a development of mixed materials, and possible the use of render or some use of timber cladding in certain areas.

Mock timber framing should be avoided.

### **4.3 Roof Forms and Materials**

The traditional buildings of North Warwickshire are normally made up of rectangular plan forms, with roofs spanning the narrow dimension. Spans are generally between 5-6.5m. Roofs should be pitched at about 45 degrees for plain tiles.

Traditional north Warwickshire roofs have a 45-degree pitch, with gable ends with limited use of half-hipped roof, though in the countryside the use of cat-slides and other roof forms might be apparent.

Corbelling to tops is a traditional feature.

Chimneys are encouraged in new developments as help to punctuate roof lines.

A dentil course may also be necessary as a typical 'Warwickshire Detailing'

Plain Grey tiles are traditionally the dominant roofing material within the Borough. These should ideally be hand made plain tiles, but in secondary locations sand faced machine made clay tiles may be appropriate.

### **4.4 Roof Design:**

The preference for a good quality tile is necessary and a plain tile is preferred either in a grey or a red tile. Roofs tend to be a gable design, with hipped roofs aswell.

The detailing of eaves and gables in Warwickshire is traditionally simple, with little use of decorative bargeboards or boxing in or of exposed rafter feet. Instead the use of dentil courses are widely used with rainwater goods attached on rise and fall brackets.

Dormer windows are common in older buildings. The typical dormer is small with a single casement window lighting a room in the roof. They should not over-dominate the roof plane or be used to gain extra headroom over any great width. Design of dormers is detailed in the house holder design guidance.

Roof lights should generally be restricted to rear elevations and used sparingly.

**Roof Shapes** shall be simple gables, predominantly symmetrical, and run parallel to the road. Gabled roofs fronting or perpendicular to a road are permitted on corner units, garaging or when emphasizing key frontages. Main frontage gabled roofs shall not be placed in 'twin, mirrored or row' or repetitive arrangements.



Hipped roofs may be permitted but should be limited to a handful of buildings. The following considerations regarding hipped roofs shall be observed:

- Hipped roofs shall be symmetrical and simple in nature.
- Gabled roofs shall not terminate the opposing end of a hipped roof. A 90 degree turn in the built structure or 'L-shaped' footprints resolve these conditions.
- Dormers shall not be incorporated on two joining hips of a roof.

**Roof Coverings** should reflect and complement the local vernacular.

Plain clay tiles and pantiles (greys) are predominant to the local area with some reds though bright colours shall be avoided and a weathered red preferred. Natural slate may be optional, where there is the occasional use on barns for example.

Proposals should aim to avoid the clustering or grouping of the same roof covering and select tiles appropriate to the dwelling type / location throughout the development.

**Roof pitch** - It is expected there will be a variety of roof pitches throughout the site.

All roofs of principal buildings shall be pitched at angles no less than 35 degrees and no more than 45 degrees. Pitches of 45 degrees should be avoided if they generate visually uninteresting roofs.

Garages, outbuilding and ancillary structures may be pitched at no less than 30 degrees and no greater than 45 degrees where not visible from principal frontages.

**Chimneys** - red brick chimneys are a common feature in the townscape and in historic residential development and characteristic of Polesworth and Dordon. These shall be incorporated on selective and feature plots within the development.



#### 4.5 Building Element Guidance:

A well planned a scheme is likely to be successful where careful consideration is given to the detailed design of the buildings, and the spaces and interfaces between them. A masterplan of the development area would be preferred as a benchmark to provide a well-planned estate reflecting spatial planning principles in the context of a semi urban and rural context.

The quality of the building can be spoilt by poor attention to detail. The attention to detail therefore needs to be considered below:

The other building elements which require careful attention in detailed design include:

- Windows
- Doors
- Porches
- Lighting
- flues and ventilation
- gutters, pipes and other
- rainwater details
- balconies
- garage doors
- ironmongery and decorative features
- flashings
- railings
- appropriate brick bond (Flemish bond)

It is essential not to view these elements in isolation, but to consider also how they join together to contribute to the whole architectural composition. The placing of openings is crucial to the overall composition of the house, where a symmetry or first floor windows at eaves level.

Classical symmetry is an effective solution for the front elevation of the average medium to narrow frontage house, with openings arranged around the central axis. Randomness of window size and positioning should be avoided and a coherent arrangement of elevational openings created.

Other elements which require careful attention in detailed design include:

- bin storage or bin presentations points
- cycle storage
- external lighting
- meter boxes
- service entries
- inspection boxes
- storage for recycling waste

- cool storage for home deliveries
- walls, hedges, fences and gate
- space for drying clothes
- Vehicle electric charging points
- Design and location of renewable energy sources.

The interfaces between the building and the public realm require particular attention particularly where these elements punctuate corners and provide rhythm or symmetry to the front elevations of designed dwellings.

### **External Walls**

The dominant wall material found throughout the development shall be brick. All other acceptable finishes (where render might be used) should be used on a select minority of frontages.

Where multiple units are joined by a singular structure (i.e. terraced or semi - detached units), frontages shall be composed of the same finish.

### **Brick**

External facing walls shall be made of brick and not of blockwork and brick skin. The overall look of these bricks shall be that of a vernacular character, similar to the colour and texture of brick used in the area

Colours used should be red, red multi - and should avoid overly speckled patterned, some slightly blue variations might be used for plinths which may add variety to a development, where evidence of blue brick has been used on vernacular buildings characteristic of Dordon. A sting course might be constructed of a blue brick or arched window head details.

Mortar shall be of flush, bucket handle, or struck/ weathered finishes. Colours should be of a neutral grey and brown palette, natural (medium) grey or medium brown. High contrast / coloured hues should not be used.

### **Render**

Smooth or wet dash rendered walls may be used on prominent / feature and should be white / off white in colour.

### **Materials & External Detailing of Structures**

The majority of dwellings shall be a simple building envelope, with additional features or detailing following this documents design principles.

When detailing is deemed appropriate in order to create variety within the development, the following details shall be considered as typical to the local vernacular for Dordon and north Warwickshire as a whole

All of these should be incorporated into structures, but not in rigid combinations or sorted by house type. Rather, these features should be mixed on a variety of frontages to allow for greater diversity and character.

It should be stressed that detail and decorative elements on buildings should be simple and not overly complicated.

### **Banding, Stone and Brickwork detail**

If keystones are used, they shall be implemented on a select few frontages. These shall not be oversized or exaggerated in proportions and would typically extend to a single brick run in height above the lintel in both windows and doors and porches.

Stone lintels and banding - shall be small and simple in nature.

### **• Eaves and Frieze details**

In keeping with the local vernacular, a simple frieze detail may be used

Simple soffit & fascia detail with a minimal projection and rise & fall guttering brackets can be found locally.

No deep bargeboards or exposed rafter feet.

### **Windows**

Windows shall be predominantly vertical sash windows or vertical casement windows on all principal frontages.

All windows on principal frontages and primary elevations of habitable rooms shall be openable and of clear glass. Windows shall be recessed from elevations a minimum of 1 brick depth. Windows that are flush or in line with elevations should be avoided

Window frames and mullions shall be white or off-white, preferably the use of timber windows in area that edge the conservation area of heritage assets and upvc would be permitted where there is no harm to the local context. Or metal windows might be preferred. . Black, brown or dark coloured frames or fashion colours such as green should be avoided and the window style is varied such as sash or casement style.

Windows on upper storeys shall be of appropriate size equal or shorter than the lower storey.

Preferred sizes/ proportions for vertical sash windows are panes of: 6 over 9, 6 over 6. Or 3 over 6.

Small windows may be placed as appropriate where bathrooms occur or higher levels of privacy is required. Obscure glazing will be required for bathroom or landing windows.

It is preferred that windows be placed symmetrically on principal frontages and avoid irregular arrangements.

### **Doors & Porches**

These shall be visible, simple and open in nature. Heavy, hidden or enclosed doors and porches should be avoided. Doors shall sit in line with the principal frontage of a building. They may on occasion sit forward, but should not sit behind or recessed on the principal frontage.

Embellished detail on doorways shall be kept to a minimum on the majority of frontages, and greater emphasis shall be placed on proportions.

The following details should be used:

- Straight or Angled Brick Lintels - these shall not be exaggerated in angle
- Curved / Arched Brick Lintels; Where used on door openings, these could feature
- Door surrounds - timber framed surrounds and pediments should be used and Georgian in style.

Porches should be used where appropriate but could be limited in quantity to select buildings and should vary in style. The details should equally follow the proportions set out for the overall dwelling. Small pitched roof and open porches are satisfactory.

Door style should be used appropriate to their location and dwelling type; and to be either Georgian 4 or 6 Panel style doors or Planked doors with a small rectangular window.

### **Boundary Walls and fences**

Boundary walls should match the plot brick unless the plot is rendered / painted brick. In this instance red brick walls will be used and should not be painted or rendered.

Walls should be finished with stone copings, double bullnose brick capping and / or black painted railings.

Boundary walls shall be selective in quantity and should be predominantly used on feature walls / plot boundaries.

Boundary fences within back gardens shall be hedgehog friendly fencing.

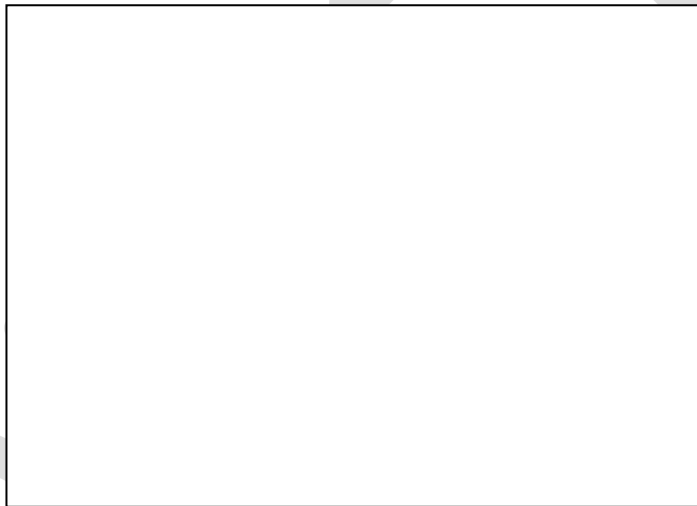
## **Part 5 Built Heritage (Designated and Non designated Assets) and setting**

Built heritage includes listed buildings, conservation areas, registered parks and gardens and scheduled monuments. It also includes non-listed buildings of local architectural or historic interest which are included in the Historic Environment Record. All statutorily protected built heritage assets are of national importance.

The setting of designated assets is a material consideration in the planning process. The site is located in a low spot of land surrounded by a gently undulating landscape, rising in height, to the north and west, limiting site visibility in these directions. Visibility of the site to the east is blocked by the railway embankment. As for buried assets there is limited archaeological evidence for the area.

### ***Dordon's Heritage Assets Designated and Non designated:***

Dordon Hall



### ***Hoo Hill – non designated Heritage Asset***

### ***Polesworth Heritage Assets and Non-designated Heritage Assets:***

Polesworth Abbey

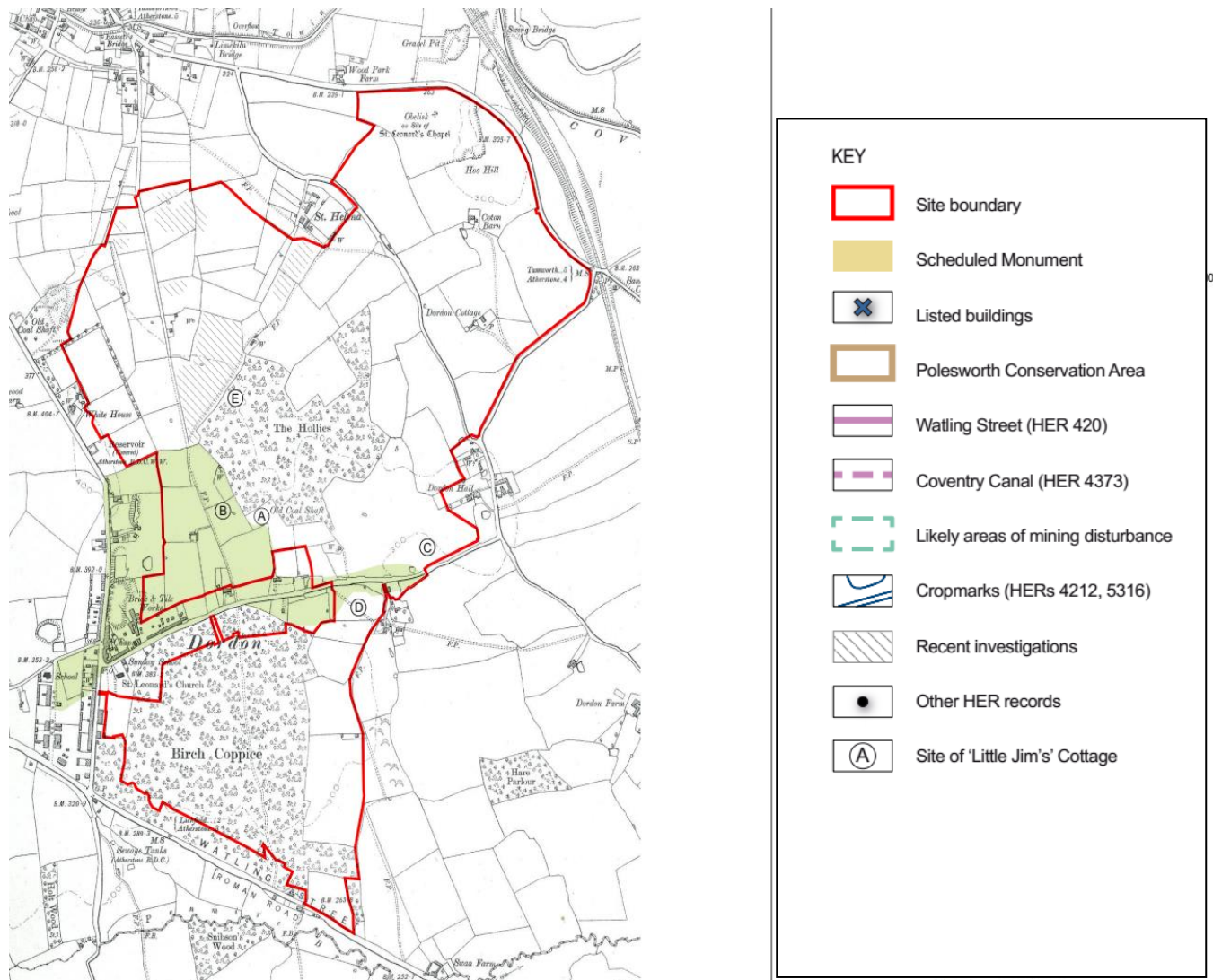
Polesworth Hall

Nethersole School

Tithe Barn

Methodist Chapel

Mapped Heritage and non – designated heritage assets:



Photographs of the Heritage and non- designated Heritage Assets to be included here

## **Part 5**      **Landscape Structure in New Development:**

The character and quality of the landscape of Dordon and Polesworth is open countryside

In development design principle should consider the following:

- Conserve and restore the rural character of the agricultural landscape and the natural regeneration of the former workings around the mining towns;
- Any settlement expansion should include appropriate landscape planting to integrate the settlement edge within the landscape
- Enhance tree cover through small scale planting of broadleaved coverts and woods in keeping with the visually open character;
- Larger development sites should be designed around a coherent landscape structure. The site layout will be required to respect existing landscape features wherever possible, including hedges, trees, streams and ponds and use them as the basis for the arrangement of buildings, circulation and open space.
- Native species, indigenous to the countryside character preferably in the Arden species mix should provide the overall framework within which more ornamental species can be accommodated.
- Where there is an exposed edge to the open countryside, the planting of woodland shelterbelts can act as a buffer zone, screening development and softening the appearance of new buildings.
- By way of ecological enhancement, consideration might be given to the addition of bird nesting and bat boxes to the buildings or the surrounding trees. Planting schemes could include species designed to attract a variety of insects.
- Hedgehog fencing will be necessary to provide between rear gardens and hence whilst development is harmful the present ecology, it will assist in providing the mitigation measures in order that ecology would be safeguarded.

### **Open Space**

Public open space should play a role in shaping the overall urban design strategy for the development of H7. The following guidelines apply:

- It should be based around existing landscape features (streams, ponds, hedgerows) and historic woodlands wherever practical.
- Linear open space can be related to main pedestrian and cycle routes, for example providing children's play areas or safe pedestrian routes.

- Open space should generally be fronted onto and not backed onto by buildings to ensure safety and security.
- A margin between dwellings or phases of development and existing landscape and woodland should be included to provide a buffer/open space and managed as part of an overall strategy or the open space designed around the development with the Ancient wood land providing a natural buffer zone.
- Ongoing woodland management or defined use for pasture should be considered as part of the development. Unless the woodland remains under separate ownership and is managed by the owner.

### **Footpaths and pedestrian Surfaces**

All paving should be set out to achieve smooth curves and neat transitions between levels. Sett paving can be introduced to contrast. Tactile paving would also need to be introduced.

### **Surface and hardstanding**

**Carriageway** shall be compliant with highway standards and local standards may dictate the colour of paving and the combination of tarmacadam and setts or pavers.

**Kerbs** - British Standard kerb to meet the Council Standards for Road Construction.

Marshalls Conservation Textured Kerb or a kerb with similar charcoal colouring could be selected.

**Shared Surfaces** - Where shared surfaces are indicated, either grey/blue coloured paving block should be used. Pavers may be used in combinations of square and rectangular shapes. Flush kerbs such as Marshalls' silver grey or granite options are encouraged.

Grass Crete may be used for parking bays. Conservation paving in areas that might be close to heritage assets or in a special setting. In this case design should be of a higher quality or quality materials used.



## **Conclusion:**

How can local distinctiveness be carried through to an urban expansion for housing proposals?

Limitations on the availability of materials and standardised construction methods have unfortunately shaped poor quality development, with local vernacular ignored. Older architectural styles were more imaginative and skilled architects made sympathetic visual connections between new buildings and their surroundings.

Therefore a large scale urban expansion should be design – led with the use of appropriate architectural detailing that seeks to complement and enhance the local vernacular. Details of the local vernacular have been highlighted in this distinctiveness guide.

The impact of setting has to be considered from the perspective of Heritage Assets; it is assessed that high quality development need not detract from the Heritage Asset and where there is a public benefit then the impact on Heritage assets can lead to less than substantial harm.

There will always be difficulties in agreeing what fits into a given context, in the case of H7, the context is an open landscape with the development boundary to the west and north of H7. The intention of this guidance is not to dictate development but looks at ways by providing design indicators that look at the holistic approach and to encourage architects and planners to consider thoughtfully the visual effects of large scale development in the open countryside.

## Appendices

- Design Policies
- Other Appropriate Considerations
- Glossary
- Bibliography
- Householder Extensions and Alterations Guidance

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**NORTH WARWICKSHIRE BOROUGH COUNCIL**

**MINUTES OF THE LOCAL  
DEVELOPMENT FRAMEWORK SUB-COMMITTEE**

**22 February 2021**

Present: Councillor Reilly in the Chair.

Councillors Chambers, T Clews, D Humphreys, Jarvis and Osborne.

Councillors Bell, D Clews, Farrow, Gosling, Parsons and H Phillips were also in attendance.

**10 Disclosable Pecuniary and Non-Pecuniary Interests**

There were none declared at the meeting.

**11 Minutes of the meeting of the Local Development Framework Sub-Committee held on 26 November 2020**

The minutes of the meeting of the Local Development Framework Sub-Committee held on 26 November 2020, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

**12 Local Plan Progress**

The Chief Executive provided an update on progress with the Local Plan and informed the Sub-Committee that the consultation carried out by the Borough Council on behalf of the Local Plan Inspector would run from 4 March 2021 and finish on 14 April 2021.

**Resolved:**

**That progress with the Local Plan, as outlined in the report of the Chief Executive, be noted.**

**13 Statement of Common Ground (SoCG) with Solihull MBC**

The Chief Executive informed Members on the progress of the Solihull Local Plan process and the drafting of a Statement of Common Ground in respect of the issues and representations made by the Borough Council to the Solihull Local Plan. Details of three additional changes to the Statement, requested by Solihull MBC, were detailed for consideration by the Sub-Committee.

## **Resolved**

- a That the Statement of Common Ground between the Borough Council and Solihull Metropolitan Borough Council be noted and approved for signing by the Chief Executive, subject to the changes set out below:-**
  - (i) 3.8 – addition of the words “housing or” after accommodating;**
  - (ii) 3.10 – remove. Not needed as updated evidence has been published; and**
  - (iii) 4.1.1 – addition of sentence to section 3 “NWBC believe that SMBC have met the legal duty to cooperate test”.**
- b That Members note the outstanding issues will be dealt with through the examination process, by a Local Plan Inspector.**

### **14 Delivery of Strategic Housing, Draft Residential Design Guide and Draft Distinctiveness Guide for Dordon and south-east Polesworth**

The Chief Executive sought Members’ approval for consultation on two draft supplementary planning documents – a refresh and update of the Residential Design Guide and a Draft Distinctiveness Guide for Dordon and south-east Polesworth.

#### **Recommendation to Executive Board:**

- a That the documents attached at Appendix A and B, to the report of the Chief Executive, be approved for consultation; and**
- b That the work on progressing the delivery of Site H7 be noted.**

D Reilly  
Chairman

**Agenda Item No 10**

**Planning and Development Board**

**12 April 2021**

**Report of the  
Chief Executive**

**Exclusion of the Public and Press**

**Recommended:**

**To consider whether, in accordance with Section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following item of business, on the grounds that it involves the likely disclosure of exempt information as defined by Schedule 12A to the Act.**

**Agenda Item No 11**

**Land at Hartshill** – Report of the Head of Development Control

Paragraph 6 – by reason of the need to consider the legal implications.

In relation to the item listed above members should only exclude the public if the public interest in doing so outweighs the public interest in disclosing the information, giving their reasons as to why that is the case.

The Contact Officer for this report is Emma Humphreys (719226)