Burton Overy

Design Codes and Guidance

July 2024

Delivering a better world

Quality information

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Revision History

Issue no.	Issue date	Details	Comments	Issued by	Position
1	09/04/24	Partial draft of sections 1-3 for review.		Kat Haycock	Graduate Urban Designer
2	26/04/24	Full draft of sections 1-5 for review.	Comments received from group on 23/04/24.	Michael Holt	Associate Director
3	07/06/24	Final draft of document.	Comments received from group on 19/05/24.	Kat Haycock	Graduate Urban Designer
4	14/06/24	Final issue	Signed off by group and internally for issue to Locality.	Kat Haycock	Graduate Urban Designer
5	02/07/24	Final issue	Signed off by Locality.	Kat Haycock	Graduate Urban Designer

Contents

Introduction

01

1. Introduction

This document aims to empower the local community to influence the design and character of their neighbourhood, and deliver attractive, sustainable development that meets the needs of local people.

1.1 Background

Through the Department of Levelling Up, Housing and Communities (DLUHC) Neighbourhood Planning Programme led by Locality, AECOM has been appointed to provide design support to the Burton Overy Neighbourhood Plan Advisory Group by preparing this Design Guidance and Codes document.

Burton Overy Neighbourhood Area (NA), as covered by this document, is in the district of Harborough in south Leicestershire. Burton Overy village is located at the centre of the NA, with the rest of the land being predominantly rural in nature. The Advisory Group seek to establish design codes and guidance to influence the character and design of new development specifically within Burton Overy village (within its Conservation Area boundary). The rural character of the village and access to the surrounding countryside are key parts of its identity and, as such, this document is focused on ensuring that development provides local distinctiveness, responds to heritage, and enhances connections to green infrastructure.

Due to the small size of the village and the existing presence of a settlement boundary, the scale of any future development is likely to be relatively restricted. Nevertheless, this document will set out guidelines and codes which meet the aspirations of all local stakeholders and support the delivery of high-quality sustainable development.

Neighbourhood Plan Vision

"To maintain and enhance the good quality of life, community spirit and attractive natural and built environment in the Burton Overy Parish now and for future generations. This will be realised by a small number of planning policies specific to Burton Overy grouped around the key policy issues identified by the community as being of special importance to them:

- ***Ensure that development takes place in the most sustainable locations;***
- ***Encourage the right types of development that meets local needs;***
- ***Protect important community facilities that are special to the local community;***
- ***Promote good design;***
- ***Facilitate appropriate employment opportunities;***
- ***Ensure that the community continues to have good access to the surrounding countryside and green spaces;***
- ***Protect open spaces that are important to the community and/or wildlife;***
- ***Improve pedestrian and cycle connections within the Plan area and into the surrounding areas."***

1.2 The purpose of design guidance

Design guidance aims to raise the quality of new development by providing a clear framework for creating healthy, safe, green, environmentally responsive, sustainable, and distinctive places.

Design codes are a set of concise, often illustrated design requirements for how to develop a housing site, or housing generally within an area. They can provide greater assurance for communities and clarity for developers about the design of new development. They generally apply to new development that requires planning permission.

The first step in the process involves identifying what design quality means for Burton Overy, taking into consideration what makes the area special.

A series of design codes and guidelines (which align with the ten characteristics of good design as set out in the National Design Guide) - have then been developed to protect and enhance the unique character of the area.

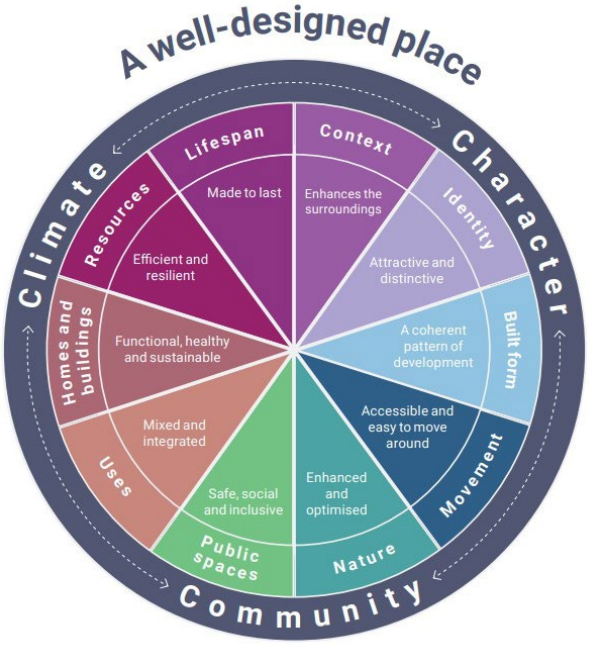


Figure 01: The ten characteristics of well-designed places, as set out in the National Design Guide (DLUHC).

1.3 Aims and objectives

Adopted in January 2019, the Burton Overy Neighbourhood Plan sets out a vision and associated planning policies to help shape future development within Burton Overy. At the time of writing, the Burton Overy Neighbourhood Plan Advisory Group are in the early stages of undertaking a review of the Burton Overy Neighbourhood Plan.

This document forms part of the evidence base for the Neighbourhood Plan Review on design related issues. This document is locally specific and sets clear requirements that relate to Burton Overy and its character areas.

The overarching aim of this document is to protect and enhance the urban and rural character of Burton Overy through the following objectives:

- To positively influence the character and design of new development within the Burton Overy Conservation Area boundary.
- To enhance the sense of place and quality of the existing built and natural environments.
- To offer specific design guidance for both new build properties, and extensions and alterations of existing dwellings.
- To protect Burton Overy's relationship to its surrounding countryside through the consideration of access, key views and environmental concerns.
- To protect and enhance green spaces and biodiversity within the village.

1.4 Who should use this guide

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

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

Design codes and guidance alone will not automatically secure quality design outcomes, but they will help to prevent poor outcomes by creating a rigorous process that establishes expectations for design quality.

Figure 02: An aerial view of the Burton Overy Neighbourhood Area (equivalent to the Parish) covered by this design codes and guidance document.

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

Table 01: Potential users

1.5 Study area

With a population of around 457 people (2021 Census), Burton Overy is a predominantly rural parish to the south east of Leicester, belonging to the District of Harborough.

This report focuses on Burton Overy village, a rural settlement which sits at the centre of the Burton Overy Neighbourhood Area (NA), an area equivalent to the parish boundary. Such rural settlements are considered the least sustainable locations for growth and as such, the NA has no specific housing requirements within the Harborough Local Plan. The scale of any future development is therefore likely to be relatively restricted.

A linear village of around 0.8km in length, Burton Overy is connected to surrounding settlements by only minor roads, enhancing its rural feel. The village is primarily accessed from the south, where the A6 offers wider vehicular connections to Leicester and Market Harborough. The Midland Main Line (railway) also runs through the southern part of the NA, although the closest train station is around 8 miles away in Leicester.

The entirety of the village is covered by a Conservation Area, which also encompasses fields surrounding the settlement. Additionally, there are 21 listed buildings/structures within Burton Overy village. This includes many residential dwellings and the Grade II* Listed landmark of St. Andrews Church. A settlement boundary, providing 'limits to development' also surrounds the settlement.

There is one scheduled monument within the NA (Medieval manorial fishponds at The Banks), alongside a large scheduled monument in the nearby village of Carlton Curlieu.

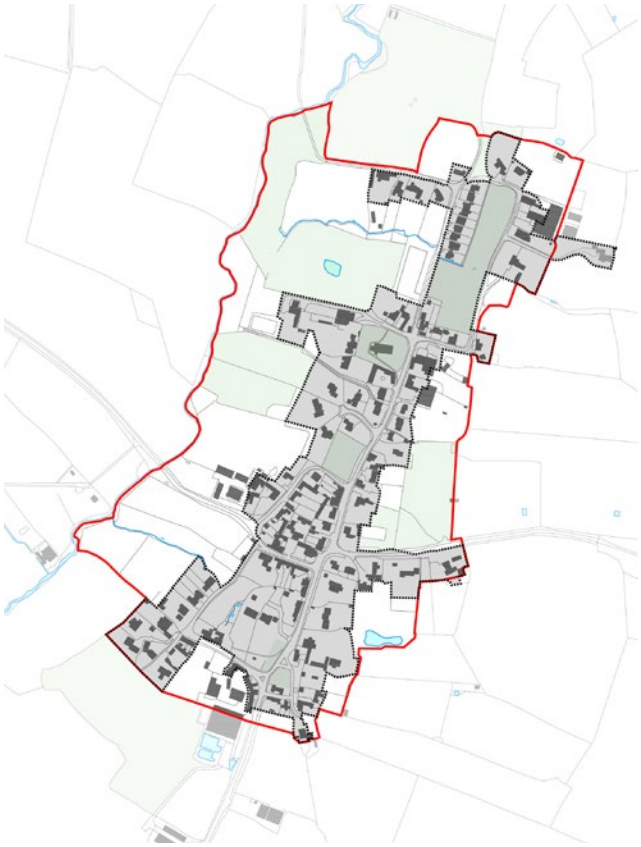


Figure 03: Both 'area-wide' design codes and character area specific guidelines apply within the Burton Overy Conservation Area boundary. Any parts of the settlement boundary which extend past this red line are also covered.

Figure 04: Outside of the village, open countryside makes up much of the land within the Burton Overy NA.

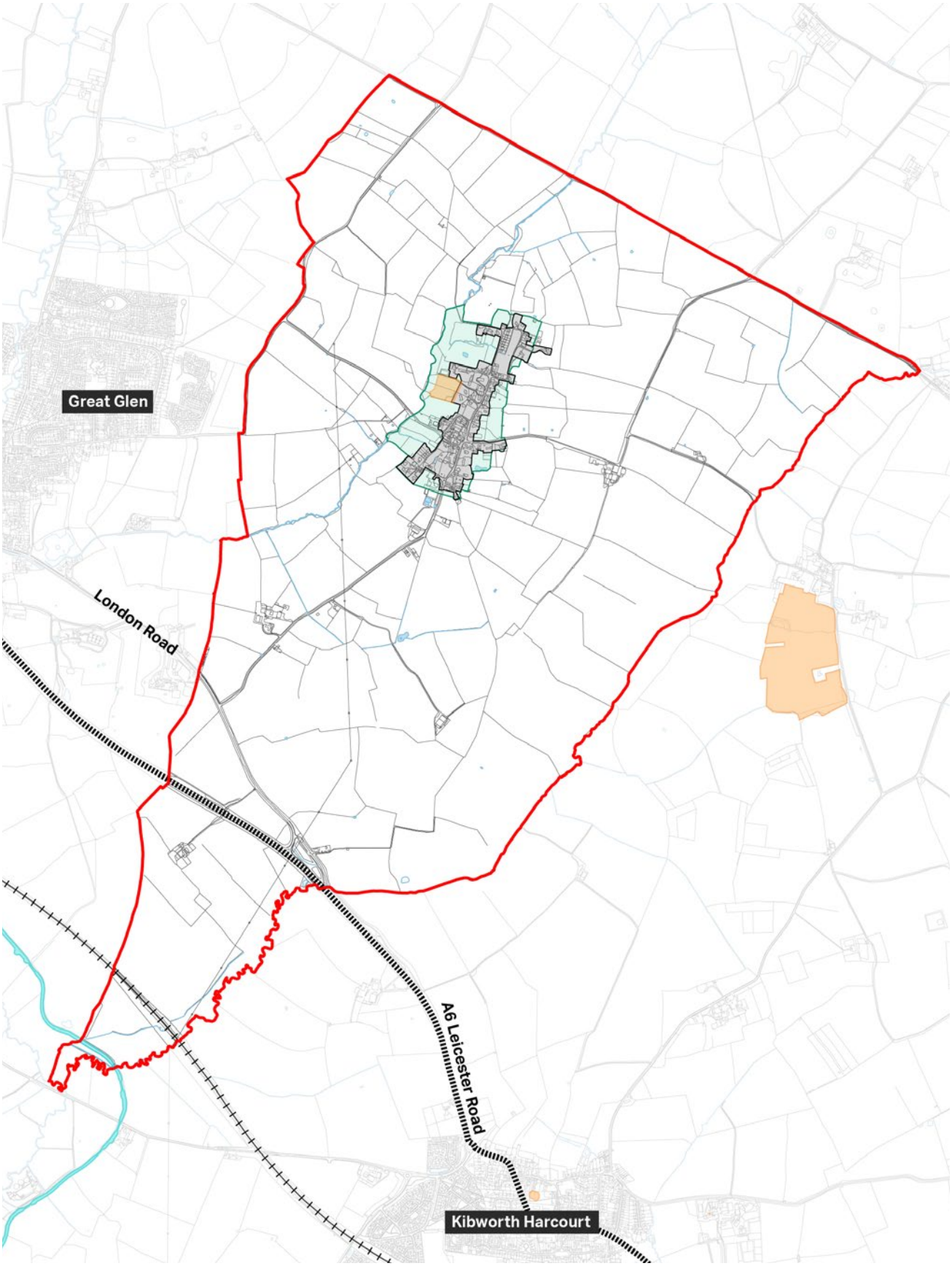


Figure 05: The wider context of the Burton Overy Neighbourhood Area (NA).

1.6 Process, site visits and engagement

This document has resulted from a collaborative effort between the Burton Overy Neighbourhood Plan Advisory Group (BONPAG) and AECOM, reflecting the priorities of local residents.

An inception call between AECOM and representatives of the BONPAG was undertaken on 13 February 2024 to introduce the teams, explore the working group's key aims and objectives and to address any initial concerns or queries.

A one-day site visit was then conducted on 23rd February 2024, commencing with an in-person meeting with the Neighbourhood Plan Advisory Group at the Village Hall.

A walking tour of the village was then undertaken which allowed AECOM to gather an extensive photographic survey and undertake a comprehensive place analysis - forming the basis of this document.

The character area boundaries were confimed during the site visit, building upon an earlier desktop study carried out by AECOM.

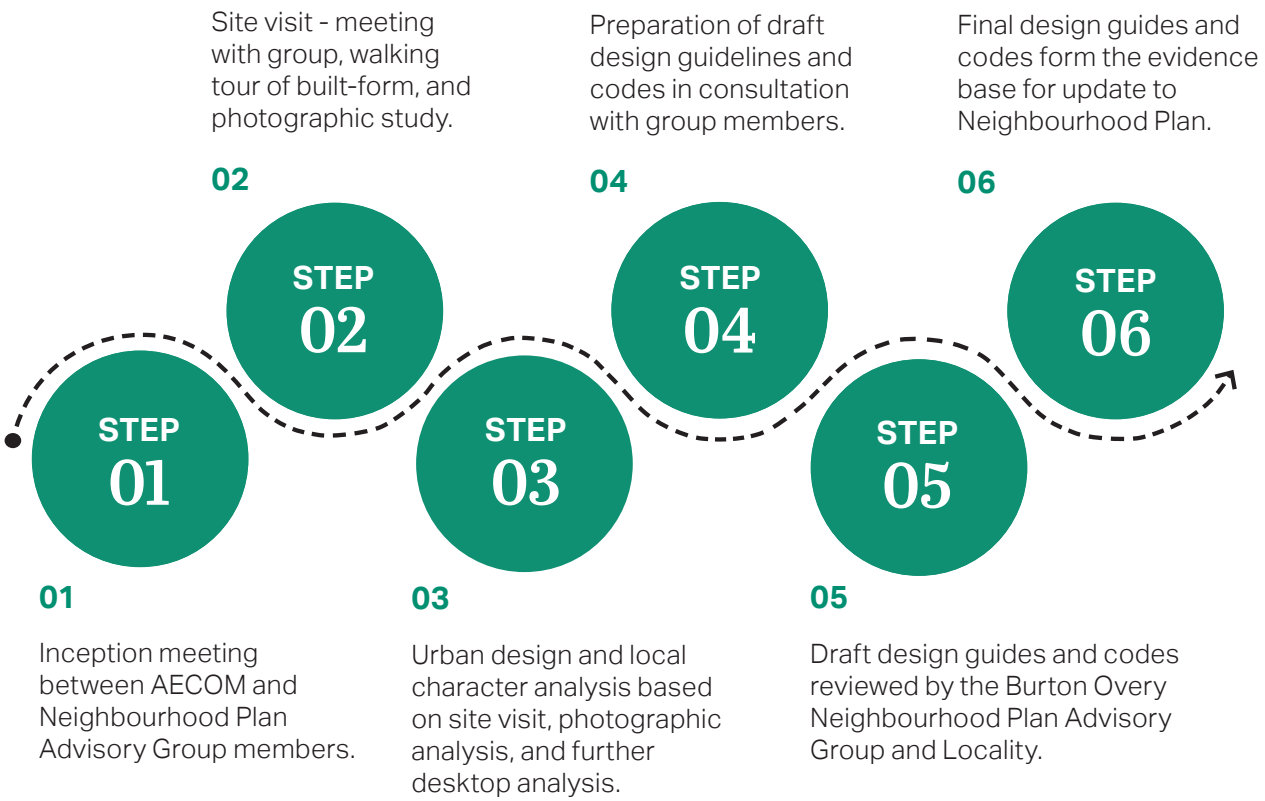


Figure 06: Design codes and guidelines production process

Figure 07: Thatched Cottage, a Grade II Listed building on Main Street, originally dating from the 18th Century. Featuring a whitewashed rendered brick facade and a thatched roof. This 1.5 to 2 storey building has gothic casement windows featuring Y tracery. A small setback from the street with a low hedgerow boundary.

Policy context

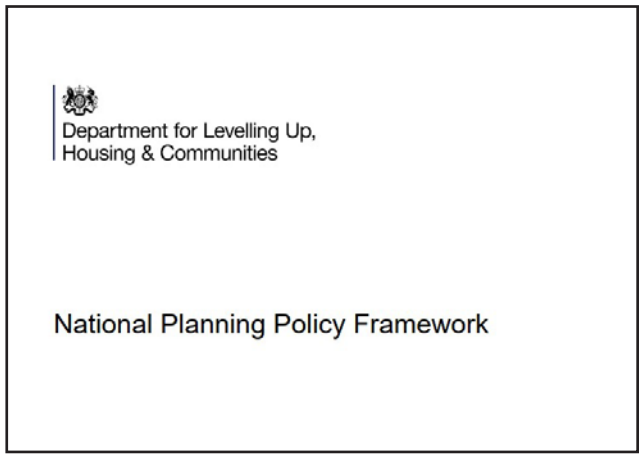
02

2. Policy context

This section outlines the national and local planning policy and guidance documents that have influenced the development of this document.

The following chapter will identify relevant planning policies and guidance at both the national and local level. In all instances, planning applications should refer to these policies, including the codes within this document.

NATIONAL LEVEL



2023 - National Planning Policy & Guidance (revised December 2023)
DLUHC

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

The NPPF states that a key objective of the planning system is to contribute to the achievement of sustainable development, which will be achieved with reference to three overarching objectives.

The sections of the NPPF that are of particular relevance to this Design Code are:

Part 2: Achieving sustainable development;

Part 5: Delivering a sufficient supply of homes;

Part 8: Promoting healthy and safe communities;

Part 12: Achieving well-designed and beautiful places, emphasises the need to create high-quality buildings and places as fundamental to what the planning and development process should achieve. It sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality;

Part 15: Conserving and enhancing the natural environment; and

Part 16: Conserving and enhancing the historic environment.

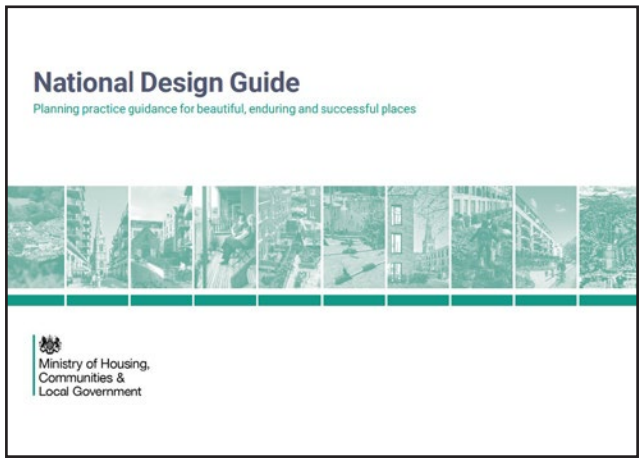
The NPPF notes that, 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes'.

2021 - National Model Design Code
DLUHC

The National Model Design Code (NMDC) sets a baseline standard of quality and practice. It provides detailed guidance on the production of design codes, guides, and policies to promote successful design. It expands on 10 characteristics of good design set out in the NDG.

2020 - Building for a Healthy Life
Homes England

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



2019 - National Design Guide (updated January 2021)
DLUHC

The National Design Guide (NDG) sets out 10 characteristics of a well-designed place and demonstrates what good design is in practice. As a companion document, it supports the ambitions of the NPPF to utilise the planning process in the creation of high-quality places.

2007 - Manual for Streets
Department for Transport

Development is expected to respond to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain residential streets. It promotes prioritising the needs of pedestrians and cyclists, whilst avoiding car dominated layouts.

NATIONAL LEVEL

Adopted Harborough Local Plan (2011-2031)

Harborough District Council

Adopted on the 30th April 2019, the Harborough Local Plan sets out the strategy for delivering future development in appropriate locations across the district. The Local Plan provides an overall vision for Harborough along with a detailed set of policies to explain how this will be achieved.

A Local Plan review is currently underway – with a new Local Plan expected to be submitted in December 2024, with potential adoption in April 2026. As a draft version of the new Local Plan is not yet available, the policies within the Adopted Local Plan (2011-2031) have been referred to within this report.

Burton Overy is designated as an 'other village and rural settlement' within the Local Plan, considered one of the least sustainable areas for growth. As such, there is no existing housing requirement for Burton Overy and (at the time of writing this Design Code) no sites have been allocated.

Supplementary Planning Documents (SPDs)

Harborough District Council

Supplementary Planning Documents (SPDs) provide additional detail to the Local Plan Policies and are a material consideration in planning decisions within Harborough. Several such SPDs have been adopted by Harborough District Council, including:

- The Planning Obligations SPD
- Development Management SPD

Adopted in December 2021, the Development Management SPD is of particular relevance to this design code as it builds upon several design related Local Plan policies. It sets out a series of design principles for new development that aim to recognise the importance of good design and built heritage. These principles include considerations for scale, layout, car parking, porches, windows, chimneys, materials, open space, safety, and infill development amongst many more.

Local Planning Policy & Guidance	Relevant Policies and Guidance Notes
Adopted Harborough Local Plan (2011-2031)	GD1: Achieving sustainable development GD2: Settlement development GD3: Development in the countryside GD4: New housing in the countryside GD5: Landscape character GD8: Good design in development H5: Housing density, mix and standards HC1: Built heritage HC2: Community facilities HC3: Public houses, post offices and village shops GI1: Green infrastructure networks GI2: Open space, sport and recreation GI4: Local Green Space GI5: Biodiversity and geodiversity CC2L: Renewable energy generation CC3: Managing flood risk CC4: Sustainable drainage IN2: Sustainable transport
Development Management SPD	2: Design principles 3: Residential development in the countryside 4: Conservation areas and listed buildings 6: Extensions to dwellings, garden extensions and working from home 8: Addressing climate change 9: Conversion of redundant and disused buildings 10: Landscaping and development

LOCAL LEVEL

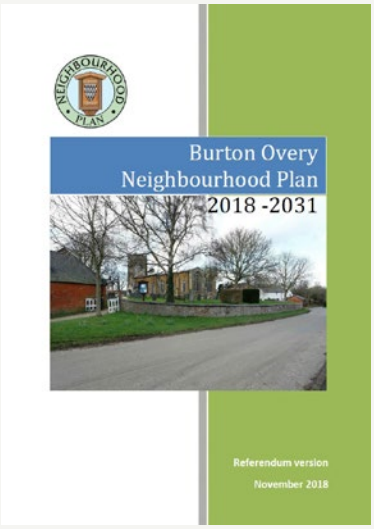
Table 02: Relevant local level planning policy & guidance

Burton Overy Neighbourhood Plan (2018-2031)

The Neighbourhood Plan is a community-led statutory development plan used in determining planning applications. The Neighbourhood Plan contains the views of the local community and reflects the topics identified as being of particular importance.

This document includes a set of policies relating to the design of new development, including considerations for local distinctiveness, car parking, materials, boundary treatments and sustainability. There are general design principles that any new development should seek to follow. Principles specific to Burton Overy are also included, and both the generic and specific principles should be read together when developing design concepts for the areas covered in this document.

The Burton Overy Neighbourhood Plan Advisory Group, are in the early stages of undertaking a review of the Burton Overy Neighbourhood Plan which was made on 10th January 2019. This is running alongside the Local Plan review currently being carried out by Harborough District Council.



NEIGHBOURHOOD L LEVEL

Neighbourhood Planning Policy & Guidance	Relevant Policies and Guidance Notes
Burton Overy Neighbourhood Plan (2018-2031)	S1: Limits to development H3: Windfall sites DBE1: Design ENV 1: Local Green Spaces ENV 2: Protection of sites of enviornmental (natural and historical) significance ENV 3: Biodiversity general ENV 4: Biodiversity, woodland, trees and hedges ENV 5: Ridge and furrow ENV 6: Protection of important views ENV 8: Flooding CF1: The retention of community facilities and amenities E3: Working from home

Table 03: Relevant neighbourhood level planning policy & guidance at time of writing.

Character analysis

03

3. Character analysis

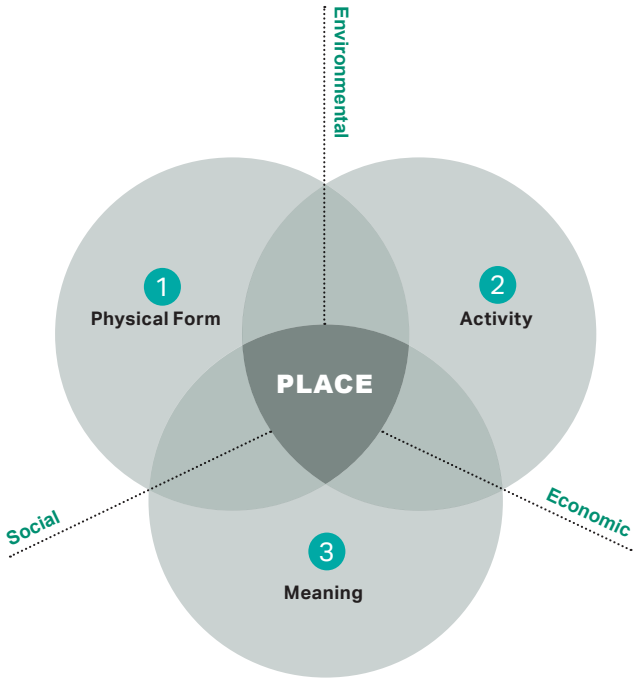
This chapter presents a character analysis of Burton Overy village, setting out three character areas within the Conservation Area. This helps to inform a series of design guidelines that are both sensitive and responsive to local context, landscape setting, and character.

3.1 Understanding place

Achieving quality development starts with a comprehensive understanding of place. Places have a clear and strong identity and character. They are a combination of their physical form, their activities, and their meaning to people. The diagram opposite shows how these factors come together to create a successful place.

New development should reinforce local character and deliver a high-quality of design and placemaking that enhances the existing settlement and its landscape setting. All new development must undertake its own comprehensive analysis of the place to understand a proposal's broader context and establish aspirations and place-specific responses to the location, siting, and design of new development.

The following character analysis helps to illustrate the feeling of place in different parts of Burton Overy village, highlighting what makes each area special and distinct. This analysis has involved both desktop study of figure ground plans, street layouts, and densities, together with on site observations and photographic study.



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

Figure 08: A diagram showing how different factors come together to form a sense of place.

3.2 Settlement origins and growth

There is evidence of a settlement in the area since Roman times, yet Burton Overy only saw modest growth up until the 18th Century. With a principally agricultural economy throughout its history, the arrival of textile-related industry in the wider area led to a peak in population in the mid-1800s, with many buildings in the village dating from this time.

There was little further growth until the mid-late 20th Century when several residential developments further expanded the settlement area, joining the northern and southern sections of the village.

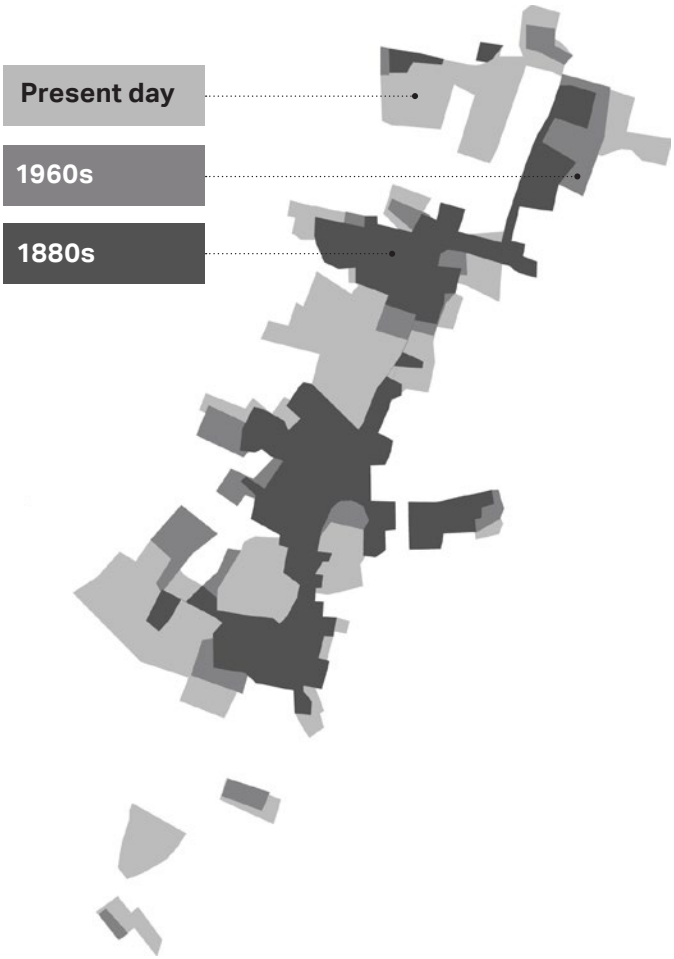


Figure 09: A diagram illustrating the historic growth of the settlement area in three stages, 1880s, 1960s, and the present day.

Timeline of historical development events:

- Burton Overy is mentioned in the Domesday Book
  1086
- St. Andrews Church is rebuilt
  13th and 14th Century
- Previously common land is subdivided, and new roads laid out as part of the Inclosures Act
  1766
- The Grand Union Canal is constructed, running through the south of the parish
  Circa 1797
- Textile industries overtake agriculture as the main form of employment
  1801
- Population peaks at 483
  1851
- Village school built and opened
  1857
- The British Railways line between Leicester and Market Harborough opens, running through the south of the parish
  1857
- Residential development infills many areas, creating the settlement pattern seen today
  Mid-late 20th Century

Development character over time:

The images on this page illustrate the 'typical' building types seen through each era of development. Residential development has generally evolved from compact terraced cottages (fronting directly onto the street) to large, detached homes, set back within their plot.

13th Century

18th-19th Century

Mid 20th Century

21st Century

18th Century

19th Century

Late 20th Century

3.3 Character areas

Following initial analysis and site visit observations, three character areas were devised to segment Burton Overy village (within the Conservation Area). These were proposed as part of a baseline study and agreed with the group during the site visit. This allows for context-specific guidelines to be assigned.

See adjacent diagram for character area boundaries.

1

CA1: Historic Core

The southern core of the village, focused around the main intersection at the junction between Main Street, Bell Lane and Carlton Lane. Comprises predominantly pre-20th Century development.

2

CA2: St. Andrews Church

The northern core of the village, with the Grade II* Listed St. Andrews Church at its centre. Comprises predominantly pre-20th Century development.

3

CA3: Post-war residential

Dispersed pockets of predominantly 20th and 21st Century development which have expanded the village over time to meet housing need. Generally featuring larger plots with a more informal building layout.

Based on the headings of **character, climate, and community** from the '10 characteristics of good design' wheel (see below) - a written analysis supports each character area, as highlighted using the following coloured banners:

Character

Climate

Community

A selection of images identifies the typical appearance of buildings and spaces in each area. Reference can also be made to an area's Dwellings per Hectare (DpH) range, typical plot sizes, and typical block size and shape.

Proponents must adhere to all guidance detailed in Section 4 (area-wide design codes) and will refer to the assigned character area to understand the applicable guidelines relating to the location and development type. Designers should also consider neighbouring character areas and their specific local context and characteristics when developing proposals.

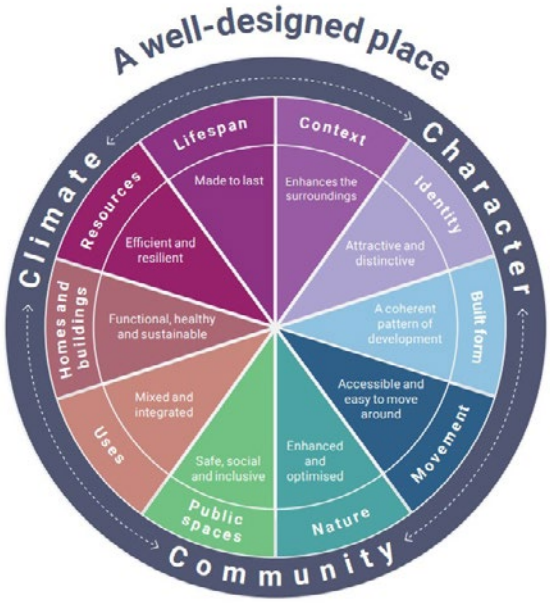


Figure 10: The ten characteristics of well-designed places, as set out in the National Design Guide (DLUHC).

Please note: *the character areas presented extend past the Conservation Area boundary in some places. These edges instead align with the Burton Overy settlement boundary.*

If the settlement boundary is ever amended, it would be expected that new development within expanded areas should represent the features of the most contiguous character area.

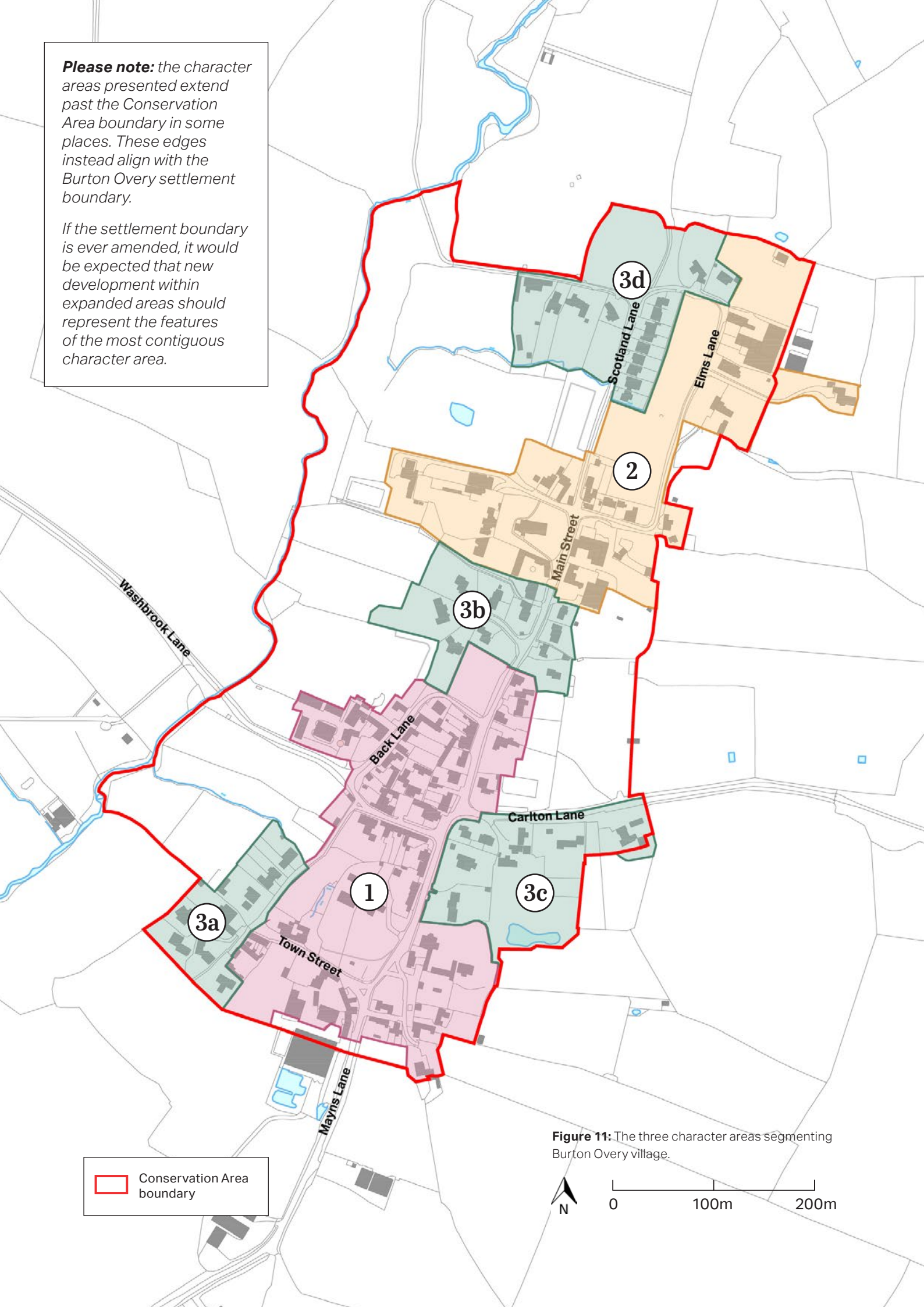


Figure 11: The three character areas segmenting Burton Overy village.

1 Character Area 1: Historic Core

The historic core encompasses many of the oldest buildings in Burton Overy and is focused around the junction between Main Street, Bell Lane, and Carlton Lane. This is the key intersection for movement in and around the village.

Using the overarching headings of **character, climate, and community** - the following written analysis was based on site visit observations and desktop study:

Character

Urban form

Two looping roads off Main Street (Back Lane and Town Street/Beadswell Lane) create the main structure around which buildings are arranged. Most historic residential buildings are formally arranged, with a main façade which faces the street and a consistent building line.

Clusters of historical farm buildings with a more informal layout (some converted to residential, some still in use) surround this area, featuring varying setbacks and some courtyard spaces. Kingarth Farm and the associated dairy form the main gateway into the village from the south, whilst Manor Farm mark the western gateway along Washbrook Lane.

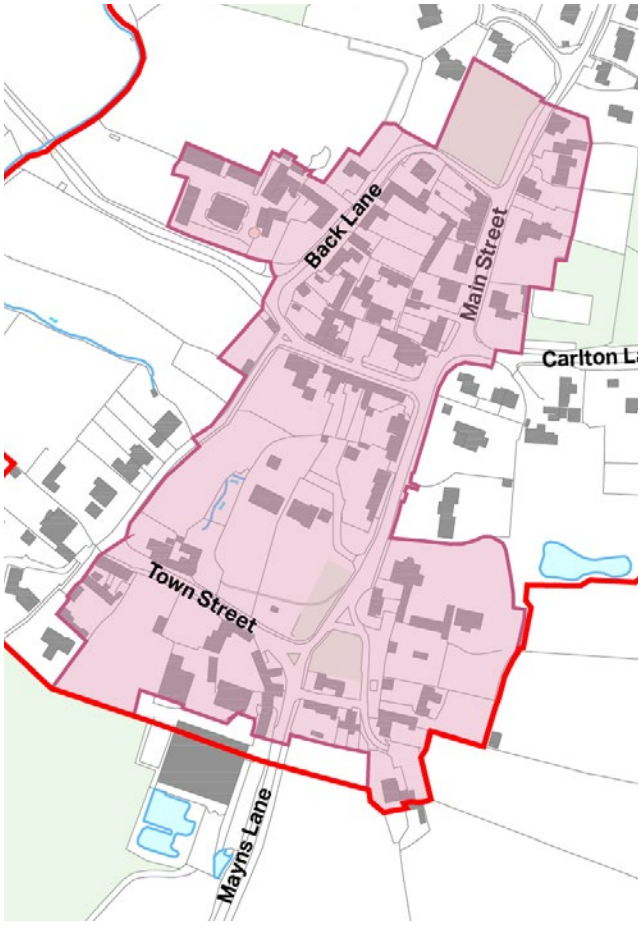


Figure 12: Figure ground of *CA1: Historic Core* highlighting layout, plot and block sizes and open spaces.

CA1: Historic Core	Calculations
Indicative Dwellings per Hectare (DpH)	10-20 DpH
Typical plot size range	5m (W) x 22m (L) 15m (W) x 42m (L)
Typical block size range	110m (W) x 85m (L)

Please note: Density calculations are based on estimations only, and refer to net densities.

Figure 13: Rows of 2-storey terraced cottages are seen along much of Main Street. Fronting directly onto the street with only small (or no) setbacks, boundaries are often marked with inset pebbles.

Figure 14: The Grade II Listed Overton Cottage dates from the 17th Century and features a distinctive timber frame.

Figure 15: Kingarth Farmhouse is a 3-storey, Grade II Listed structure featuring red brick and Swithland slate.

Figure 16: A 3-storey red brick residential dwelling on Town Street featuring both sash and bay windows.

Figure 17: Houses along Main Street are typically 2 storeys, with red brick or white rendered facades. The Grade II Listed Thatched Cottage provides an example of the thatched roofs found in the village.

Figure 18: Although not a listed building, The Paddocks on Main Street is a key example of a Georgian style detached house, one of the main residential building types within the historic core.

Character

Movement networks

Main Street/Mayns Lane is the primary north/south street around which the village is arranged, connecting to London Road to the south and ending as a cul-de-sac to the north. The junction between Main Street, Bell Lane and Carlton Lane is the key intersection.

There is no public transport, and most people travel by private car to reach the village. Car parking can be problematic down Bell Lane and Main Street. As through routes are limited, roads are generally quiet with traffic moving at low speeds. In many places, footpaths are narrow and restricted to one side of the street (further restricted by on-street parking).

Subdivision of land

The block structure is primarily defined by the two looping roads off Main Street. The northern block (Back Lane) features generally small plots of varying shapes and sizes which also contain outbuildings. Plots are generally larger within the southern block (Town street/Beadswell Lane) with extensive areas of green space, where hedgerow boundaries are common.

Boundary treatments and setbacks

Many historic buildings front directly onto the street, with only small or no setbacks. Boundary treatments generally include hedgerows of varying height, and mid-rise red brick walls with capping. There are also examples of inset stone slabs or pebbles marking doorstop zones/providing definition between public and private.

Character

Building size, scale and type

Most buildings are 2-3 storeys in size, detached or terraced. Typical building types include clustered farm buildings (some converted), terraced cottages and Georgian style detached homes. Notable architectural features include thatched roofs, red brick chimneys and curved window lintels.

Climate

Green and blue infrastructure

Four sites of Environmental Significance (as identified in the adopted Burton Overy Neighbourhood Plan) are contained within the historic core. Several important hedgerows (species-rich and/or ancient) are also identified. Green verges, hedgerows, and mature trees along roads and within front gardens also contribute to the green infrastructure network in this area.

The Washbrook is the closest water source to the village, resulting in an area of increased flood risk along the settlement's western edge. There are also notable areas of surface water flood risk to the south of CA1, particularly along Main Street, Town Street and Beadswell Lane.

Community

Public realm/open space

There are no public parks or other communal outdoor spaces within the village. The adopted Neighbourhood Plan has however designated several Local Green Spaces (LGS) and Important Open Spaces (IOS). Banks Field is noted as a particularly important community asset (a fenced area of land retained for wildflowers and grazing) however this is not publicly accessible. The adjacent grass verges contain mature trees and a place for residents to sit. Most of the southern looping road is also a significant area of open space – a private garden.

Key characteristics: CA1 Historic Core

Colour palette

Boundary treatments



Windows

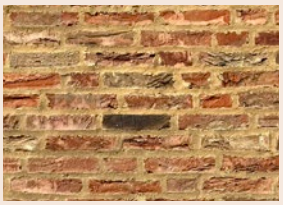


Doors



Façades

Red brick



White render

Roofing

Slate

Thatch

Guidelines: CA1 Historic Core

In conjunction with the area-wide codes set out in Section 4, all development within CA1 should:

- Be of a density that reflects the wider character of around 10-20 DpH.
- Respect and respond to the immediate context in terms of built form and layout - including plot sizes, formal/informal building layouts and a variety of setbacks.
- Generally be no more than 3 storeys in scale.
- Adopt materials and architectural features as set out in the above imagery. In particular, adopting slate or thatched roofs as the appropriate roof treatments.
- Choose boundary treatments reflective of local character including red brick walls, inset pebbles, and native hedgerows.

2 Character Area 2: St. Andrews Church

Separated from the historic core by an area of mid-20th Century development, St. Andrews Church forms the focal point of this character area, with buildings clustered around the notable Grade II* Listed structure.

Using the overarching headings of **character, climate, and community** - the following written analysis was based on site visit observations and desktop study:

Urban form

This second historical core has a lower-density character than its counterpart. The area contains a large area of open space (Spring Field) a number of working farms, and two of the village's main community facilities – St. Andrews Church and the Village Hall. Buildings are predominantly clustered around the church, with a second cluster around the north of Elms Lane.

Whilst some dwellings have a main façade which faces the street, some are also rotated 90 degrees, creating courtyard spaces and contributing to a less defined sense of building line or frontage.

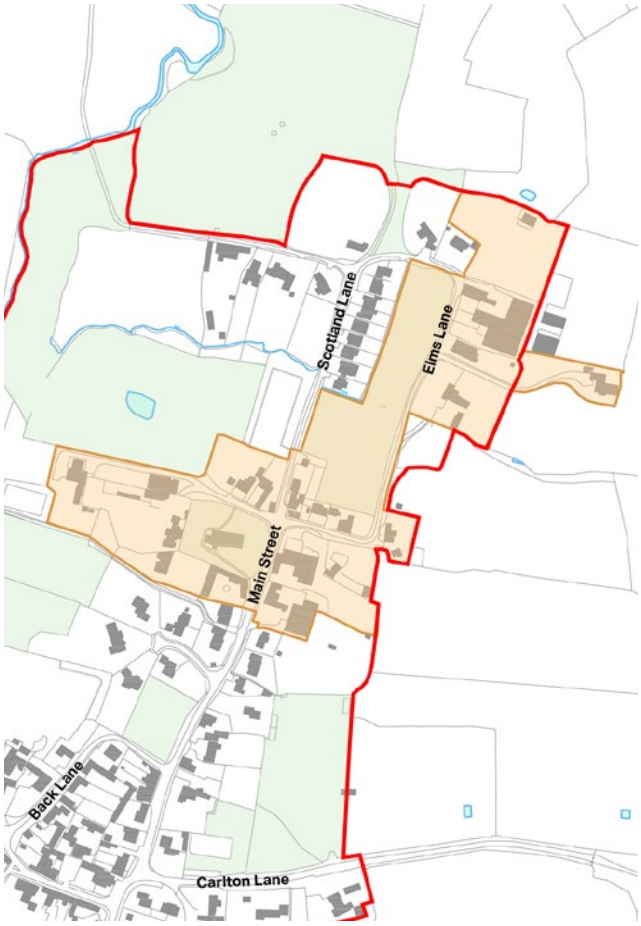


Figure 19: Figure ground of *CA2: St. Andrews Church* highlighting layout, plot and block sizes and open spaces.

CA1: Historic Core	Calculations
Indicative Dwellings per Hectare (DpH)	5-10 DpH
Typical plot size range	21m (W) x 18m (L) 45m (W) x 40m (L)
Typical block size range	90m (W) x 180m (L)

Please note: Density calculations are based on estimations only, and refer to net densities.

Figure 20: A cluster of red brick buildings mark the corner of Elms Lane and Scotland Lane. All buildings feature curved window lintels, white window frames, and slate roofs - helping them to read as a unified set. Bands of decorative brickwork, alongside alternating hedgerow and brick wall boundaries help to give each home an individual character.

Figure 21: Banks Farm House is a collection of farm buildings which form a courtyard, typical of others in the village.

Figure 22: A decorative wooden porch creates an inviting entrance to this home.

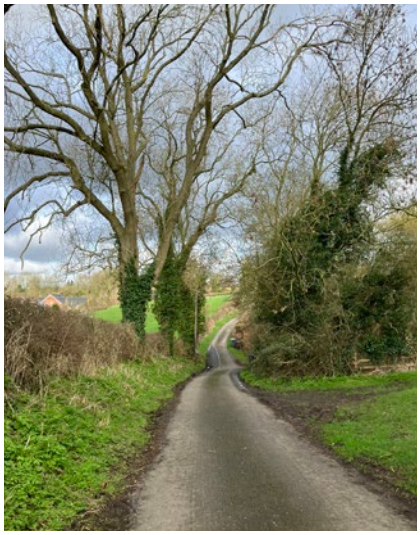


Figure 23: The rural feeling Elms Lane is bounded by hedgerows and mature trees, and features no footpaths.

Figure 24: Burton Overy Village Hall is located adjacent to St. Andrews Church and is a key community asset. Comprises two former C18 cottages.

Figure 25: The Grade II* Listed St. Andrews Church is the oldest structure in the village and sits at the heart of CA2. Surrounding residential development is clustered around this key landmark.

Character

Movement networks

At the village's northern end, the Scotland Lane/Elms Lane road loop marks the end of the main north/south route through Burton Overy. There are no vehicular through routes past this point. This gives the roads within CA2 a more rural feel. Elms Lane for example is a quiet rural lane bounded by hedgerows and mature trees. There are no dedicated footpaths, with pedestrians required to walk in the road.

Subdivision of land

Due to the mixed land uses across this character area (residential, farming and civic/community), plots vary widely in shape and size.

Boundary treatments and setbacks

The boundary surrounding St. Andrews Church is formed by a capped granite rubble wall. Other properties feature mid-high rise red brick walls with similar capping, some with decorative bands of brickwork. Grass verges and mature hedgerows line the roads in other areas. Setbacks vary with small front gardens present in some properties. Front parking is generally not provided.

Building size, scale, and type

Most buildings are 2 storeys in size. Typical building types include clustered farm buildings and detached Georgian/ Edwardian style red brick homes. Notable architectural features include slate roofs, white window frames, curved lintels, and projecting porches.

Climate

Green and blue infrastructure

Four sites of Environmental Significance (as identified in the adopted Burton Overy Neighbourhood Plan) are contained within the St. Andrews Church area, including Spring Field and the churchyard. Green verges, hedgerows, and mature trees (along roads and within front gardens) also contribute to the green infrastructure network in this area.

Thanks to a slightly elevated location, there are extensive views out to the surrounding countryside from the St. Andrews Church area. This includes a key view from the public footpath close to the village hall, overlooking the Glebe land to the north and west.

Community

Public realm/open space

There are no public parks or other communal facilities within the village. The adopted Burton Overy Neighbourhood Plan has however designated several Local Green Spaces (LGS) and Important Open Spaces (IOS). Spring Field and the Churchyard are such areas within CA2. The churchyard at St. Andrews Church is also an existing Open Space Sport and Recreation Site (Policy G12) as designated in the Harborough Local Plan.

Key characteristics: CA2 At. Andrews Church

Colour palette

Boundary treatments



Windows



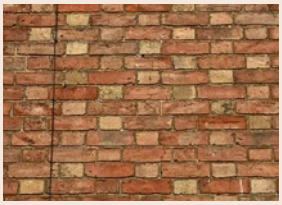
Doors



Façades

White render

Red brick



Roofing

Slate

Guidelines: CA2 St. Andrews Church

In conjunction with the area-wide codes set out in Section 4, all development within CA2 should:

- Be of a low density that reflects the wider character of around 5-10 DpH.
- Generally be no more than 2 storeys in scale.
- Adopt materials and architectural features as set out in the above imagery. In particular, adopting slate as the appropriate roof treatment.
- Choose boundary treatments reflective of local character including red brick walls and native hedgerows.
- Respect and respond to the immediate context in terms of built form and layout - including plot sizes and informal building layouts. (For example, clusters of farm buildings are common in this area, as are buildings which have their main facade facing St. Andrews Church).

3 Character Area 3: Post-war residential

Characterised by dispersed pockets of predominantly 20th and 21st Century infill development, CA3 generally features larger plots and a more informal building layout.

Using the overarching headings of **character, climate, and community** - the following written analysis was based on site visit observations and desktop study:

Character

Urban form

Outside of the two village cores, several scattered areas are predominantly characterised by 20th Century residential infill developments (although also containing some older buildings). Dwellings in these areas are generally more informally arranged with a lower density - set in the centre of large plots, with extensive setbacks and front parking.

Movement networks

Like much of the village, the scattered areas forming CA3 are clustered around the main north/south thoroughfare created by Main Street. Reflecting the style of the time, the development clusters around Baileys Lane, Scotland and west of Town Street could be described as cul-de-sacs.

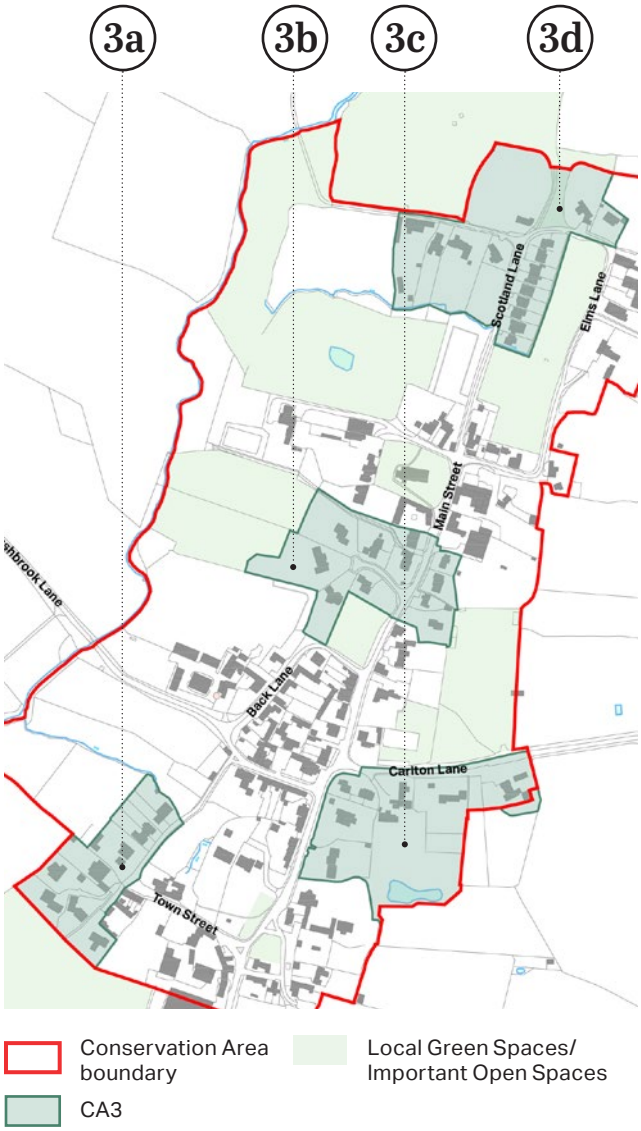


Figure 26: Figure ground of *CA3: Post-war residential* highlighting layout, plot and block sizes and open spaces.

CA1: Historic Core	Calculations
Indicative Dwellings per Hectare (DpH)	5-10 DpH
Typical plot size range	12m (W) x 40m (L) 35m (W) x 55m (L)
Typical block size range	125m (W) x 70m (L)

Please note: Density calculations are based on estimations only, and refer to net densities.

Figure 27: Looking across Spring Field from Elms Lane to the backs of a row of 20th Century housing development. Buildings are all two-storey with a mix of gabled and hipped roofs.

Figure 28: A typical home on Baileys Lane, with a gable end facing the street, an integrated garage and a buff brick facade.

Figure 31: A typical home on Carlton Lane, set back within a large plot and screened from view by mature planting.

Figure 29: A 2-storey 20th century home along Beadswell Lane, with an integrated garage, gabled roof and casement windows.

Figure 30: 20th Century homes along Scotland Lane are set back from the road with front parking. Boundaries are marked by stone walls, fencing, and hedgerows.

Character

Movement networks (continued)

As through routes are limited, roads are generally quiet with traffic moving at low speeds. In many places, footpaths are narrow and restricted to one side of the street or non-existent. Numerous Public Rights of Way (PRoWs) extend from the scattered CA3 areas, providing connection with the surrounding countryside on foot, by horse and via bicycle.

Subdivision of land

Plots within CA3 areas are generally larger than in the rest of the village, often backing onto open countryside or agricultural fields.

Boundary treatments and setbacks

Boundary features are mixed throughout CA3, with mid-rise red brick walls, low stone walls, wooden fencing, and hedgerows all featured.

Combined with extensive setbacks, dwellings are often screened from the street by tall hedgerows or mature planting. Especially at the edge of the village, this helps more modern homes to feel well integrated into their rural setting.

Building size, scale, and type

Most buildings are 1-2 storeys in size and detached (including bungalows). Notable architectural features integrated garages, catslide roofs, and dormer windows. Roof types include both gabled and hipped, with some gabled ends facing the street. In a departure from the traditional character seen in the two village cores, some buildings also feature buff brick facades and pantile roofs.

Climate

Green and blue infrastructure

The rural character of the village is a key part of its identity, with open countryside and agricultural land extending into the village itself. Small fields and numerous hedgerows have been well preserved both within and surrounding the village, contributing to a good green infrastructure network. Green verges and mature planting within gardens further contribute to this.

The Washbrook wildlife corridor follows the route of Burton Brook, bounding the west of the settlement.

Community

Public realm/open space

There are no public parks or other communal facilities within the village. The adopted Burton Overy Neighbourhood Plan has however designated several Local Green Spaces (LGS) and Important Open Spaces (IOS). Many of these surround/sit adjacent to the CA3 character areas, providing a buffer between development and the open countryside.

The rural character of the village is a key part of its identity, with open countryside and agricultural land extending into the village itself.

Key characteristics: CA3 Post-war residential

Colour palette

Boundary treatments

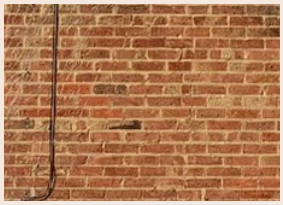
Windows

Doors

Façades

Buff brick

Red brick



Roofing

Slate

Pantile

Guidelines: CA3 Post-war residential

In conjunction with the area-wide codes set out in Section 4, all development within CA3 should:

- Be of a low density that reflects the wider character of around 5-10 DpH.
- Generally be no more than 2 storeys in scale.
- Adopt materials and architectural features as set out in the above imagery.
- Choose boundary treatments reflective of local character including red brick walls and native hedgerows.
- Respect and respond to the immediate context in terms of built form and layout - including plot sizes and informal building layouts. (For example, building lines are often less defined in this area, with dwellings set back within their plot).
- Consider the use of mature planting along roadside boundaries to screen homes from view, reflective of their rural setting.

Area-wide design codes

04

4. Area-wide design codes

This chapter presents a series of area-wide design codes, applicable to any future development within the Burton Overy Conservation Area. These design codes should be considered in conjunction with the character area specific design guidelines in Section 3.

4.1 Introduction

This section supports developers and other applicants when producing or reviewing planning applications within the Burton Overy Conservation Area. The featured codes apply to the whole Conservation Area, plus any parts of the settlement boundary which extend past this area (currently, or in future). This includes any future allocated sites, infill development, and windfall development.

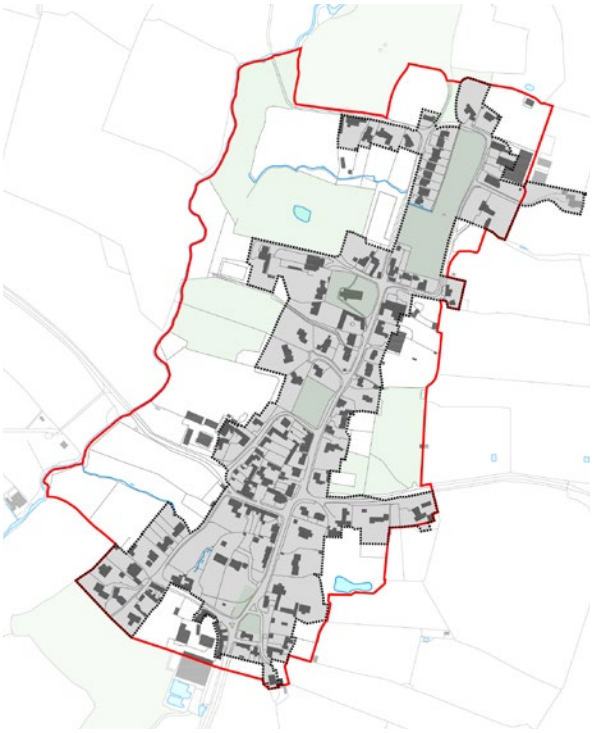


Figure 32: Design codes in this section apply within the Burton Overy Conservation Area as highlighted by the red line boundary. Any parts of the settlement boundary which extend past this red line are also covered (including any future amendments).

Development proposals can apply these guidelines as part of a clear design process to improve and enhance the setting and sustainability of the Neighbourhood Area, while not detracting from its context and local character or sense of place.

Prioritising design quality, sustainability and several other key topics of importance to the community - the following topics are addressed by the area-wide design codes in this section:

A - History and Identity (responding to heritage, character features, key views and gateways)

B - Built form (design response, density, infill development, extensions and alterations)

C - Movement (streetscene and car parking)

D - Nature (Extending and maintaining the green infrastructure network, landscape setting and settlement edge, water sensitive urban design)

E - Resources (passive design and orientation, assessing alternative energy solutions)

A Design Code A: History and Identity

4.2 Design Code A: History and Identity

The identity or character of a place comes from the way that buildings, streets and spaces, materials, landscape, and infrastructure combine and how people experience them. Places are made distinctive by the richness of buildings that have built up over time.

New development should add a new layer to the history and thus identity of a site, respecting and enhancing positive character features. This helps to create harmonious development, which is well grounded in its locality.

4.2.1 Heritage assets

Burton Overy has evolved over many years, resulting in a mosaic of buildings of different sizes, ages, styles, and relationship with the street. This variety of historical character greatly contributes to the way in which people experience the village, and forms a key part of Burton Overy's identity.

Historic buildings within Burton Overy predominantly feature red brick, white render and slate roofing, although there are also some examples of timber frames and thatched roofs.

Listed buildings

There are 21 listed buildings and structures (as identified within the National Heritage list for England) within the Neighbourhood Area. All of these are contained within the Burton Overy Conservation Area, and the majority are Grade II Listed. The notable exception is the Grade II* listed St. Andrews Church, which itself is constructed from ironstone and limestone, with a granite churchyard wall.

Stricter planning controls apply to this area in respect of new development, demolitions, alterations and work to trees

Conservation Area

Burton Overy Conservation Area covers the entirety of the village, and includes not only settlement areas but also some narrow fields at the back of houses and roads.

Under the NPPF, Conservation Areas are designated heritage assets and their conservation is to be given great weight in planning permission decisions.

Scheduled monuments

There is one scheduled monument within the NA - the medieval manorial fishponds at The Banks. These visible traces of a medieval settlement highlight the long history of the village.

Non-designated heritage assets

In addition, there are numerous historic features which contribute greatly to Burton Overy's character, although they have no official designation. These include many surviving ridge and furrow fields.

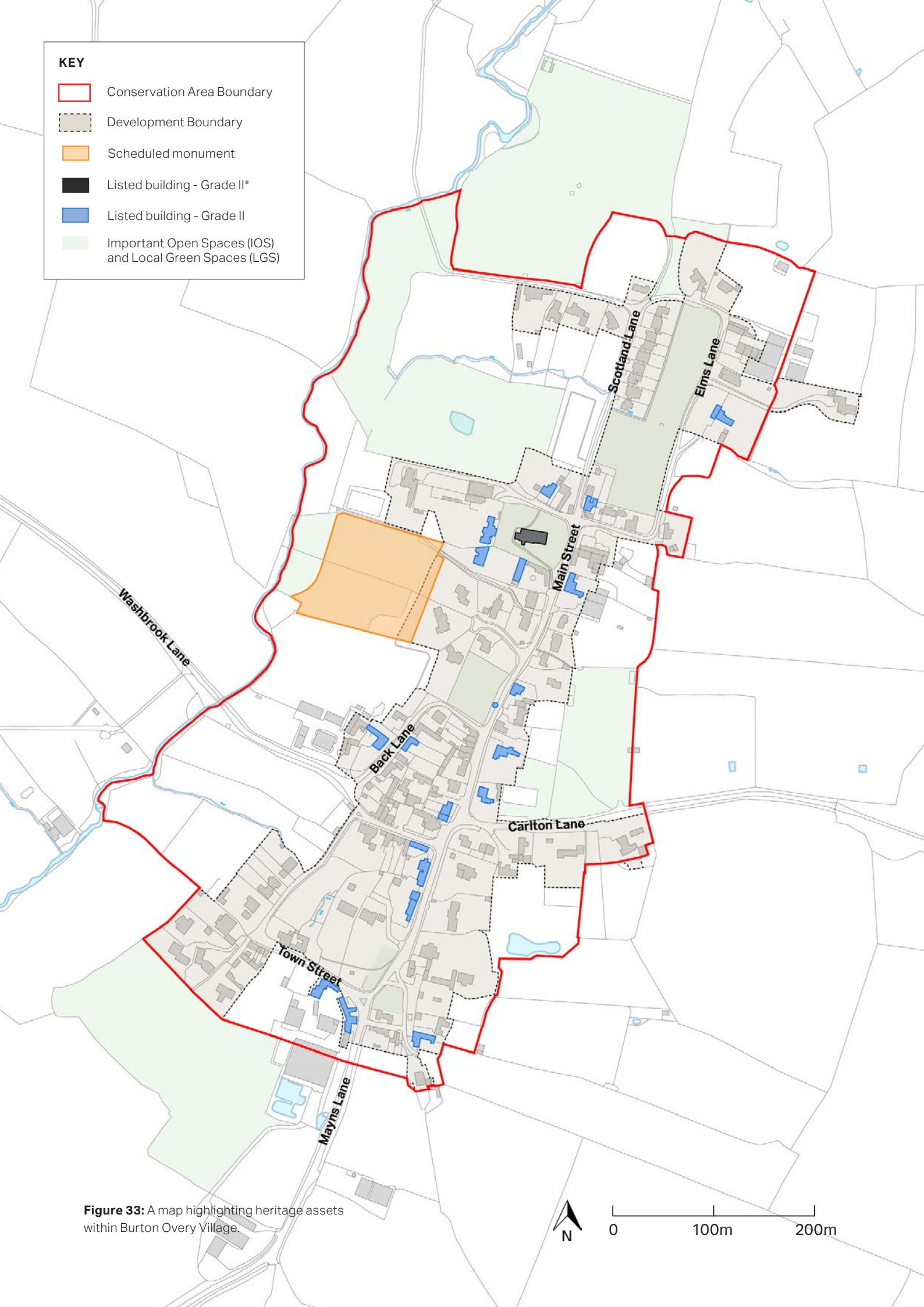


Figure 33: A map highlighting heritage assets within Burton Overy Village.

Listing	Historic Asset
Grade II*	Church of St. Andrew
Grade II	Overton Cottage
	Burton House
	Barn and Wall at the Banks Farm House
	The Cottage and Ridgefield
	Thatched Cottage and Post Office
	The Old Rectory
	South View
	Barn at and Circa 20 Metres East of Kingarth Farmhouse
	The Manor Farmhouse
	Smith's Cottage Adjoining Forge Mews to the East and Approximately 10 Metres North of the Old House
	Manor House Farmhouse
	Ivy Cottage
	1, Scotland Lane
	K6 Telephone Kiosk
	Kingarth Farmhouse
	The Elms
	The Old House
	White House Farmhouse
	Higher House
	The Banks Farm House

Table 06: There are 21 listed buildings and structures within the Neighbourhood Area, all of which are contained within the Burton Overy Conservation Area.

Figure 34: The Grade II* listed St. Andrews Church features ironstone and limestone construction, alongside a granite churchyard wall.

A1 - Responding to heritage

All development proposals within, adjacent to, or affecting heritage assets must:

Responsive design - Respond to heritage features, such as reflecting materials, detailing, and openings whilst avoiding pastiche design which detracts from the appearance of the historical character.

Character - Respect the historic layout and pattern of Burton Overy village within the Conservation Area, responding to positive characteristics in terms of street pattern, density and layout, plot series, and boundary treatments. Design of details and features must respond to the character area/s in which it is sited or adjacent to, in order to enhance the positive qualities of the area - see Section 3 for guidance.

Scale and massing - Respond appropriately by respecting scale, massing, and height, especially where visible from public routes and spaces (particularly the main routes through the village).

Key views - Retain and frame key views of listed assets and notable buildings such as St. Andrew's Church; be orientated and sited where it does not impact the setting of a listed asset.

Fenestration - Ensure that windows and door design are proportioned and designed to reflect the style/age of the surrounding heritage buildings.

Reuse, re-purpose, recycle - Reuse existing materials on site especially when carrying out alterations and extensions.

Figure 35: Red brick and grey slate roofs are characteristic of Burton Overy.

Figure 36: Inset pebbles (here laid in lines running perpendicular to the highway) help to designate the boundaries of dwellings with minimal setbacks along Main Street.

Figure 37: There are several examples of 16th-17th Century timber frames.

Figure 38: Within the historic core, many buildings front directly onto the street, with no setbacks, as seen here with converted buildings on Bell Lane.

Figure 39: S-shaped iron wall ties are present in many dwellings.

Figure 40: On the eastern side of Main Street, many dwellings are instead set back from the road, with high brick walls and hedgerows providing screening.

Figure 41: Decorative brick banding is apparent in 19th Century dwellings.

Figure 42: Reflecting its agricultural history, clusters of converted fam buildings with central courtyards are also common in Burton Overy.

4.2.2 Character features

The photo study on page 41 (and continued below) illustrates some of the key character features of Burton Overy's built form. These features are typical of many of the area's heritage assets, showcasing styles from the Tudor, Georgian, Victorian, and Edwardian architectural eras. Existing heritage assets and vernacular buildings within Burton Overy should provide a library of precedents for new development to draw influence from.

Figure 43: Small dormer windows are commonly seen on main frontages, within both slate and thatched roofs.

Figure 44: In some historic properties, traditional entrances to courtyards have been converted into integral garages.

Figure 45: Low, decorative gates are commonly seen providing an entrance through high brick walls, sometimes with steps.

A2 - Protecting and enhancing character features

Local character features must be preserved and enhanced where possible within the character areas, limiting the creation of standardised designs that are not context-specific.

The following sub-headings provide an outline of how character features vary across the village. New development should refer to the information below, alongside their own character analysis to determine the most contextual response.

Materials - Development must be harmonious with the local materials palette including red brick, whitewashed brick and white render, and Welsh grey slate and thatched roofs.

Boundary treatments - Boundary treatments vary across the village, from low hedgerows and inset pebbles within the centre of the village, to mature hedgerows and high brick walls on the outer edges.

Doorways and entrances - Doorways vary in character across the village. Along main street, curved lintels and small projecting porches are common on the western side of the road. Metal gates inset into medium and high rise brick boundary walls can be found on the eastern side.

Windows - Small dormer windows with pitched roofs, casement windows with curved lintels, and Georgian style paned sash windows can all be found in historic buildings throughout the village.

4.2.3 Legibility

Legibility relates to how easy it is for people to find their way around a place. It describes the way in which buildings, routes, and spaces can be 'read' together to give an understanding of the place, it's structure and cues for wayfinding. Well-designed, memorable places aid users (including vulnerable users, the elderly, and the young) to feel safe, and enjoy navigating an interesting environment.

The following legibility plan illustrates a range of key features, which effect legibility within Burton Overy. These include:

- **Landmarks** - the most notable buildings and structure within the village, which aid wayfinding.
- **Gateways** - where the primary access points into the village are located.
- **Routes** - the primary movement corridors within the village.
- **Spaces** - notable Important Open Spaces (IOS) and Local Green Spaces (LGS).
- **Frontages** - the key frontages within the village which help to define a sense of place.
- **Key views** - 4 key views as identified in the adopted Neighbourhood Plan, which connect Burton Overy to its surrounding rural landscape, and provide reference points for wayfinding.

Figure 46: A selection of the landmarks within Burton Overy which help residents to orientate themselves and navigate the village. Includes (from top left): telephone box on Main Street, the Bell Inn, the Village Hall, St. Andrews Church and the dairy at Kingarth Farm.

Figure 47: A legibility analysis, highlighting landmarks, gateways, and key views within Burton Overy village.

4.2.4 Key views

Thanks to it's elevated location, extensive views across the surrounding landscape are a key contributor to the rural character of Burton Overy. Through fieldwork and community consultations, the adopted Burton Overy Neighbourhood Plan identifies 8 key views within the Neighbourhood Area (NA), 4 of which are within the Conservation Area boundary (see figure 47).

These include framed vistas of the surrounding landscape (such as the view from next to the Village Hall, looking north over the Glebe land - see figure 48), and important views within the village, such as the view north and south along Main Street (see figure 49), taking in many of the Important Open Spaces in the village.

The key views and vistas mapped in figure 47 are locally defining features which shape the identity of the village. As such, they should be protected and enhanced wherever possible.

Figure 48: The view out to the surrounding landscape from next to the Village Hall. looking north over the Glebe land and the Washbrook valley.

Figure 49: Looking south along Main Street from a position 50m south of the Bell, taking in key frontages and open spaces within the village. Also encompasses three Important Open Spaces with trees of landscape value and a vista that characterises the rural appearance of the village.

4.2.5 Gateways

There are three main vehicular access points or 'gateways' into Burton Overy, from the east, west and south. At two of these gateways (Mayns Lane and Washbrook Lane), farm buildings set the scene on the approach to the village, highlighting its rural character and agricultural roots.

Figure 50: The dairy at Kingarth Farm greets residents as they enter Burton Overy from the primary southern gateway on Mayns Lane. Large scale farm buildings give way to a more residential character as you pass the village sign.

A3 - Key views and gateways

To aid legibility and protect local character, new development must:

Protect views at the settlement edge: Proposals on the settlement edge should be unobstructive of both inward and outward key views. Views of the Neighbourhood Area's landscape and built form are a locally defining feature that contribute to legibility and way-finding.

Protect and create views for way-finding: Buildings should be oriented to maintain existing key views or to create new views/vistas which can contribute to local way-finding. Views of both landmark buildings (i.e., church spires) and landscape features (i.e., hills) should be utilised to promote legibility within the area.

Protect the character of key gateways: Kingarth Farm and Manor Farm should be considered as key gateway sites, which contribute to the rural character and identity of the village. Adjacent development should respect these gateways, and not erase their character.

Figure 51: The view looking east along Washbrook Lane with the entrance to Manor Farm on the left, forming a gateway into the village from the west.

Figure 52: The approach to the village at the eastern gateway is characterised by large residential properties, set back within their plot. A view of The Cottage (Grade II Listed) and The Bell Inn is framed at the entrance to the village.

B Design Code B: Built Form

4.3 Design Code B: Built Form

Covering density, layout, building line and massing - built form refers to the three dimensional arrangement of buildings, blocks and spaces. This varies by character area as set out in Section 3, although there are some commonalities across the entire village.

Some of the following guidance is directed at development on existing plots, such as extensions and alterations, though many of the suggested principles can be applied to both new and existing development.

4.3.1 Design response

It is recommended that proponents engage with local groups early to generate an acceptable design response that is more likely to be accepted by the community.

Regular communication and close liaison with community groups should form a key part of the design process from an early stage - when the designs can be affected and improved. This should continue throughout Outline Application and Reserved Matters stages as part of both the design process and formal consultation.

B1 – Design response

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

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

1 HARMONISE

Wheatridge in Burton Overy was originally built in 1651, but destroyed by fire in 2006. The cottage was rebuilt, mimicking the scale, form, and layout of the historic dwelling. This new build dwelling sits harmoniously with surrounding properties, retaining the character of the street

2 COMPLEMENT

A positive example of a new outbuilding addition at Wychwood on the Gravel in Burton Overy. A Grade II listed building (South View) is opposite. Although this bears no resemblance to the original building, the scale, form and materials succesfully respond to the rural setting, allowing the building to complement the existing structures.

3 INNOVATE

This semi-detached home is contemporary in form, with distinctive architectural features including timber cladding. Despite this, it respects the scale and materiality of its neighbours.

Please note: this is a precedent example, not located in Burton Overy.

4.3.2 Layout and density

As a rural village, Burton Overy has a low-density built form which generally ranges between 5-20 Dwellings per Hectare (DpH) as outlined in Section 3. This low density helps Burton Overy to integrate harmoniously with the surrounding countryside, with building lines regularly interrupted by pockets of green space.

Generally new development within Burton Overy should not exceed 30 DpH to retain the green, rural character of the village. However, the guidelines for each character area should be referred to in determining the appropriate density and plot sizes for new development, dependent on its location.

Housing mix

The existing housing mix of the historic village combines high status larger properties right next to smaller more humble buildings. Recent building has been at the less humble end of the scale and local residents have raised the concern that there is a deficiency of smaller dwellings (2-3 bedrooms) within the village, for use as starter homes or for downsizing.

It should therefore be noted that there needs to be a balance between character and housing need in terms of density. Raising the density of new development could help to provide a greater proportion of smaller homes, however, this should not be to the detriment of the local character.

An updated Housing Needs Assessment (HNA) is been carried out for Burton Overy at the time of writing, and any new development should reflect the mix requirements set out in the emerging 2024 report. This will help to encourage a cohesive and diverse village community.

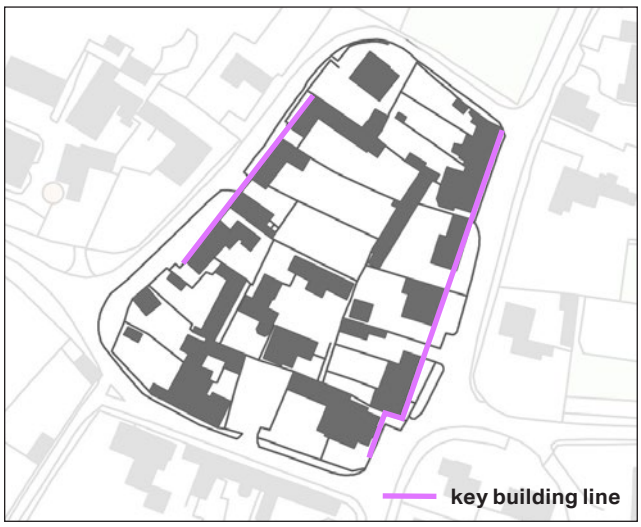


Figure 53: The block created by Main Street, Back Lane and Bell Lane features a layout somewhere between a perimeter and a more informal block. This is the highest density area of the village, and features relatively defined building lines.

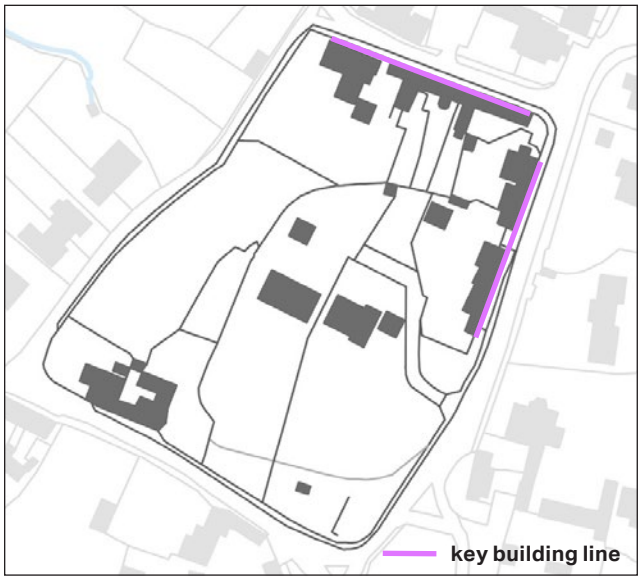


Figure 54: The block created by Main Street, Town Street and Beadswell Lane is much more informally arranged, with a lower density and fewer consistent building lines.

Figure 55: 20th Century development on Baileys Lane is some of the lowest density, with detached buildings set within large plots, and no defined building lines.

B2 – Layout and density

Development within the Burton Overy Conservation Area must:

- Generally not exceed a density of more than 30DpH. Character area guidelines should be consulted to determine the most appropriate density for a development. There should also be an awareness of balancing density with housing need.
- Be no more than 3 storeys in height.
- Reflect the mix requirements as set out in the 2024 Housing Needs Assessment (HNA).
- Respect and respond to the immediate context in terms of built form and layout - including plot sizes and formal/informal building layouts.
- Reflect the predominant building line of the street. Within the core of the village, development should strive for the creation of a 'perimeter block' with a relatively defined building line, reflective of the existing character.
- Where buildings have a large setback from the pavement, a red brick wall or hedgerow boundary treatment should define the plot and link up to adjacent buildings.
- Where buildings have a small setback, with main frontages that are close to the pavement - a change in surface materials (e.g., inset pebbles) or planting (e.g., a low hedgerow) should be used to provide a threshold and delineate public and private space.

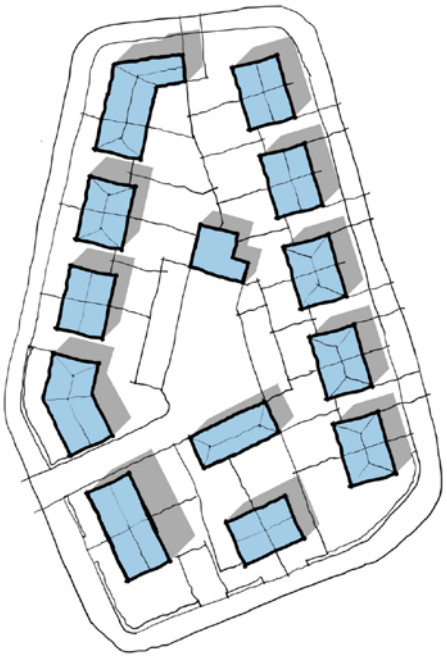


Figure 56: An example of an 'informal block' layout as set out in the National Model Design Code (NMDC). Characteristic of many 20th and 21st Century developments, homes are typically detached or semi-detached, and set within larger plots containing both front and back gardens. Informal layouts are lower in density.

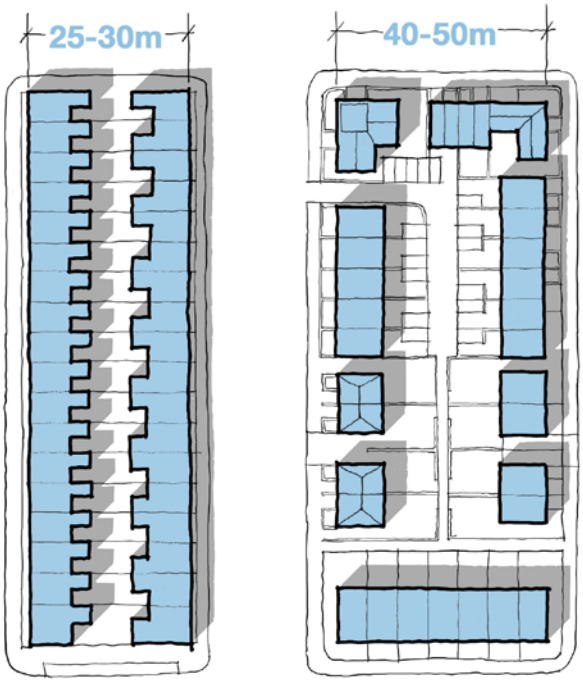


Figure 57: An example of a higher density terrace or 'perimeter block' layout as set out in the National Model Design Code (NMDC). Characterised by strips of conjoined development, homes typically have smaller plots alongside small or no front gardens. Parking is often provided on-street or within courtyards.

4.3.3 Infill and backland development

Due to the small size of the village and the existing presence of a settlement boundary, the scale of any future development is likely to be relatively restricted.

This is therefore likely to come forward via applications in the form of infill or backland development of generally fewer than 10 homes. In the context of Burton Overy, infill and backland can be defined as:

Infill development: New development that is located in-between two existing properties within the Conservation Area.

Backland development: refers to the development of land set back behind existing properties, on allocated or non-allocated sites.

The overarching aim of these design guidelines is to promote context-sensitive infill housing of a high quality. This should help reinforce local character and create sustainable growth in Burton Overy.

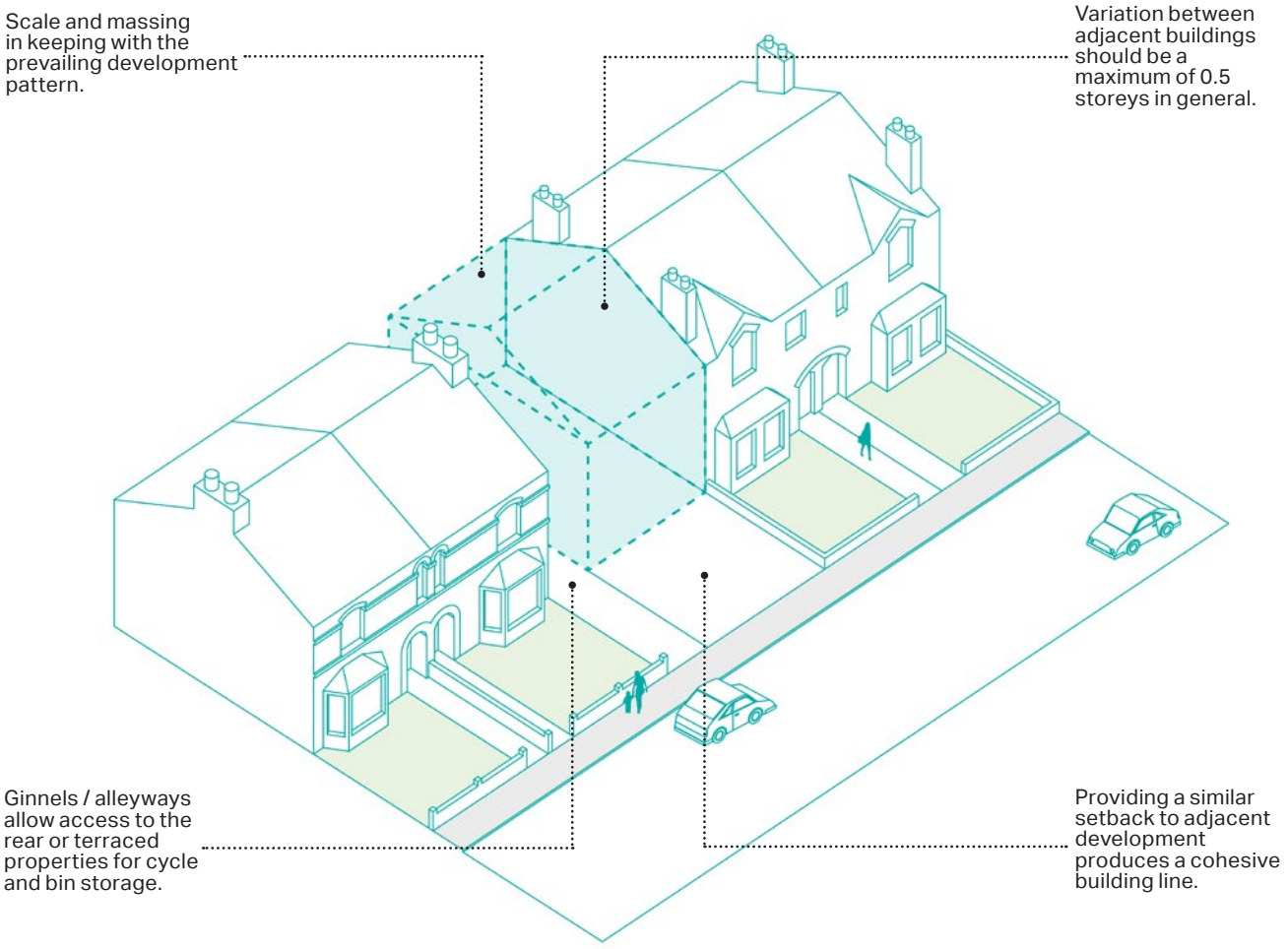


Figure 58: Good practice infill design principles.

B3 – Infill and backland development

Infill development proposals must:

- Be in keeping with the scale and massing found within the prevailing development pattern.
- Not be overbearing on existing properties or deprive them of light, including overlooking or overshadowing of both windows and amenity space.
- Where there is an existing strong building line, the building line of new development should reflect the street and be set back no more than a maximum of 1.5m from adjacent buildings (unless additional landscaping or treeplanting is being introduced to the street scene).
- Where buildings are set back from the pavement, boundary features should define the plot and link up to the adjacent buildings (for example, low hedgerows or red brick walls).
- Building fenestration and facade design should be in keeping with the predominant positive building character on the street, or harmonise with adjacent buildings of good character.
- Other than courtyard developments (such as barn conversions and farmstead housing) building entrances should address the street with their main facade. Corner buildings should address both streets with fenestration but the main entrance could be on either, subject to access requirements.
- Building heights should vary from 1.5-3 storeys depending on adjacent plots. A variable eave line and ridge line is allowed to create interest, but variation between adjacent buildings should be a maximum of 0.5 storeys in general.

Backland development proposals must:

- Ensure that the density, scale and appearance reflect the immediate context (i.e. the original dwelling or adjacent dwellings). Backland development should not be larger in height, massing or scale than dwellings within the immediate context. Only on exceptionally large plots would it be deemed acceptable for any backland proposal to be larger or vary in character to that of the immediate context.
- Protect the privacy, integrity and amenity of dwellings within the immediate context.
- Backland access should minimise the removal or alteration of existing boundary treatments within the original plot where feasible.

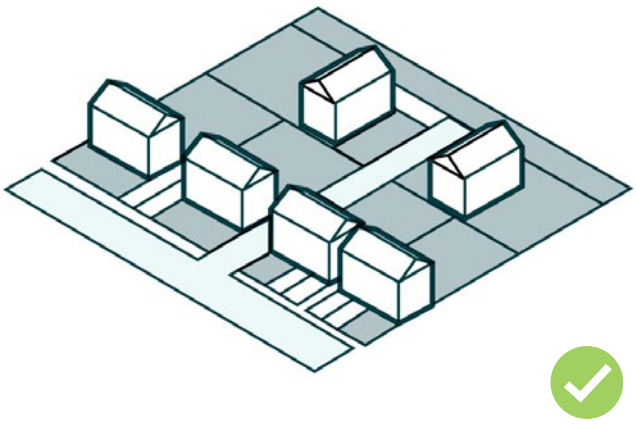


Figure 59: A good example of backland development which reflects the scale of the existing dwellings. Main facades face a different direction to existing development, protecting privacy. Good access is also provided.

4.3.4 Extensions and alterations

Due to the small size of the village and the existing presence of a settlement boundary, the scale of any future development within Burton Overy is likely to be relatively restricted.

In addition to the likelihood of infill and backland development as set out previously, development is also likely to come forward via applications in the form of extensions and alterations. In particular, Policy E3 in the adopted Burton Overy Neighbourhood Plan supports extensions to dwellings and the alteration of outbuildings when in regards to home working. As such, extensions and alterations could have a significant impact on the character of the village and their design should be considered.

Although some residential extensions and alterations do not require planning permission, the following design codes can still act as best-practice design guidelines for Burton Overy. The Harborough Distrcit Council Development Management SPD provides additional guidance on the design of residential extensions.

Figure 64: WIthin Burton Overy, dormer windows are generally small in scale, set down from the main ridge line, with a pitched roof. Any new dormers should reflect this existing character.

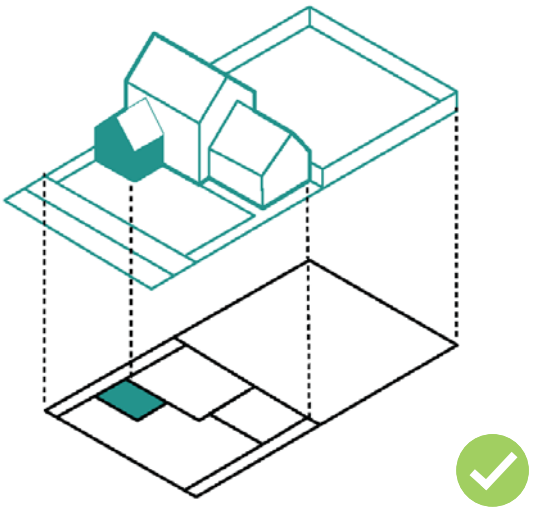


Figure 61: An acceptable example of a front extension which is smaller in scale than the existing building, mirrors the roof pitch, and covers less than 50% of the front elevation.

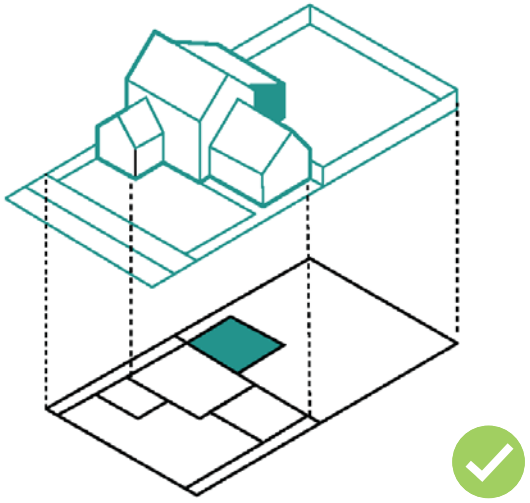


Figure 62: An acceptable example of a rear extension with a roof form and pitch which sits below the main ridge line of the original building.

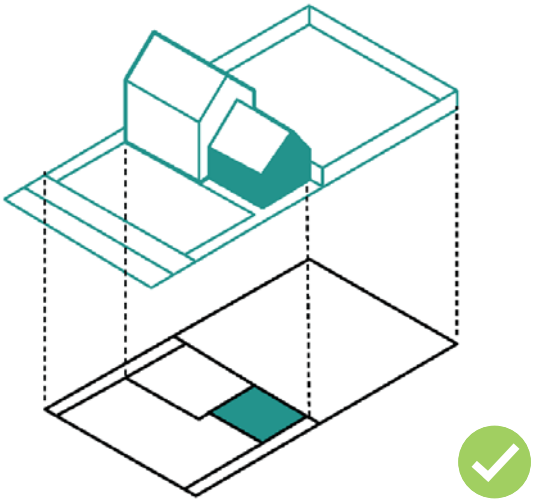


Figure 63: An acceptable example of a side extension which is single storey and set back from the main building line, with a roof form that responds to the original building.

B4 – Extensions and alterations

Extensions:

- Extensions to existing properties must be subservient or of an appropriate scale in relation to the original building.
- Extensions to historic buildings (or within the setting of listed assets) should be sympathetic and respond sensitively to the original character of the building or nearby listed assets.
- Material palettes and the style of the extension should be carefully chosen to respond sensitively to the form and features of the original building.

More specific guidance on extension types is set out below:

Front extensions: Front extensions should generally be avoided. If proposed, all front extensions should have a ridge which is below the existing ridge height, and cover less than 50% of the front elevation.

Rear extensions: In single storey rear extensions, the building should be set below first-floor windows. Rear extensions should also be designed to minimise any effects on neighbouring properties, such as blocking daylight. In the occasion the size, style and setting of a dwelling allows for a two storey extension, special consideration should be given to how the building might effect neighbours' access light and privacy.

Side extensions: Poorly designed side extensions can negatively impact on the streetscene, disrupting existing building lines or the rhythm of spaces between buildings. As such, both single and two storey side extensions should be set back from the main building line (at the front of the dwelling) and complement the materials and detailing of the original building, particularly along the street elevation.

Side windows should be avoided unless it can be demonstrated that they would not result in overlooking of neighbouring properties.

Alterations:

- Wherever possible, alterations should reuse existing materials on site in order to harmonise with the original structure.
- Alterations should seek to restore original features such as windows, chimneys, and brickwork.
- Within the conversion of buildings, any new openings should complement the original character in size, form, and location.
- Roof conversions should avoid over-sized dormer windows that significantly alter the roofline. Dormers should reflect the scale and size of neighbouring properties and existing good examples within the village.
- Proposals showcasing exceptional and innovative architectural styling (i.e. contemporary) may be considered where they can provide harmony with the character of surrounding dwellings or landscape, as well as showcasing high quality sustainable design.
- Sustainable-led proposals such as the introduction of renewable energy infrastructure should be considered on the grounds of its positive legacy. However, such infrastructure should be screened or integrated within developments to mitigate visual impact.

C Design Code C: Movement

4.4 Design Code C: Movement

As a small village, Burton Overy has a relatively simple movement framework as mapped in figure 67. Any new development should enhance this network, and contribute to the creation of an integrated, walkable, and safe collection of streets, footpaths and cycle routes.

4.4.1 Connectivity

Vehicle

Private car travel is the predominant mode of travel within Burton Overy, with important access provided by the A6 to the south.

Public transport

There is no public transport into the village itself, with the closest bus stop in the nearby settlement of Great Glen, and the nearest train station 8 miles away in Leicester.

Pedestrians and cycle

Cycling and walking is very popular in the village, thanks to its rural setting. An extensive network of Public Rights of Way (PRoWs) including both bridleways and footpaths connect Burton Overy with the surrounding countryside and nearby settlements such as Carlton Curlieu, Ilston on the Hill, and Great Glen.

These have been mapped on the following page using data provided by Leicestershire County Council via their Definitive Map.

Although it does not run through the village, National Cycle Route 63 is also located around 2km to the north of Burton Overy - providing wider cycle connections with Leicester, Stamford, and Wisbech.

Figure 65: The bridleway which extends north from Scotland Lane, crossing the Washbrook and joining up with Gartree Road.

Figure 66: The footpath connecting Carlton Lane and Main Street, to the east of the village.

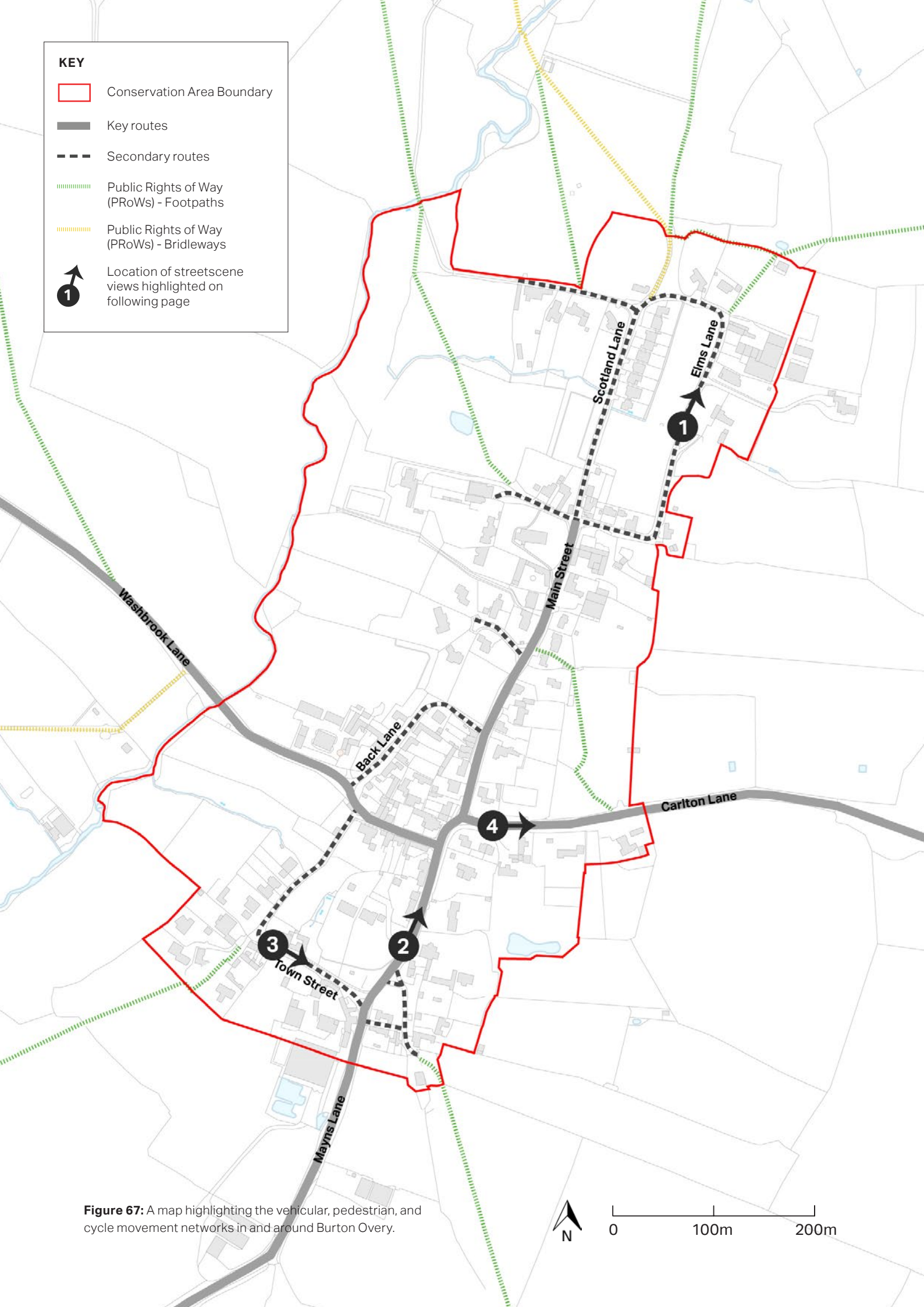


Figure 67: A map highlighting the vehicular, pedestrian, and cycle movement networks in and around Burton Overy.

4.4.3 Characteristics of the street

1 Elms Lane

1. Rural lane forming part of the northern road loop.
2. Mature trees and hedgerows line much of the road. Some one-sided development in places.
3. No designated pedestrian pathways.

2 Main Street

1. The main north/south axis along which the village is arranged.
2. A strong building line to the west, where dwellings have minimal or no setbacks. A more informal building arrangement to the east of the road.
3. Pedestrian pathways predominanlty on both sides, although, on-street parking narrows this in places.

3 Town Street

1. Narrow looping lane to the southwest of the village.
2. Large variety in building line, setback and sense of enclosure.
3. On-street parking narrows the road, especially in the westernmost corner.

4 Carlton Lane

1. Part of the secondary east/west movement axis, providing connections to surrounding villages.
2. Dwellings typically set back from the street, in the centre of large plots, creating a fragmented building line.
3. Road lined with mature planting and trees which provide a sense of enclosure.

4.4.2 Streetscene

The road network in Burton Overy consists of several key routes (illustrated in figure 66):

- **Main Street** - the north/south axis around which the village has developed. Connects to Mayns Lane and onto the A6 Market Harborough to Leicester Road to the south.
- **Washbrook Lane/Carlton Lane** - a secondary east/west axis intersecting Main Street which provides vehicle connections to nearby rural settlements.
- **Town Street/Beadswell Lane/ Back Lane** - these minor roads come together to form two loops at the south of the settlement, along which many residential properties are arranged.
- **Scotland Lane/Elms Lane** - jointly form a looping road at the north of the village, off which there are no through-routes, giving Burton Overy the impression of being a 'cul-de-sac' village.

Although the streets in Burton Overy vary in character (as illustrated on pg. 58), they are generally quiet and green. A sense of enclosure is often provided by trees and hedgerows, whether located within property boundaries or on verges.

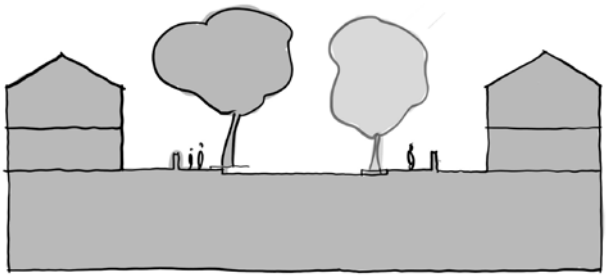


Figure 68: A section of a 'local street' as provided in the National Model Design Code (NMDC) highlighting how street trees can help to provide a sense of enclosure where buildings are set back from the street.

C1 -Streetscene

Development proposals that propose new streets or propose altering the existing streetscene must:

- Reflect the green character of existing streets through the placement of street trees within adequate verges alongside the carriageway, on plot, or in open spaces.
- Retain good quality trees wherever possible, especially those which contribute to the streetscene. Tree surveys and impact assessments should be provided if the removal of trees is proposed.
- As a village with generally low-density development, the sense of enclosure on the street should be enhanced through the use of natural elements such as trees and hedges.
- Encourage the personalisation of front and back gardens with trees, plants, and flower beds to increase the overall quality of the street and avoid standardised housing areas. Native UK trees and planting should be preferred or non-native trees where a specific reason exists.
- As rural lanes with limited footpaths are characteristic of the village, methods to encourage slow-vehicle speeds should be promoted. These can include changes in materiality, raised tables, alternative widths, minimising the corner curb radius and the like.
- Avoid using cul-de-sac solutions to promote a connected movement network that doesn't impede pedestrians and cyclists.

4.4.4 Car parking

Car parking is a necessity of modern development, but it does not need to be unsightly or dominate the streetscene.

Car parking provision varies across Burton Overy, with good examples of on-plot parking provided (as illustrated in the adjacent photographs) in many historic homes.

However, the plentiful presence of historical properties with minimal or no setbacks, (such as along the western side of Main Street) has led to a prevalence of unplanned, on-street parking in some areas, specifically along Main Street and Bell Lane.

This can impede the flow of pedestrians, cyclists and wheelchair users, and new development should avoid contributing to this pressure. This can also lead to a negative impact on the streetscene if car parking becomes visually intrusive.

Figure 69: A good example of on-plot parking being provided to the side of a property, allowing for a small front garden to be retained. The new garage is set back behind the building line and only one storey in scale, meaning it doesn't detract from the character.

Figure 70: Although here parking has been provided at the front of the plot, it is well-screened by the plot boundary treatments. Consisting of a medium-rise red brick boundary wall and planting, both reflect the traditional character of the property.

Figure 71: Within this set of converted farm buildings, on-plot parking has been provided within the courtyard created by the U-shaped building layout. This successfully screens the parking from the street.

C2 -Car parking

New development that proposes, or impacts the existing provision of car parking must apply the following design considerations:

- Most homes should have integrated, on-plot parking for at least two vehicles. Wherever possible, this should be set back behind the building line and located to the side of the property, or within a courtyard (if using a traditional farm building arrangement).
- On-plot car parking should be designed to avoid being visually intrusive, especially if located at the front of plot. This can be achieved by screening parking areas using boundary treatments such as hedges, trees, flower beds and low walls.
- On-plot parking should always be preferred to on-street parking. Where on-street parking is the only option, it must be designed to avoid impeding the flow of pedestrians, cyclists, wheelchair users and other vehicles, and can serve a useful informal traffic calming function.
- On low-traffic residential streets or lanes that are shared between vehicles and pedestrians, parking bays integrated with trees can be clearly marked using changes in paving materials instead of road markings.
- Porous surfaces and green parking spaces (for example, grasscrete) are preferable to impermeable parking surfaces.
- Opportunities must be created for new public car parking spaces to include electric vehicle charging points. Given the move towards electric vehicles, every opportunity must be taken to integrate charging technologies into the fabric of the road and street furniture in the public and private realm.

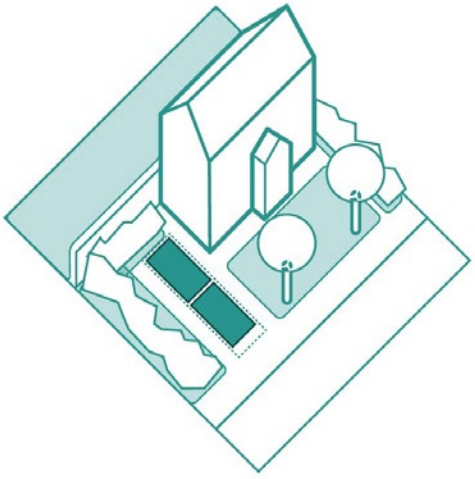


Figure 72: Diagram showing on-plot parking.

Figure 73: On-plot parking with garage.

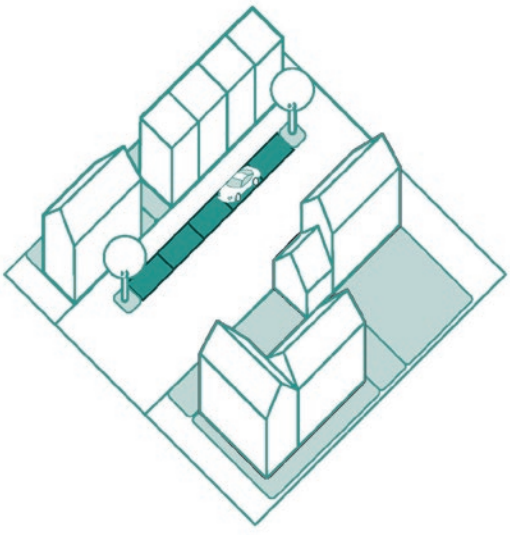


Figure 74: An on-street parking bay, interspersed with trees.

D Design Code D: Nature

4.5 Design Code D: Nature

Burton Overy's green, open spaces are a defining part of its rural identity, and contribute greatly to residents' quality of life. The way in which development responds to its surrounding natural landscape is a critical component of a well-designed place.

4.5.1 Landscape character and open space

Open farmland (including fields for arable and pasture) makes up a large part of the Neighbourhood Area (NA), extending up to, and beyond, the settlement edge in many places. Reflecting it's long agricultural history, there is a relatively 'soft' boundary between the village and the surrounding rural landscape, with a continued presence of agricultural land within the village itself (notably Spring Field and Banks Field).

Significant areas of ridge and furrow also remain within agricultural fields, reflecting the historic 'open field' system used for thousand of years in and around Burton Overy.

This forms a rural setting for Burton Overy, and contributes greatly to the character of the village. A variety of other types of green space are also evident in and around the village. These includes woodland, orchard, and extensive grass verges, as well as a churchyard. There is no parkland or dedicated play space within the village.

Although woodland is generally scarce across the Neighbourhood Area (NA), there is a pocket of deciduous woodland to the north of the village, and an area of orchard to the south. The adopted Neighbourhood Plan has also identified numerous species rich and ancient hedgerows which contribute to the green infrastructure network. This is complemented by a riparian wildlife corridor which runs along Washbrook to the west.

There are also 6 designated Local Green Spaces (LGS) and numerous Important Open Spaces (IOS) identified in the adopted Burton Overy Neighbourhood Plan, noted as having outstanding community value.

Figure 75: Banks Field is located at the heart of Burton Overy village and is designated as a Local Green Space. This field is one of a few areas of agricultural land within the village boundary, and is let for occasional grazing.

Figure 76: Spring Field is another pocket of agricultural land within the village boundary, also designated as a Local Green Space. This field is let for grazing, bounded by mature hedges, and contains ancient trees - making it an important biodiversity site. It also contains the remnants of ridge and furrow.

Figure 77: A map highlighting natural features within and around Burton Overy village.

4.5.2 National Character Areas

The NA is covered by two National Character Areas (NCAs): Leicestershire Vales and High Leicestershire. Established in 2014, there are 159 NCAs within England, all with their own unique identity. Following natural rather than administrative boundaries, each NCA broadly defines the landscape characteristics of the area, including biodiversity, geodiversity, and cultural and economic activities.

The majority of the NA, including Burton Overy village, falls within the High Leicestershire NCA, the key characteristics of which are adjacently summarised.

Part of the southern section of the NA (containing the main movement networks of the A6 and the Midland Mainline Railway) instead falls into the Leicestershire Vales NCA. This area is characterised by broad clay lowlands with a generally more urban feel. It also contains major road networks, aiding connectivity.

Being at this intersection of two NCAs gives Burton Overy expansive views over the nearby lowland landscape.

Figure 78: Two National Character Areas cover Burton Overy Neighbourhood Area

National Character Area 93: High Leicestershire

Key characteristics:

- A landscape of broad rolling ridges and secluded valleys with a generally rural character.
- A mixture of pasture (on higher ground) and arable fields (in lowlands) bounded by well established hedgerows.
- The landscape is of historic interest, with numerous sites of remnant ridge and furrow fields.
- The rural landscape is interspersed with attractive villages, hamlets and farm buildings, with church spires acting as distinctive skyline features.
- Movement predominantly provided by a network of narrow country lanes, tracks and footpaths.

4.5.3 Green infrastructure network

It is now widely acknowledged that access to nature and green space has an extremely therapeutic effect on the mind. The National Model Design Code recognises this in paragraph 57:

"Nature is good for health and wellbeing, for biodiversity, shading and cooling, noise mitigation, air quality and mitigating flood risk as well as contributing to tackling the climate emergency. Nature is also central to the creation of beautiful places."

Specific opportunities to protect and improve the existing green infrastucture network within Burton Overy should be a key driver for all new development.

Figure 79: The surrounding countryside and the way in which this extends into the village is a key part of the green infrastructure network.

D1 – Extending and maintaining the green infrastructure network

Development proposals within Burton Overy must:

- Maintain Burton Overy's 'green' identity by protecting important and valued existing open spaces, identified as Local Green Spaces or Important Open Spaces in the Neighbourhood Plan.
- Development should contribute to a multifunctional green infrastructure network made up of a variety of elements: including hawthorn hedgerows, private gardens, tree planting, grass verges, sustainable drainage systems (SuDS), amenity green space, the cemetery, and surrounding countryside.
- New developments will ensure existing trees and hedges are retained wherever possible, incorporating them into the new landscape design, and replaced if lost. Retained trees and hedges will be considered at the earliest design stage.
- Existing and new planting should knit together within this network at a range of scales, with minimal breaks to create connected habitats and routes for wildlife. The use of native planting species should be favoured to avoid the impact of invasive species on the biodiversity of local habitat.
- Promote nature positive green spaces, gardens and views by maintaining, strengthening and creating green spaces that will enhance biodiversity by attracting local wildlife. This can be achieved by incorporating wildlife boxes and shelters into developments or by maintaining naturally green spaces such as meadows or ponds.

4.5.5 Edge development

As a rural village surrounded on all sides by open countryside, the way in which new development responds to the settlement edge is a key design consideration for Burton Overy. The adjacent images highlight some good practice examples of built form responding to the settlement edge within the village.

Figure 80: A good example of edge development in Burton Overy where building frontages face outwards onto the surrounding landscape. Hedgerows and mature trees also screen the development, retaining the visual quality of the landscape.

Figure 81: Density reduces around the settlement edges within Burton Overy, here seen on Carlton Lane. Lower density, larger plots allow for buildings to be interspered with planting, creating a 'soft' boundary between development and landscape.

Figure 82: In many places on the periphery of the village, views out to surrounding countryside have been framed connecting the village with its landscape. Access to the surrounding PRoW network also provided for pedestrians.

D2 – Landscape setting and the settlement edge

Development proposals that are located on the settlement edge must:

- Integrate development sensitively with the surrounding landscape, particularly on the periphery of Burton Overy village.
- Ensure dwelling frontages are orientated outwards and avoid rear boundaries facing the landscape unless suitably screened by planting.
- Create 'soft' boundaries between built form and the wider landscape by encouraging soft landscape planting such as hedgerow, wildflower, and tree planting, characteristic of the wider landscape.
- Retain the visual quality of the landscape by prioritising lower density development. Buildings should not exceed 2 storeys in peripheral locations such as these.
- Provide links for both pedestrians and cyclists to the wider countryside, and where possible, connect to the existing Public Right of Way (PRoW) network.
- Avoid designing a street hierarchy that arranges primary roads and over-engineered turning heads to abut the wider landscape.
- Be of a low density, with buildings interspersed with tree planting to visually soften the impact on the surrounding countryside.

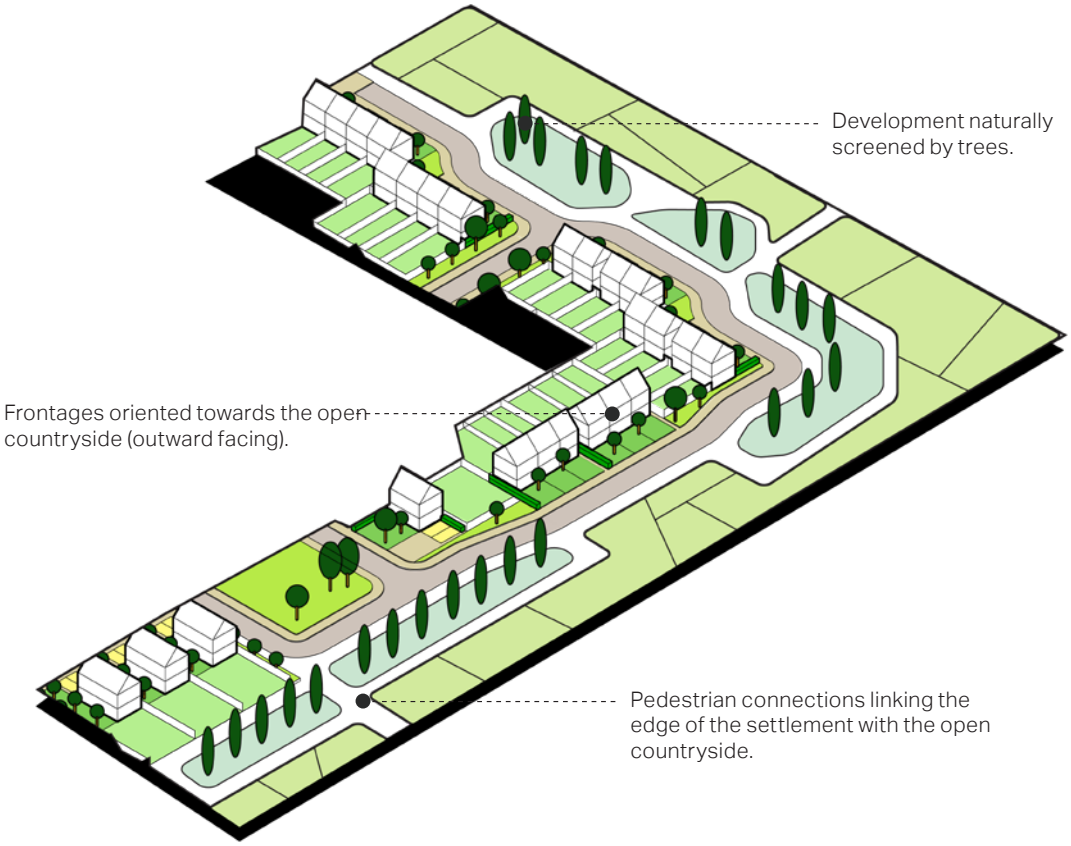


Figure 83: Indicative edge lane development model example (built form facing surrounding landscape), including trees and hedgerows that soften views to development.

4.5.6 Topography and flood risk

The wider Burton Overy Neighbourhood Area (NA) is shaped by the relatively steeply rising land of the eastern slope of the Sence Valley. The NA is home to two principal brooks (Burton Brook and Washbrook), and a section of the Grand Union Canal at it's western edge.

A relatively narrow belt of land either side of the Washbrook is classed as Flood Zone 2 (with an annual probability of flooding from rivers and sea of between 1% and 3.3%), with areas of Flood Zone 3 (with an annual probability of flooding from rivers and sea of over 3.3%). This area of flood risk does not extend to the village itself.

However, there are areas of surface water flood risk which extend into the village in places - notably across Scotland Lane and Elms Lane to the north, and across Beadswell Lane, Town Street and Main Street in the south (as highlighted in the adjacent map). In these areas, water collects on areas of hardstanding such as road surfaces and within fields after periods of heavy rainfall. Local residents note that a lack of maintenance of drains and gulleys has contributed to this.

As a standard, development proposals must promote methods to mitigate increased risk of storms/flooding with sustainable drainage systems (SuDS). The most effective type or design of SuDS would depend on site-specific conditions such as underlying ground conditions, infiltration rate, slope, or presence of ground contamination. A regular maintenance regime should also be considered to maintain the effectiveness of such systems.

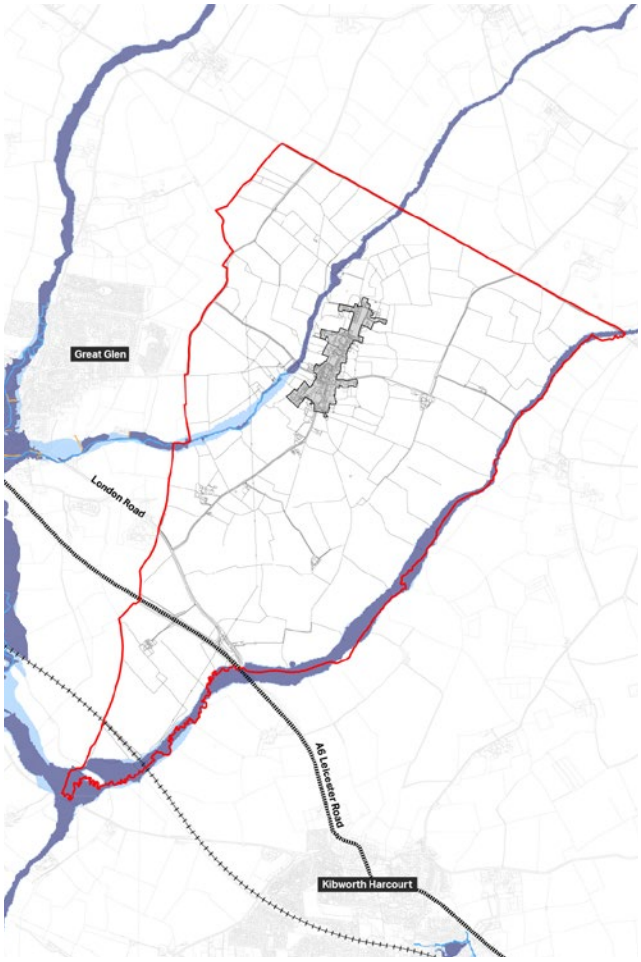


Figure 84: Areas of flood risk (from rivers and sea) within the Burton Overy Neighbourhood Area. Source: Environment Agency.

Neighbourhood Area boundary

Burton Overy settlement boundary

Flood Zone 3 - High risk (more than 3.3% chance each year)

Flood Zone 2 - Medium risk (between 1% and 3.3% chance each year)

Figure 85: Areas of surface water flood risk within Burton Overy village. Source: Environment Agency.

High risk (more than 3.3% chance each year)

Medium risk (between 1% and 3.3% chance each year)

Low risk (between 0.1% and 1% chance each year)

D3 – Water sensitive urban design

The following overarching design proposals should be applied to any new development:

- Avoid siting homes in high risk flood areas and seek to adopt the use of permeable paving in hard landscape areas.
- Integrate SuDS into development and improve amenity through early consideration in the development process and good design practices.
- Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down so that it does not overwhelm water courses or the sewer network.
- Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water whilst increasing the biodiversity value of the area. When integrated into the landscape, they can also provide biodiversity and amenity benefits.
- Natural barriers (e.g. planting) and appropraite side slopes should be introduced to help manage perceived safety risks.

Street tree planting: SuDS designed into highway provision can provide dual-use benefits when integrated with street tree provision.

Green roofs and walls: Provide capacity to hold and attenuate water run-off as well as ecological and leisure benefits.

Soakaways and filter drains: Shallow ditches and trenches filled with gravel or stones that collect uncontaminated water and allow it to percolate into the ground.

Rain capture: Water butts and other rainwater harvesting systems collect rainwater for use in gardens or for non-potable uses, reducing water consumption.

Basins and ponds: Attenuation ponds that are normally dry but fill during a rain event and then either store or gradually discharge water to the system.

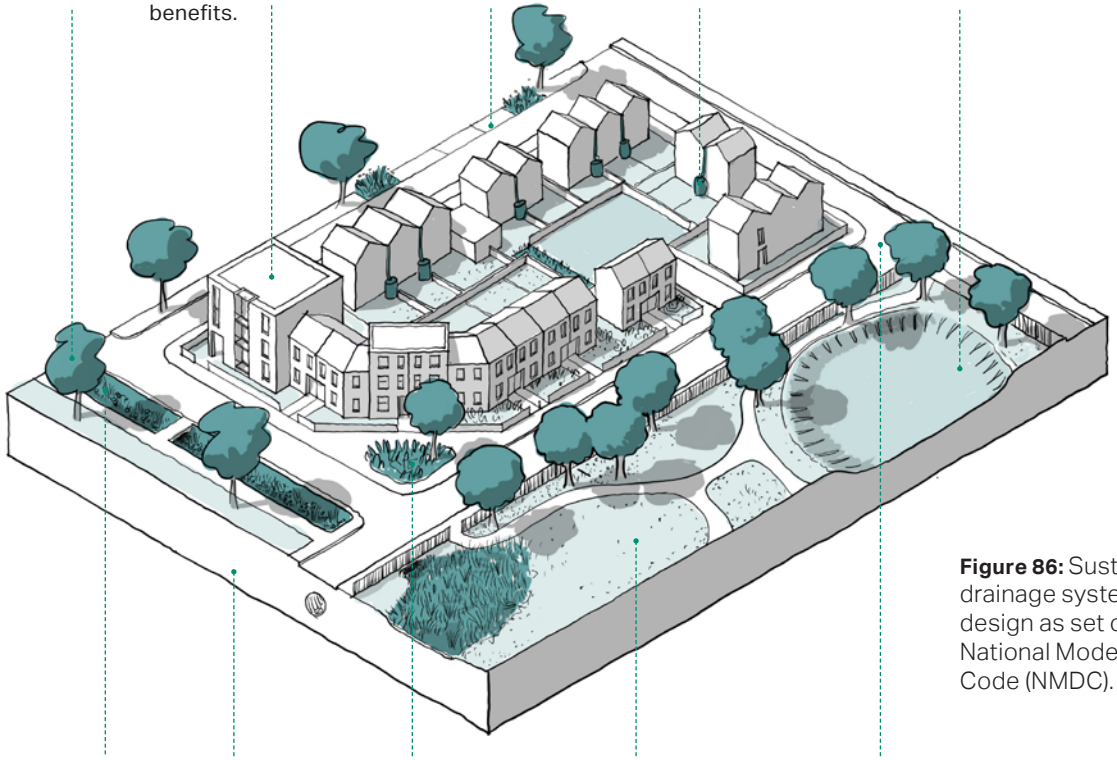


Figure 86: Sustainable drainage system design as set out in the National Model Design Code (NMDC).

Swales: Shallow channels that provide attenuation while also channelling water to other features such as ponds.

Retention tanks: In high density schemes water can be attenuated in underground structures.

Rain gardens: Containers and ditches with native drought tolerant plants release water gradually and filter out pollutants.

Reedbeds and wetlands: Topography can be used to create wetlands that provide attenuation capacity as well as filtering out pollutants and providing habitat for wildlife.

Permeable surfacing: Surfaces that allow water to percolate into the ground. Includes natural surfaces, gravel and low traffic volume engineered road surfaces and hard-standing in front gardens.

Design Code E: Resources

4.6 Design Code E: Resources

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

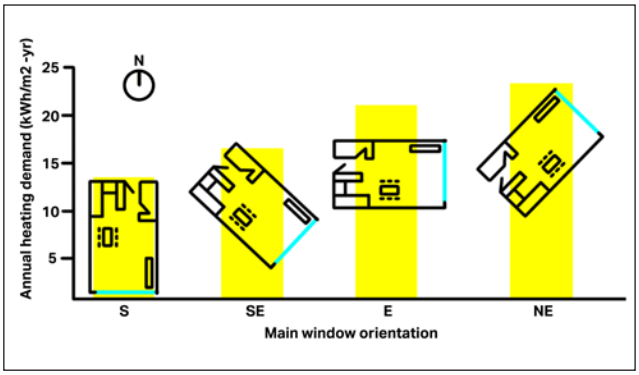


Figure 87: Building orientation influences the annual heating demand.

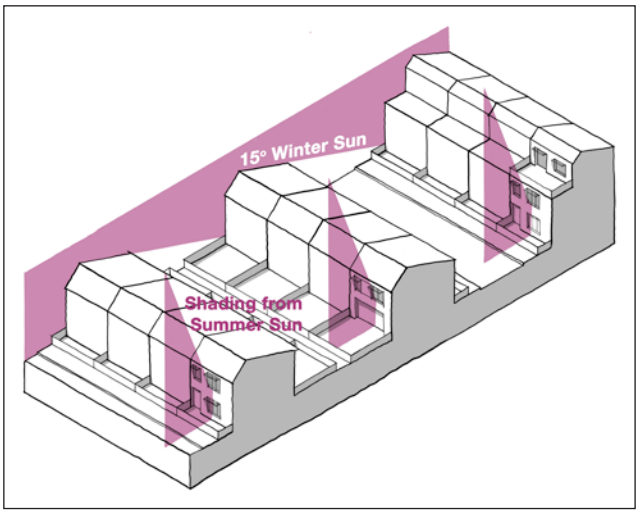


Figure 88: Passive design and orientation principles, as set out within the National Model Design Code. Ensuring good levels of natural lighting to habitable rooms whilst minimising the risk of overheating, provides benefits for both health and energy efficiency.

E1 – Passive design measures and orientation

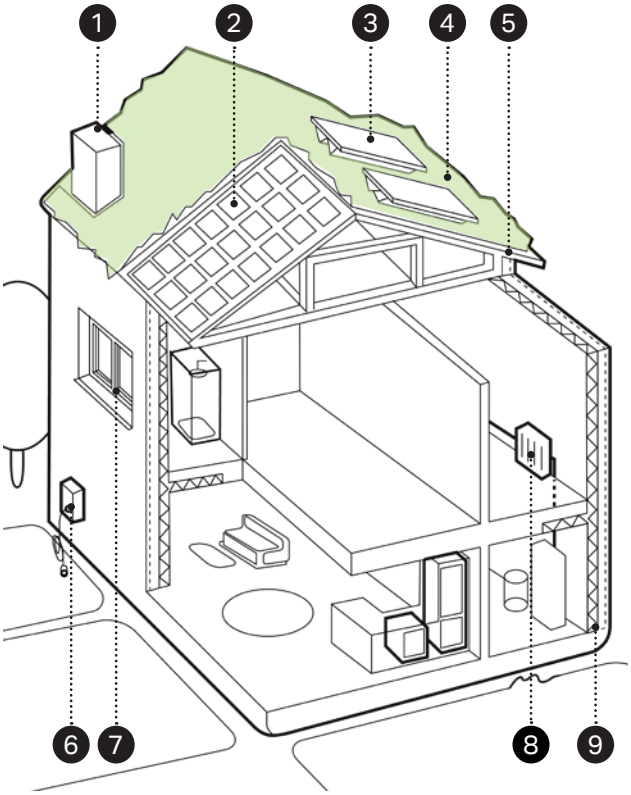
It is paramount that new development seeks to implement passive design measures which will improve the energy efficiency of new buildings. Any new development must:

- Aim to reduce energy demand by employing passive design principles (e.g., window orientation, solar gain, solar shading, increased insulation, ventilation with heat-recovery).
- Optimise streets and buildings for solar orientation. Aim to increase the number of buildings on site that are oriented within 30° of south (both main fenestration and roof plane) for solar gain, solar energy (solar panels) and natural daylighting. However, this should not come at the cost of the prevailing character of a street.
- Consider building form and thermal efficiency - point-block / terraced / semi-detached / detached all have different energy efficiency profiles. Local design preference and character considerations could ease acceptance for development.
- Development should also adopt a fabric first approach in line with the Government's emerging Future Homes Standard and Part L of the UK Building Regulations in order to attain higher standards of insulation and energy conservation.

E2 – Assessing renewable energy sources

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

- Maximising on-site renewable energy generation (solar, ground source, air source and wind driven) where appropriate.
- Considering a heat network for any new development.
- Ground conditions to accommodate loops for ground source heat and space for air source heat pump units.
- Opportunities to create links to local estates for sustainable coppicing, harvesting or recycling of biomass fuels.
- Understanding local wind speed and direction for micro-generation wind turbines.
- Collaborating with utilities, highway authorities, telecoms companies and other stakeholders when designing and delivering projects to minimise energy usage and disruption during the construction stage and reinforcement of the electricity grid for additional electric vehicles and renewables.



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

Figure 90: Some of the possible sustainability measures that could be employed within new development.

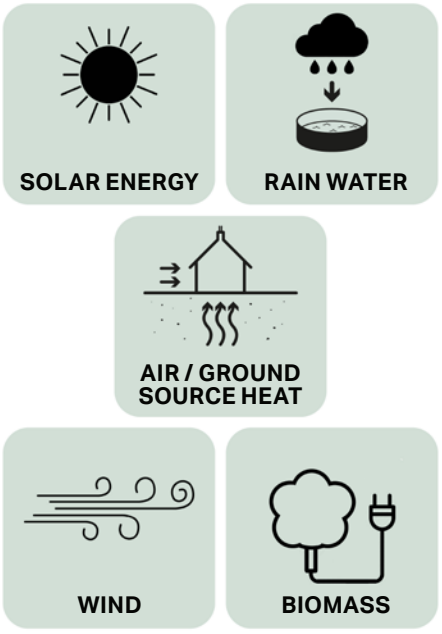


Figure 89: Key alternative natural energy sources.

Checklist

05

5. Checklist

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

1

General design guidelines for new development:

- Does new development integrate with existing paths, streets, circulation networks and patterns of activity to allow accessibility and connectivity?
- Is there an opportunity to reinforce or enhance the established settlement character of streets, greens, and other spaces?
- Does the proposal harmonise with and enhance the existing settlement in terms of physical form, architecture and land use?
- Does the proposal relate well to local topography and landscape features, including prominent ridge lines and long-distance views?
- How can the local architecture and historic distinctiveness be reflected, respected, and reinforced?
- Have important existing features been retained and incorporated into the development?
- Have surrounding buildings been respected in terms of scale, height, form and massing?
- Are all components e.g. buildings, landscapes, access routes, parking and open space well related to each other?
- Does the proposal make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation) without adverse impact on the street scene, the local landscape or the amenities of neighbours?
- Has management, maintenance and the upkeep of utilities been considered by the proposal?
- Is there an opportunity to implement passive environmental design principles (for example, site layout being optimised for beneficial solar gain, techniques to reduce energy demands and the incorporation of renewable energy sources)?
- Does the proposal adopt contextually appropriate materials and details?
- Does the proposal incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features?

2

Street grid and layout:

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

3

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?

3 (continued)

Local green spaces, views & character:

- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?

3 (continued)

Local green spaces, views & character:

- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

5

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment:

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

7

Building heights and roofline:

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

8

Household extensions:

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

9

Building materials & surface treatment:

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

10

Car parking:

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

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