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Tattingstone

Design Guidelines and Codes

Final Report

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Quality information

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Introduction

01

1. Introduction

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

1.1 The importance of good design

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

Research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council; see, for example, The Value of Good Design¹) has shown that good design of buildings and places can improve health and well-being, increase civic pride and cultural activity, reduce crime and anti-social behaviour and reduce pollution.

This document seeks to harness an understanding of how good design can make future development as endearingly popular as the best of what has been done before.

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

Following an analysis of the Parish and good practice, those elements of good design are set out clearly as design principles which any development within Tattingstone Parish should follow in order to comply with this Design Guidelines and Codes document.

1.2 What is a design code

The Government's Planning Policy Guidance defines design codes as:

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

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

1.3 The purpose of this document

The NPPF 2021, paragraphs 127-128 states that:

'Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers...'

'To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design

guides or codes consistent with the principles set out in the National Design Guide and National Model Design

Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.'

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

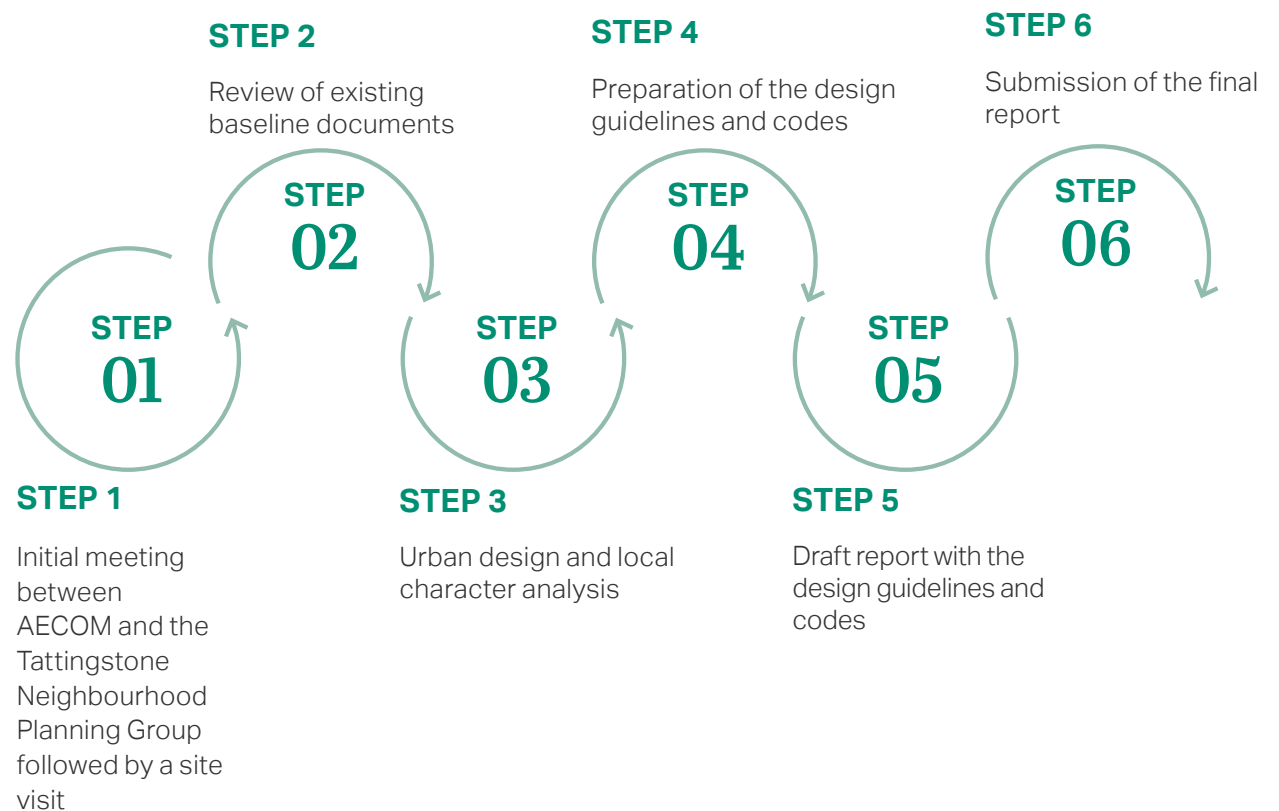
The general design guidance and codes are intended to inform the design of homes which come forward on these sites as well as through any speculative proposals.

Thus, this Design Guidelines and Codes report will provide an additional and more detailed framework to make sure any design proposal contributes to a distinctive place with a consistent and high quality standard of design.

It is intended that the Design Guidelines and Codes report becomes an integral part of the Neighbourhood Plan and be given weight in the planning process.

1.4 Preparing the design code

Following an inception meeting and a site visit with a member of the Neighbourhood Plan Steering Group, the following steps were agreed with the Group to produce this report:



1.5 Area of study

Tattingstone is a village and civil parish in Suffolk, England on the Shotley peninsula about 5 miles (8 km) south of Ipswich. A key feature of the of the parish is Alton Water which divides Tattingstone and Tattingstone White Horse. This sets the tone for a landscape that resembles that of the Suffolk Coast and Heaths AONB (Area of Outstanding Natural Beauty) which surrounds the neighbourhood area.

The A137, which continues to get busier as the area grows, runs through the west of the parish providing good connectivity to Ipswich as well as larger roads such as the A12 and the A14. Ipswich and Manningtree are the locations of the nearest railway stations which provide routes towards both Norwich and London Liverpool Street. The parish is not served well by bus services with only a term-time service to Ipswich in the morning which returns mid afternoon. It does not provide an alternative for those that work in Ipswich.

Tattingstone is renowned for its folly, the Wonder. The building was originally two

workers' cottages but was transformed in 1790 by local squire, Thomas White, who lived at Tattingstone Place. He did not have a view of the village church so transformed the cottages into the Tattingstone Wonder.

There is a selection of local amenities

inside the neighbourhood area. These include a local farm shop, 2 pubs and the Tattingstone C of E Primary School. As well as this, the landscape provides many attractive walking trails. It is a parish with a strong sense of community, environment and heritage.

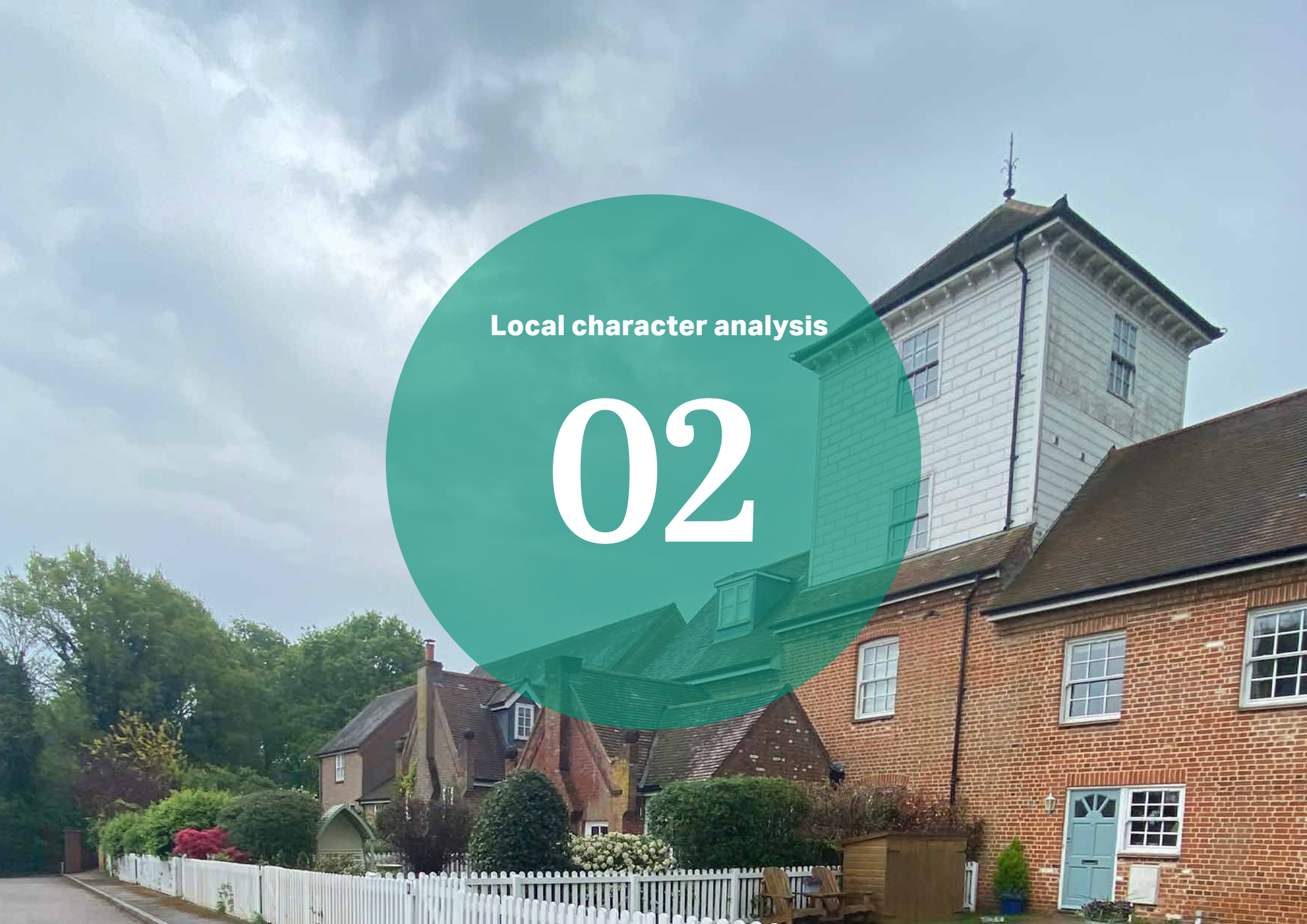


Figure 01: Tattingstone Parish in the wider context.



Local character analysis

02



2. Local character analysis

This chapter describes the local context and key characteristics of Tattingstone Parish related to heritage, the local landscape and the character areas present in the parish.

2.1 Area description

Tattingstone parish is situated within an agricultural landscape, which has been farmed on for centuries. There are three different settlements within the parish, all with their own different characteristics. In addition to these there is the Tattingstone Wonder. The most significant of these is Tattingstone village which is host to the parish church, the primary school and the old workhouses.

The topography of the land is relatively flat. Alton Water reservoir, which split the parish in the 1970s, is attractive to visitors.

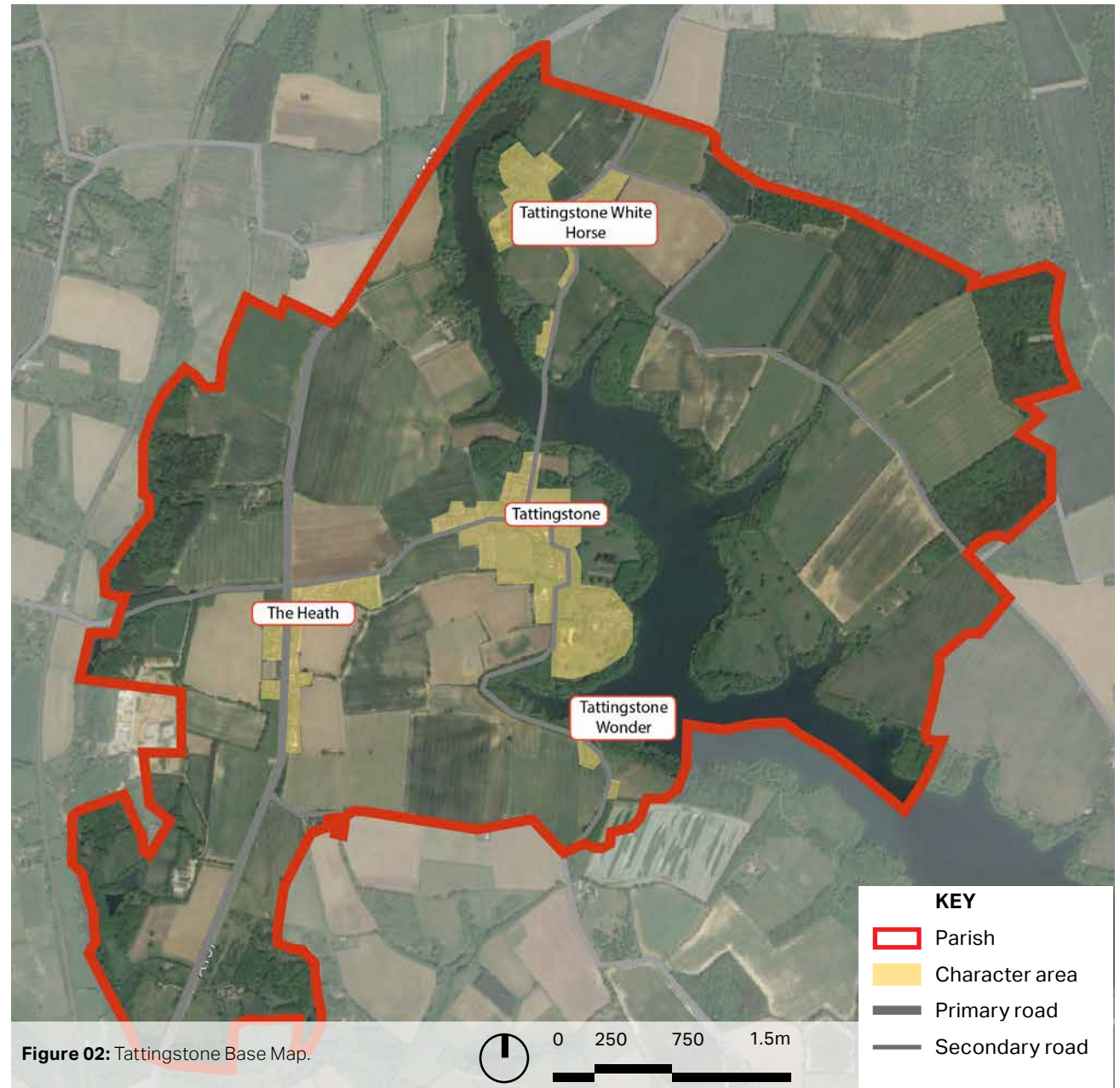
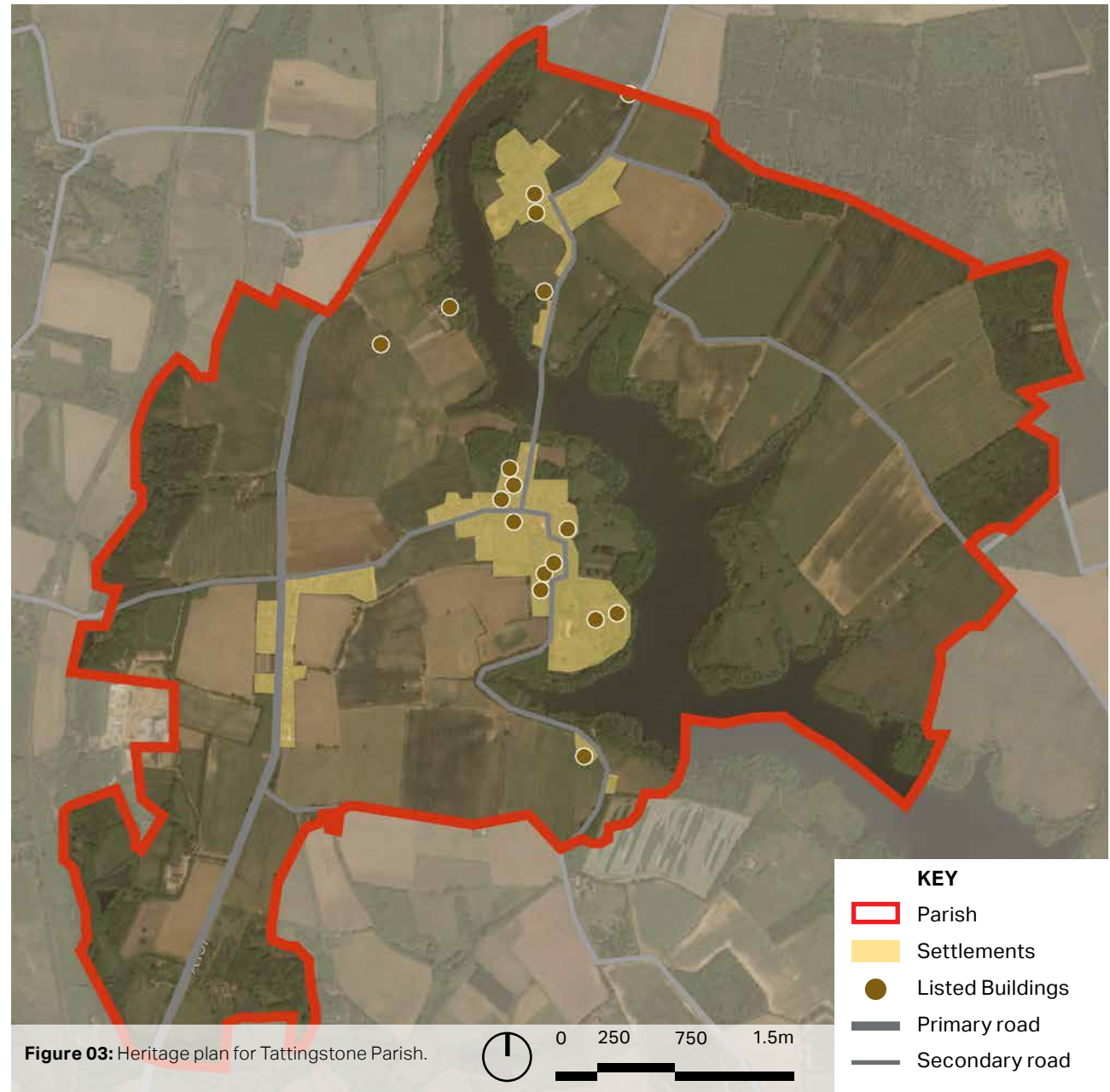


Figure 02: Tattingstone Base Map.

2.2 Heritage and landmarks

The parish has three distinct settlements. The main settlement includes the church, Tattingstone Park and the former Samford House of Industry, or Workhouse (1766–1930). This site was used as St Mary's hospital until it was closed in 1990 and was derelict for almost 10 years before it was redeveloped as housing with the addition of 4 houses. Tattingstone Heath is located on the A137, whilst a small hamlet close to the White Horse is connected to the rest of the parish by Lemons Hill bridge over the western end of Alton reservoir. As well as this there is the Tattingstone Wonder which is a folly located just south of the main settlement.

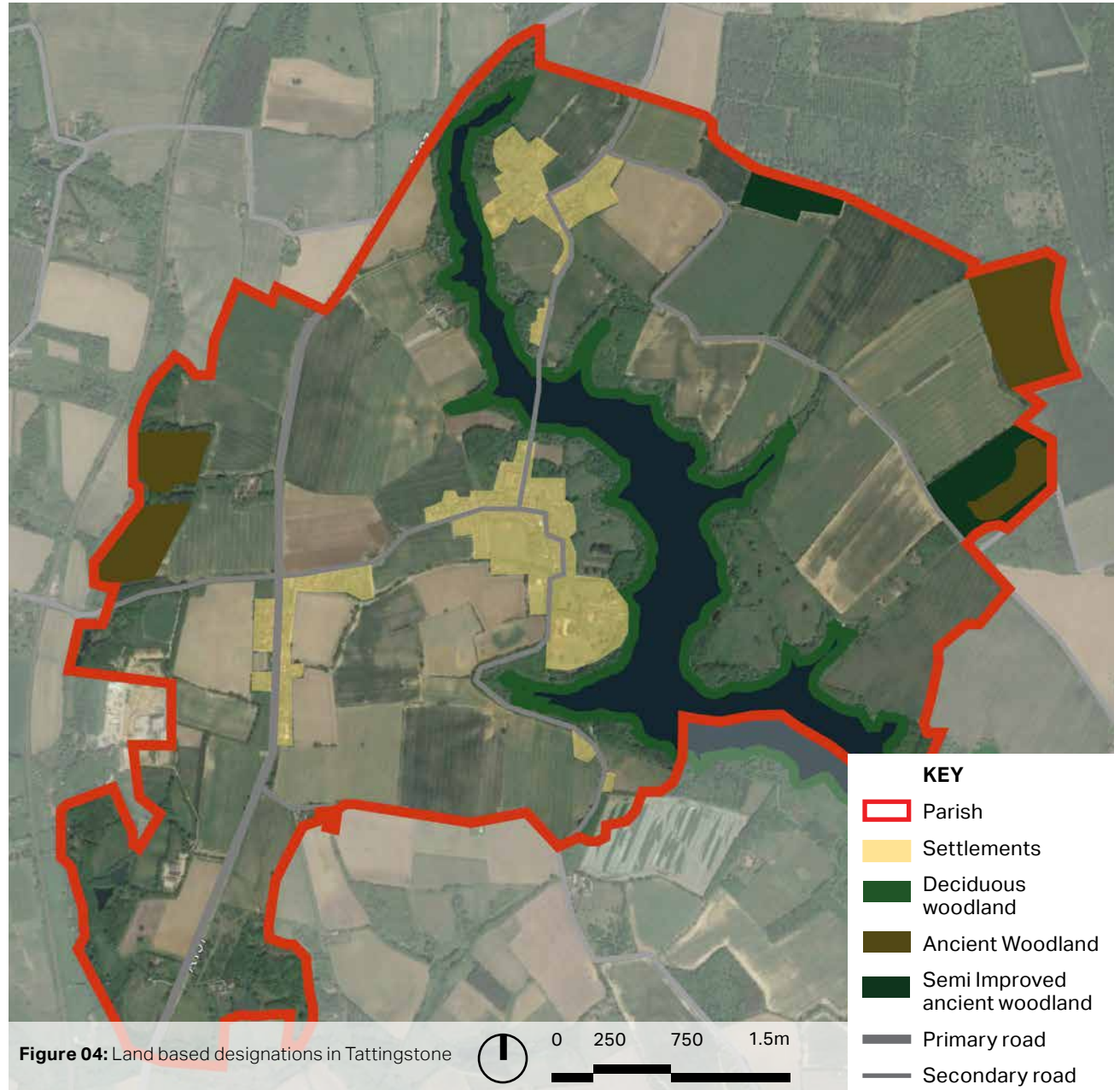
Another important part of the history of Tattingstone is Alton Water. The land which was flooded was host to Alton Hall, Alton Mill and more than 20 other houses and farms. These all were submerged when the land was flooded apart from the Mill which was dismantled and moved to the Food Museum.



2.3 Environment and landscape

Tattingstone is surrounded by low lying land which has a relatively flat topography. The gentle landscape makes it ideal for arable farming. The reservoir also plays a key part in defining the landscape, not just by dividing the parish in two but providing a nature reserve which allows biodiversity to thrive.

The reservoir is also surrounded by deciduous woodland, creating a more rural feel to the environment. This is not the only woodland in the parish as there are scatterings of ancient woodland to the east and the west of the settlements. This further supports the idea that the local landscape in Tattingstone is worth preserving.



2.4 Character areas

Tattingstone Village

The first character area is Tattingstone village, which is the largest of the four character areas and geographically the most central within the parish.

While the predominant land use inside the village is residential, Tattingstone also has some amenities for the community to utilise. One such example is Tattingstone church, which is located just off Church Road, facing the old workhouses. The village also has a primary school and playing fields, home to tennis courts, the local cricket club, allotments and a football club.

In more recent times, development has come in the form of cul-de-sacs that feed off both Church Road and School Road.

The property boundaries in the village are typically defined by hedges, low fences and low walls. The only outlier to this is the workhouses which have a high red brick wall. Along with these the use of vegetation on the roadside helps adds to the rural feel.

Buildings in the character area are often well set back from the road with hedges which allow for greater levels of privacy and also creates a linear feel to the streetscape. Buildings are most commonly two storeys in height, although there are some examples such as the church, workhouses and Tattingstone Place which exceed this.



Figure 05: The redeveloped workhouses



Figure 06: The tennis courts at the playing field

Tattingstone White Horse

Just across Alton Water is a small hamlet called Tattingstone White Horse, named after the pub. This is a long standing settlement, as evidenced up by the three listed buildings within the character area.

Other than the pub and a couple of farms the rest of the buildings in the character area are of a residential use.

Property boundaries are most prominently defined by vegetation. Low fences and walls are also used so that homeowners have a sense of privacy without losing the natural surveillance on the street.

Buildings in the White Horse area are typically generously set back from the road, allowing for space for front gardens and on plot parking. In some cases being directly on the road with no front gardens. The typical building height for the area is two storeys. This along with the consistent setbacks creates a uniformed feel to the character area.

Towards the edge of the settlement, the gaps between the buildings become larger, allowing for views towards the countryside between the buildings, thus adding to the rural feel of this area.



Figure 07: The White Horse pub.



Figure 08: The Tattingstone heritage telephone box.

Tattingstone Heath

The Heath is located just west of Tattingstone Village, at the end of Church Road.

The settlement is host to the Tattingstone Garden Centre as well as the Wheatsheaf pub which sells Real Ales & Ciders from throughout the UK.. The remainder of the area is made of characterful residential use buildings.

Like the other parts of the parish, the property boundaries are dominated by vegetation in the form of hedgerows and other garden plants. Low fences and walls are also used, while in some places it is just a change in material use which creates a softer boundary.

In the Heath area, there are some buildings that have a much shorter setback, in some cases being directly on the road with no front gardens. Along with these there area also some plots which are organised with generous front gardens. The majority of buildings are two storeys in height and have gable roofs which generates a continuous roofline.



Figure 09: The Wheatsheaf Pub



Figure 10: View down the A137 from the corner of the heath.

Tattingstone Wonder

Tattingstone Wonder is the final character area in the Parish. The folly was originally two workers' cottages but was transformed in 1790 by local squire, Thomas White as he did not have a view of the church from his house (Tattingstone Place). The wonder is grade 2* listed, which supports its historical importance to the parish.

This character area only has a couple of buildings and therefore has a very rural feel to it. There is also a car park for Alton Water which allows people to park up and go on walks and bike rides around the reservoir.

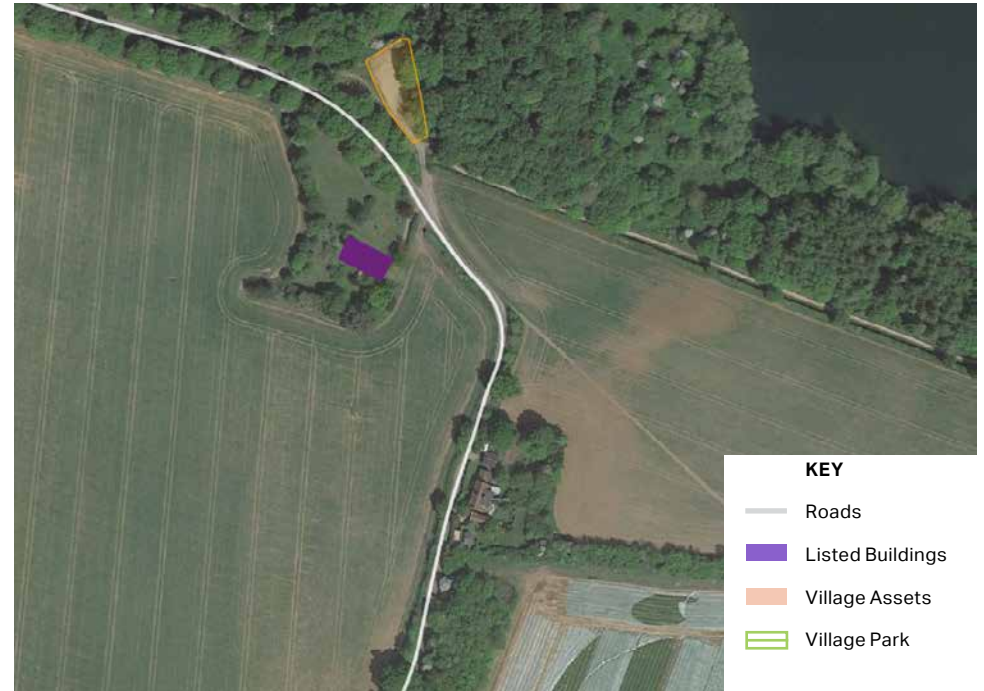


Figure 11: The Tattingstone Wonder



Figure 12: Signage at the reservoir car park.

A large, leafy tree in a grassy field with houses in the background. The scene is captured in a wide-angle shot, showing a lush green lawn in the foreground with scattered yellow wildflowers. In the middle ground, a row of houses with dark roofs and light-colored walls is visible, partially obscured by the tree's branches. The sky is overcast with grey clouds. A large, semi-transparent green circle is overlaid on the center of the image, containing the text 'Design guidelines & codes' and the number '03' in white.

Design guidelines & codes

03

3. Design guidelines and codes

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

3.1 Place making

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

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

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



Figure 13: The 10 characteristics of well-designed places. (Source: National Design Guide, page 8).

3.2 General principles and guidelines

The guidelines and codes developed in the document focus on residential environments including new housing development in Tattingstone.

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

It is important that full account is taken of the local context and that the new design embodies the 'sense of place' and also meets the aspirations of people already living in that area. Therefore, some design principles that should be present in any design proposal are:

- Respect the existing pattern of the character areas;
- Respect the heritage, landscape and key views identified in the Parish;
- Aim for high quality design that reflects and respects the local vernacular;
- Integrate with existing paths, streets, circulation networks and reinforce or enhance the established character of streets, greens and other spaces;
- Harmonise and enhance existing character areas in terms of physical form, architecture and land use;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Incorporate necessary services and enhance infrastructure without causing unacceptable harm to retained features; and
- Aim for innovative design and eco-friendly buildings while respecting the

architectural heritage and tradition of the area.

3.3 Tattingstone design guidelines and codes

This section introduces a set of design principles that are specific to Tattingstone Parish. These are based on:

- Baseline analysis of the area in Chapter 2;
- Understanding national design documents such as National Design Guide, National Model Design Code and Building for Healthy Life documents which informed the principles and design codes; and
- Discussion with members of the Neighbourhood Plan Steering Group informed by their engagement with the wider community.

The codes are divided into **5 sections**, shown on the next two pages, each one with a different number of subsections. Each section and subsection is numbered (e.g DC.01) to facilitate its reading and consultation.

| Theme | Code | Title |
|---|------|--|
| DC.01 In keeping with local character | 1 | Heritage, views and landmarks |
| | 2 | Patterns of growth within the rural landscape |
| DC.02 Access and movement | 3 | Accessible and attractive footpath network / access to the countryside |
| | 4 | Prioritise walking and cycling |
| | 5 | Cycle parking |
| DC.03 Landscape, nature and open space | 6 | Create a green network |
| | 7 | Biodiversity |
| | 8 | Water management |
| | 9 | Trees |
| | 10 | Open spaces |
| | 11 | Storage and slow release of water |
| | 12 | Permeable paving |
| DC.04 Build form | 13 | Building heights |
| | 14 | Density |
| | 15 | Housing mix |
| | 16 | Legibility and wayfinding |
| | 17 | Boundary lines, boundary treatment & corner treatment |
| | 18 | Materials and architectural details |
| | 19 | Hard landscaping, materials and street furniture |

| Theme | Code | Title |
|--|------|-----------------------------------|
| <p>DC.05 Sustainability</p> | 20 | Minimising energy use |
| | 21 | Lifetime and adaptability |
| | 22 | Minimising construction waste |
| | 23 | Recycling materials and buildings |
| | 24 | Electric vehicle charging points |
| | 25 | Street lighting and dark skies |

Design Codes for Tattingstone

Code.1 Heritage, views and landmarks

Tattingstone Parish has a rich heritage dating back to pre-history times both in terms of structures, buildings, landscape, views and landscape features. Therefore, any new development needs to be aware of their existence and stimulate ways in which those assets could be further promoted and protected.

Design Guidelines:

- Scenic values and tranquility of the countryside views should be retained and enhanced in future development;
- New development proposals should maintain visual connections to the surrounding landscape and long views out of the Parish. Development density should allow for spaces between buildings to preserve views of countryside setting and maintain the perceived openness of the hamlets;
- Opportunities to create short-distance views broken by buildings, trees or landmarks helps to create memorable

routes. Creating views and vistas allows easily usable links between places should be taken; and

- Gaps between buildings, open views and vistas should be respected and aim to demonstrate the significance of a landmark asset.

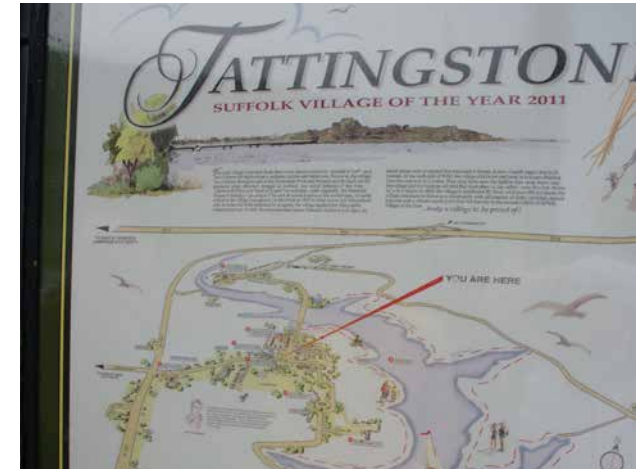


Figure 14: Above is a map in the centre of Tattingstone that points out many of the heritage assets in the village.



Figure 15: The White Horse.

Code.2 Patterns of growth within the rural landscape

The Parish owes much of its character to the historic pattern and layout of the roads and buildings as well as its close relationship with the surrounding countryside.

Design Guidelines:

- New development should preserve the landscape setting of Tattingstone and the transition between the settlement fringe, the open countryside and the landscape gap between the distinct settlements in the parish and other settlements.;
- New development in close proximity to designated and non-designated heritage assets must propose green screenings to mitigate any unpleasant visual impact, while also preserving key views;
- New development must demonstrate a good understanding of the scale, building orientation and enclosure of the surrounding built environment (no.1 n Fig 16);

- Development densities should reflect the character of the village and surrounding hamlets;
- The size of plots and their pattern should be varied to contribute to the rural character (no.2);
- New development should create a diversified building line to shape short and long-distance views (no.3);
- Any proposal that would adversely affect the physical appearance of a rural lane, or give rise to an unacceptable increase in the amount of traffic, noise, or disturbance must be avoided.
- Existing hedges, hedgerows and trees should be integrated into design, whilst more planting and vegetation is encouraged to form part of the green infrastructure network (no.4); and

- Appropriate signage should be incorporated along the road or in central 'village greens' to indicate the low speed limits or provide navigation (no.5).
- Where policy thresholds are met, the layout of new housing development should have affordable homes integrated with private dwellings to reflect existing dwellings in the village and promote a sense of community.

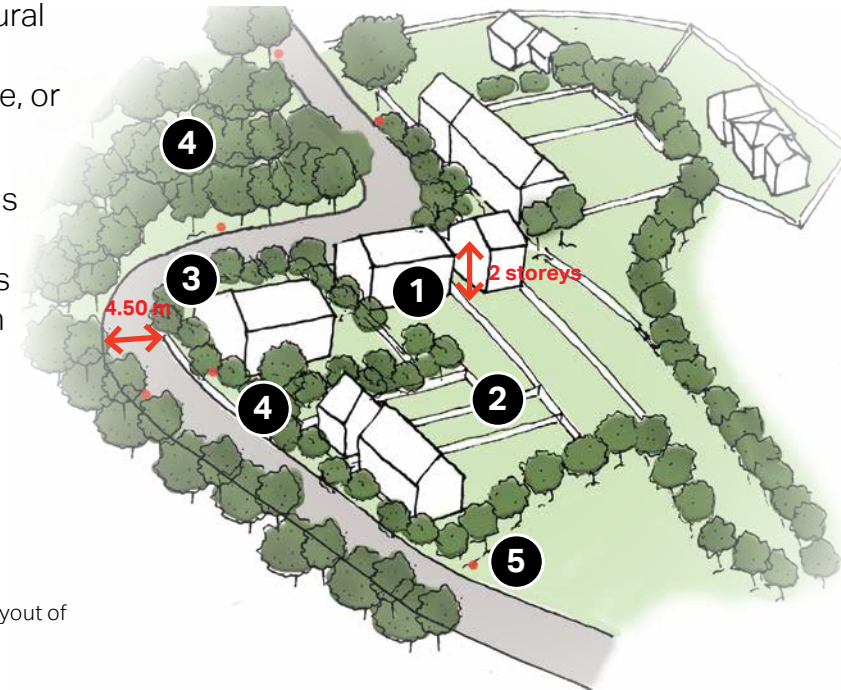


Figure 16: Illustrative plan for a rural edge development highlighting design elements, related to the pattern and layout of buildings.

Code.3 Accessible and attractive footpath network/ access to the countryside

There is a number of footpaths within Tattingstone Parish which link the hamlets with the surrounding countryside, while also providing scenic walks. Footpaths allow people to get closer to nature, enjoy a tranquil environment and do physical exercise by walking.

Design Guidance:

- Where possible, newly developed areas must retain or provide direct and attractive footpaths between neighbouring streets and local facilities. Establishing a robust pedestrian network across new developments and among new and existing development is key in achieving good levels of connectivity and promoting walking and cycling;
- Where possible, new proposed footpaths should link up green spaces and woodlands to create a network of green walking routes and promote biodiversity. For example, the Strategic Wildlife Corridors could include footpath connections and other green links that could connect new development and form part of an integrated green infrastructure network;
- Design features such as gates or barriers to footpaths must be kept at a minimum and the latter must be avoided; and
- Strategically placed signposts can assist pedestrians and cyclists with orientation and increase awareness of publicly accessible paths beyond the parish. However, new signposts must respect the rural character of the parish and avoid creating visual clutter.



Figure 17: Local footpath within Tattingstone Parish.



Figure 18: Appropriate signage to indicate the footpath/cycle lane within a rural landscape, elsewhere in UK.

Code.4 Prioritise walking and cycling

There are a number of public footpaths in the Parish. New developments should introduce well connected and attractive pedestrian and cycling routes to encourage residents to walk and cycle.

Design Guidelines:

- Varied links should be enabled and created to favour pedestrian and cycle movement. These routes should be always overlooked by properties to create natural surveillance and offer good sightlines and unrestricted views to make people feel safer;
- Cul-de-sac development pattern should be avoided in new developments. However, if it is proposed then it should be connected to footpaths to avoid blocking pedestrian and cycle flow;
- Design features such as barriers to vehicle movement, gates to new developments, or footpaths between high fences must be avoided; and
- (1) Traffic in Villages - Dorset AONB and Hamilton-Baillie Associates

AECOM

- Future development should look to employ the principles of “psychological traffic calming” to influence driver speeds and responses. “Self-reading” roads that inform drivers appear to reduce speeds and improve drivers’ awareness of their surroundings by increasing interest and changing perceptions of time. Research suggests that the more our brains engage with interpreting the immediate environment, the less we sense time passing. This seems in turn to promote lower speeds and a reduced sense of urgency. (1.)



Figure 19: Edge of a settlement fronting a landscaped area, with footpaths/cycle lanes, grass areas, street furniture and trees, encouraging walking and cycling, elsewhere in UK.



Figure 20: Footpath integrated within residential development offering alternative walking and cycling routes to people, Great Kneighton, Cambridge.



Figure 21: Example of a green link (source: <https://www.sustrans.org.uk/our-blog/opinion/2020/august/how-does-the-uk-government-s-gear-change-relate-to-the-national-cycle-network>).

Code.5 Cycle parking

Houses without garages

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

Houses with garages

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



Figure 22: Example of cycle parking for houses without garages, Cambridge.

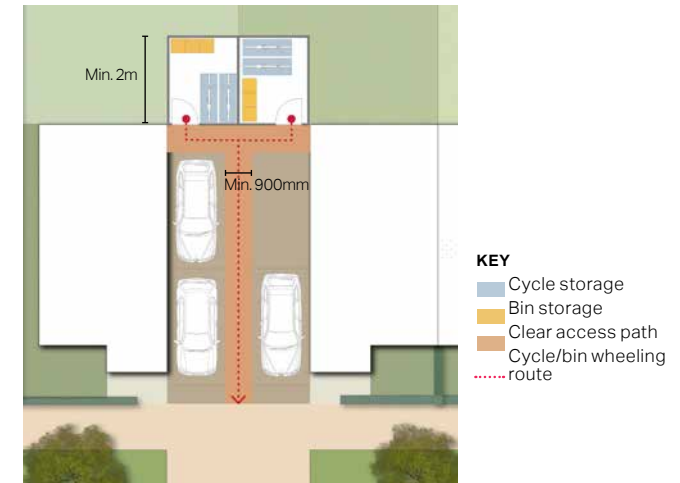


Figure 23: Indicative layout of a bicycle and bin storage area at the back of semi-detached properties.

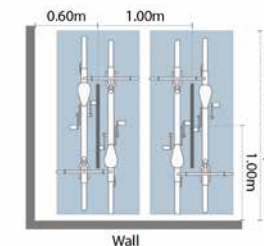


Figure 24: Sheffield cycle stands for visitors and cycle parking illustration.

Code.6 Create a green network

A well connected green network should be created throughout the new developments to provide links to the countryside for people as well as habitats. Opportunities should be sought to introduce green assets into design and contribute to biodiversity.

Design Guidelines:

- Green networks should link existing and newly proposed street trees, green verges, open spaces, villages and the countryside together;
- SuDS (sustainable drainage systems) should be introduced, where possible, and incorporated into design of the green network to mitigate any flooding issue;
- New development should front onto green assets and pedestrian access should be granted for all groups of people; and
- The proposed wildlife corridors and landscape gap could also taken into account when designing for a green network.

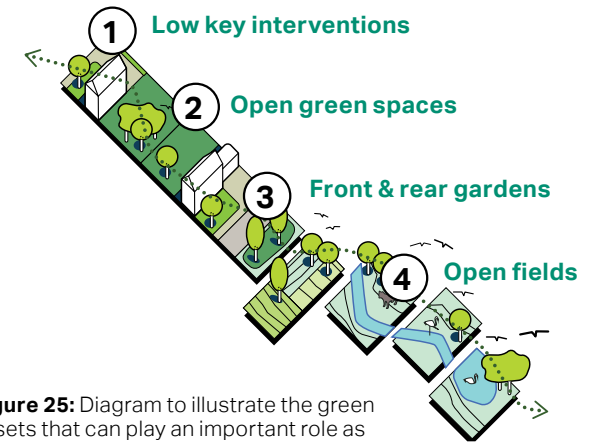


Figure 25: Diagram to illustrate the green assets that can play an important role as wildlife corridors.



Figure 26: An example of a SuDS corridor - Upton Urban Extension, Northampton.

Code.7 Biodiversity

The opportunity to avoid dangerous levels of global heating is closing and action is required swiftly at all levels from the international to the individual. Biodiversity could be highly affected and therefore new development should prioritise its enhancement through design.

Design Guidelines:

- New development should protect and enhance the existing habitats and biodiversity corridors. In particular, help increase movement between isolated populations and provide escape cover from predators and shelter during bad weather;
- Biodiversity and woodlands should be protected and enhanced where possible.
- New development proposals should aim for the creation of new habitats and wildlife corridors, e.g. by aligning back and front gardens or installing bird boxes or bricks in walls;
- Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species. For that reason, rich vegetation and plantation is suggested;
- Blue assets can also contribute to biodiversity connectivity. Therefore, the existing ditches and lakes should be considered in design proposals when planning for wildlife corridors; and
- All areas of biodiversity that require further planting/ enhancement should be planted before start of construction.
- Any development should meet the standards set out in the Environment Act and the Biodiversity Net Gain requirements.



Figure 27: Example of a structure used as a frog habitat corridor located in an outdoor green space.



Figure 28: The north end of Alton Water is high in biodiversity.

Code.8 Water management (SuDS)

Due to the presence of a good number of ditches throughout the Parish, there are areas that sit within flood risk zones. Therefore, the use of sustainable drainage systems, known as SuDS, is needed to manage water, reduce flood risk and improve water quality.

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.

Design Guidelines:

- Manage surface water as close to where it originates as possible;
- Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down, so that it does not overwhelm water courses or the sewer network;

- Improve water quality by filtering pollutants to help avoid environmental contamination;
- Integrate into development and improve amenity through early consideration in the development process and good design practices;
- SuDS are often also important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream;
- Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water, whilst increasing the biodiversity value of the area;
- Best practice SuDS schemes link the water cycle to make the most efficient use of water resources by reusing surface water; and
- SuDS should be designed sensitively to augment the landscape and provide biodiversity and amenity benefits.



Figure 29: Example of swales check dam integrated with a crossing point.



Figure 30: Example of SuD designed as a public amenity and fully integrated into the design of the public realm, Stockholm.

Code.9 Trees

New street planting helps maintain visual consistency along the public realm. It is associated with better mental health and well-being by reducing stress, lessening heat islands, and providing protection from natural elements such as wind and rain.

Design Guidelines:

- Aim to preserve existing mature trees and hedges by incorporating them in the new landscape design;
- To ensure resilience and increase visual interest, a variety of native tree species is preferred over a single one;
- Flower beds, bushes and shrubs should be welcomed in new developments, since they contribute to the livelihood of the streetscape and create visual interest and colour to their surroundings;
- Hedgerows can be planted in front of bare boundary walls to ease their visual

presence or they can be used to conceal on-plot car parking and driveways within curtilages;

- Native trees of local provenance can normally be used to mark reference points and as feature elements in the streetscape;
- Native trees of local provenance should also be present in any public open space, green or play area to generate environmental and wildlife benefits; and
- The success of tree planting is more likely to be achieved when it has been carefully planned to work in conjunction with all parts of the new development, parking, buildings, street lights etc.



Figure 31: Example of street planting along main road with green verges and open views to the surrounding countryside encouraging walking and cycling , Tattingstone.

Code.10 Open spaces

Open spaces play a vital role in creating a positive environment. These are places fostering community and gathering, thus creating lively places in neighbourhoods.

Design Guidelines:

- The location of new open spaces within new development should be decided based on the location of the existing ones considering the needs of the existing population too;
- All recreational spaces should be designed to link up with each other and also link up with existing adjoining sites.
- Substantial recreational space should be provided to include woodland walks, lake walks, sport pitches and play areas;
- Surrounding buildings should overlook play areas and public spaces to

encourage movement and natural surveillance;

- Open spaces should be equipped with good quality of street furniture to create pleasant seating areas, shaded spaces avoiding hidden spots; and
- The materials and style of any street furniture in the open spaces should be consistent throughout the Parish and aim to proudly represent the local character.



Figure 32: Positive example of an open space overlooked by properties including a small pond, flowers and vegetation



Figure 33: Shared open space for the residents of the old workhouses which used to be a courtyard for the workers.



Figure 34: Properties overlooking a public open space which is equipped with grass areas, large green trees and street furniture, Poundbury.

Code.11 Storage and slow release of water

Rainwater harvesting refers to the systems allowing the capture and storage of rainwater as well as those enabling the reuse in-site of grey water.

Simple storage solutions, such as water butts, can help provide significant attenuation. However, other solutions can also include underground tanks or alternatively overground gravity fed rainwater systems that can have multiple application areas like toilets, washing, irrigation.

Design Guidelines:

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



Figure 35: Examples of water butts used for rainwater harvesting in Reach, Cambridgeshire.



Figure 36: Example of a gravity fed rainwater system for flushing a downstairs toilet or for irrigation.

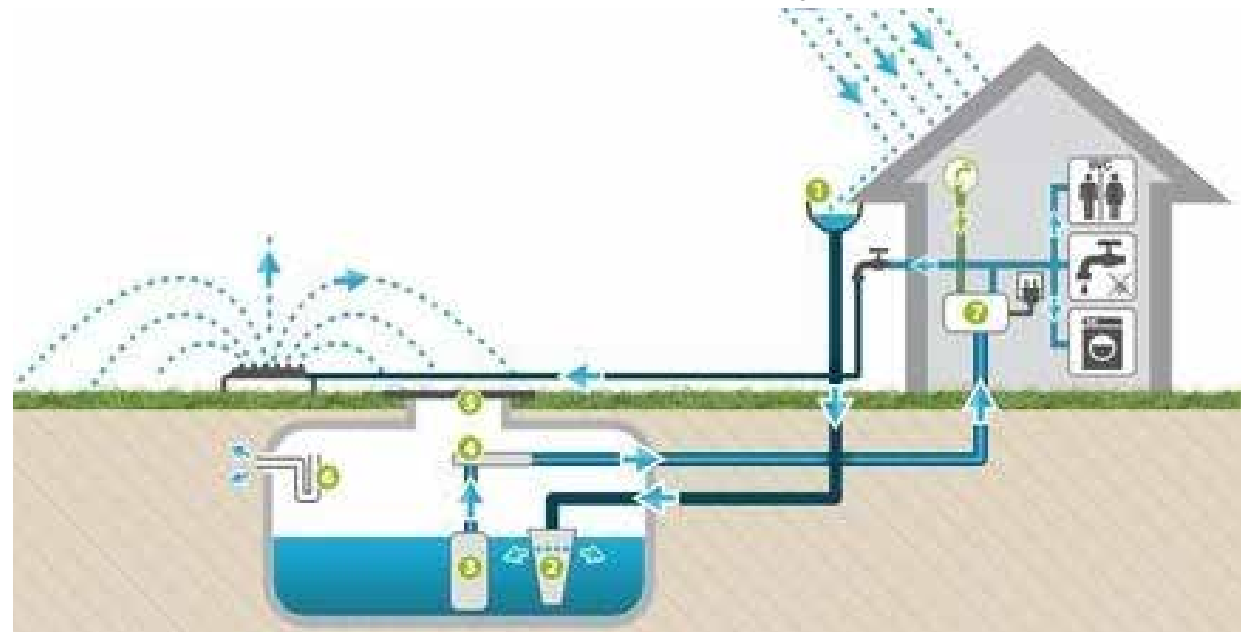


Figure 37: Diagram illustrating rainwater harvesting systems that could be integrated into open space and residential developments.

Code.12 Permeable paving

Most built-up areas, including roads and driveways, increase impervious surfaces and reduce the capacity of the ground to absorb runoff water. This in turn increases the risks of surface water flooding.

Permeable paving offers a solution to maintain soil permeability while performing the function of conventional paving.

Design Guidelines:

- The choice of permeable paving units must be made depending on the local context; the units may take the form of unbound gravel, clay pavers, or stone setts; and
- Permeable paving can be used where appropriate on footpaths, private access roads, driveways, car parking spaces (including on-street parking) and private areas within the individual development boundaries.

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

- Sustainable Drainage Systems - non-statutory technical standards for sustainable drainage systems¹.
- The SuDS Manual (C753)².
- Guidance on the Permeable Surfacing of Front Gardens³.

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

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

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

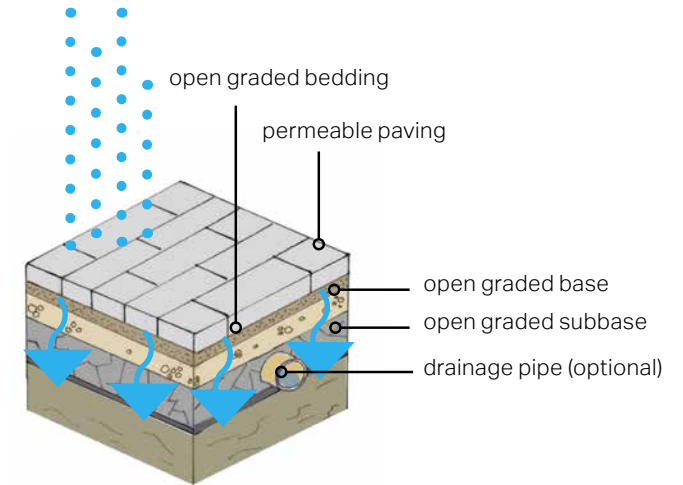


Figure 38: Diagram illustrating the function of a soak away.



Figure 39: Example of a permeable paving.

Code.13 Building heights

There is a low housing density in the Parish reinforcing the rural character of the hamlets. More specifically, properties tend to be 1- or 2-storeys high with decent-sized rear gardens. The rooflines are irregular where there are clusters of houses, or they get interrupted with nature. The roofline is also disturbed where gaps between buildings are generous. Chimneys decorating the roof also interrupt the roofline offering a visual interest.

Maintaining a consistent roofline within Tattingstone Parish is important to allow for long-distance views towards the surrounding countryside and respect the existing context.

Design Guidelines:

- New development should propose maximum height of 2 storeys, respecting the tree line and the rural character;

- Monotonous building elevations should be avoided, therefore subtle changes in roofline should be ensured during the design process;
- Roof shapes and pitches must employ a restrained palette on a given building; overly complex roofs must be avoided; and
- Locally traditional roof detailing elements such as roofing materials, chimney stacks and edge treatments should be considered and implemented where possible in cases of new development.



Figure 40: Local example of continuous roofline, of 2-storey buildings, interrupted by architectural feature.



Figure 41: Local examples of roof materials that could be used in new development, e.g. grey slate and clay peg tiles.

Code.14 Density

The concept of density is important to planning and design as it affects the vitality and viability of the place. The density within the Parish is quite low which is justified by its rural character.

Design Guidelines:

- Density should be appropriate to the location of any new development and its surroundings and enhance the character of the existing village and hamlets;
- Housing densities should be reduced towards development edges and along rural edges in order to create a gradual transition towards the countryside;
- Housing density should support a 'human scale' development; and
- Small scale development and in-fills that are encouraged, because they follow the scale and pattern of existing grain

and streets and therefore, retain the character of the area.



Figure 42: Local example of a farm, Tattingstone.

Code.15 Housing mix

The aspiration for the Parish is to create a strong rural economy based on farming, horticulture, services and other types of business with infrastructure to support education, health, commerce and entertainment. Therefore, housing should provide a mix to meet local circumstances.

Design Guidelines:

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



Figure 43: Semi-detached building example in Tattingstone (formally a row of cottages)



Figure 44: Detached house



Figure 45: Single storey building in Tattingstone.

Code.16 Legibility and wayfinding

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

Design Guidelines:

- A familiar and recognisable environment makes it easier for people to find their way around. Obvious and unambiguous features should be designed in new development;
- Buildings which are located at corners, crossroads or along a main road could play a significant role in navigation. For that reason, the architectural style of those buildings could be slightly differentiated from the rest to help them stand out;
- Landmark elements could also be a public art, historic signage totem or even an old and sizeable tree;

- New signage design should be easy to read. Elements like languages, fonts, text sizes, colours and symbols should be clear and concise, and avoid confusion;
- Signage can also help highlight existing and newly proposed footpaths and cycle lanes, encouraging people to use them more; and
- Signage could be strategically located along walking and cycling routes to signalise location of local and heritage assets and raise people's awareness.



Figure 46: Example of signage that could be integrated along footpaths to navigate people towards important destinations, like Tattingstone village and other hamlets, as well as provide information about habitats and other species in the area.

- Provision for people with visual impairment, for instance tactile paving or tactile lettering on signs.



Figure 47: Example of signage posts within the urban fabric to help navigate people, Sturminster Marshall



Figure 48: Example of tactile paving to facilitate movement for people with visual impairment.

Code.17 Boundary lines, boundary treatments and corner treatment

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

- Buildings should front onto streets. The building line should have subtle variations in the form of recesses and protrusions but should generally form a unified whole;
- Buildings should be designed to ensure that streets and/or public spaces have good levels of natural surveillance from buildings. This can be ensured by placing ground floor habitable rooms and upper floor windows facing the street;
- Natural boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the character of the area. They should be mainly continuous

hedges and low walls, as appropriate, made of traditional materials found elsewhere in the Parish such as local bricks and tiles;

- In the case of edge lanes, natural boundary treatments can act as buffer zones between the site and the countryside and offer a level of protection to the natural environment;
- If placed at important intersections the building could be treated as a landmark and thus be slightly taller or display another built element, signalling its importance as a wayfinding cue;
- The form of corner buildings should respect the local architectural character. Doing so improves the street scene and generates local pride;
- All the façades overlooking the street or public space should be treated as primary façades; and
- Road layouts should be designed to slow traffic and advantage pedestrians over vehicles.



Figure 49: Slight meandering residential road with green elements to improve the aesthetics of the environment, York.



Figure 50: Positive example of properties with small front gardens overlooking the adjacent open space, Tattingstone.

Code.18 Materials and architectural details

Tattingstone Parish has a wide variety of architectural styles and details that can act as references for new development. In particular, pitched roofs with either artificial slate or plain tiles and elevations where brick, render or boarding are predominant.

Design Guidance:

- Architectural design shall reflect high quality local design references in both the natural and built environment; and
- Any new development should demonstrate that the palette of materials has been selected based on an understanding of the surrounding built environment.

Roofing



Grey slate tiles



Handmade clay peg tiles



Thatched roof (made from straw)

Walling & building facades



Red Brick



Knapped flint



White Render



Render with Tudor style timber framing

Windows



Sash windows



Timber framed roof windows



Casement windows



Arched shape window

Front doors (timber and painted)



Code.19 Hard landscaping, materials and street furniture

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

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

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

Design Guidance:

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



Figure 51: Examples of quality materials and visually pleasing layout patterns that could be considered for public realm surfacing.

Design Codes on sustainability for new developments in Tattingstone Parish

Tattingstone Parish aspires to become a carbon neutral example in the next years. The codes 27-34, include some design guidelines that could have a positive impact to the environment.

In order to reach the above goal, the current utilities network would need to be improved significantly and new developments would provide an opportunity to do so.

Code.20 Minimising energy use

Buildings contribute almost half (46%) of carbon dioxide (CO₂) emissions in the UK. The government has set rigorous targets for the reduction of CO₂ emissions and minimising fossil fuel energy use.

There is a good number of energy efficient technologies that could be incorporated in buildings. The use of such principles and design tools is strongly encouraged to futureproof buildings and avoid the necessity of retrofitting.

Energy efficient or eco design combines all around energy efficient appliances and lighting with commercially available

renewable energy systems, such as solar electricity and/or solar/ water heating.

F.54 features an array of sustainable design features. Those on the top show the features that should be strongly encouraged in existing homes, while those on the bottom show additional features that new build homes should be encouraged to incorporate from the onset.

Code.21 Lifetime and adaptability

The fastest route to building a functional, supportive, neighbourly community is to build homes that people can and want to live in for most of their lives instead of having to move every time domestic circumstances change.

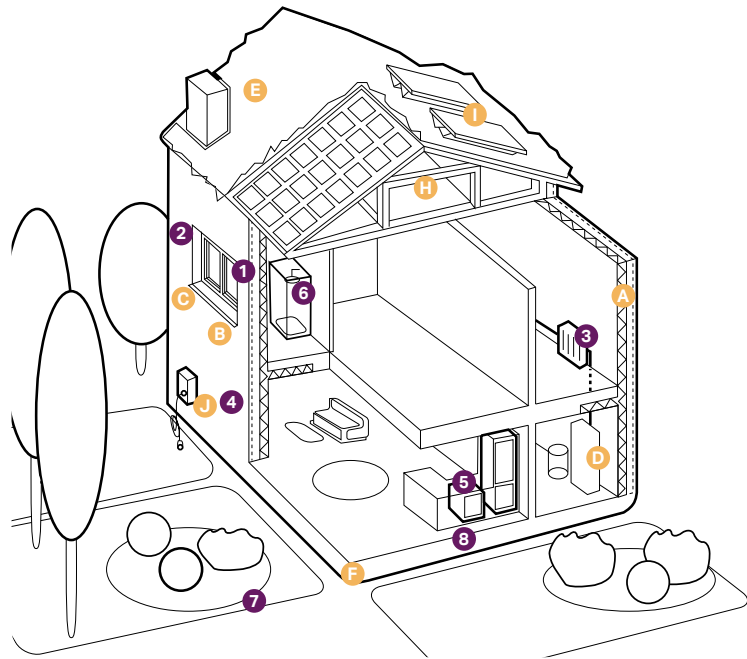
'Lifetime' homes means designing in the flexibility and adaptability needed to allow for easy incorporation of wheelchair accessibility, addition/removal of internal walls, and ease of extension - both vertically and horizontally. This is particularly important for the aged, infirm or expanding/contracting families who may be dependent on nearby friends and family for emotional and physical support.



Figure 52: Use of shingle-like solar panels on a slate roof, with the design and colour of the solar panels matching those of the adjacent slate tiles.



Figure 53: Positive example of integrating solar panels at the design stage.



Existing homes

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

Additional features for new build homes

- A **High levels of airtightness**
More fresh air with the mechanical ventilation and heat recovery, and passive cooling
- B **Triple glazed windows and external shading**
especially on south and west faces
- C **Triple glazed windows and external shading**
especially on south and west faces
- D **Low-carbon heating**
and no new homes on the gas grid by 2025 at the latest
- E **Water management and cooling**
more ambitious water efficiency standards, green roofs, rainwater harvesting and reflective walls
- F **Flood resilience and resistance**
e.g. raised electrical, concrete floors and greening your garden
- G **Solar panel**
- H **Construction and site planning**
timber frames, sustainable transport options (such as cycling)
- I **Solar panel**
- J **Electric car charging point**

Figure 54: Diagram showing low-carbon homes in both existing and new build conditions.

Code.22 Minimising construction waste

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

Developers should plan to re-use materials by detailing their intentions for waste minimisation and re-use in Site Waste Management Plans.

Design Guidance:

- Before work commences, the waste volumes to be generated and the recycling and disposal of the materials will be described;
- On completion of the construction works, volumes of recycled content purchased, recycled and landfilled materials must be collated;

- Identify materials used in high volumes; and
- The workforce should be properly trained and competent to make sure storage and installation practices of the materials is done under high standards.

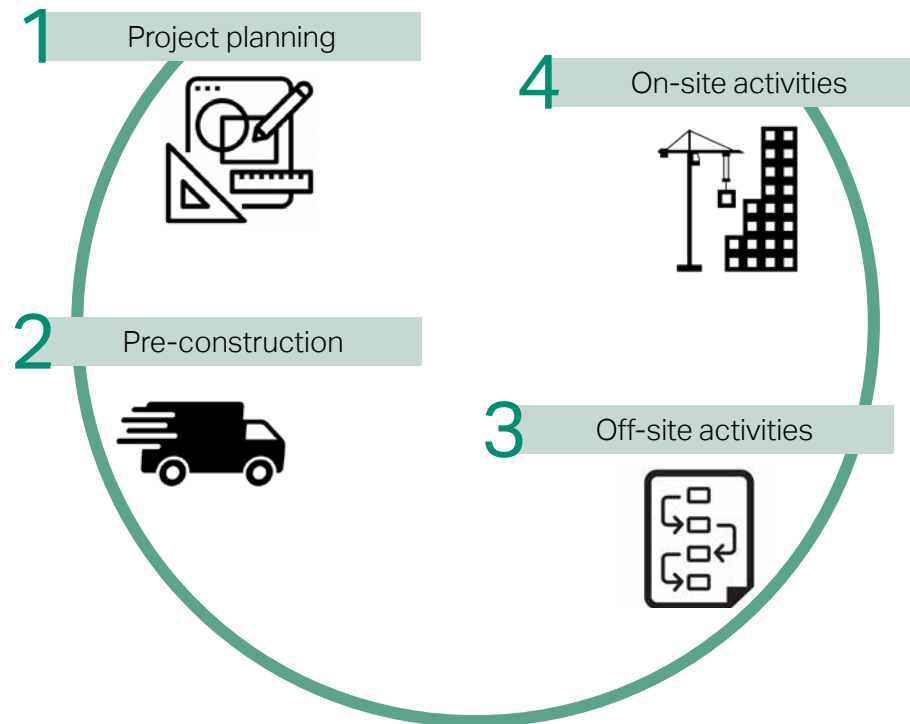


Figure 55: Diagram to illustrate the 4 main stages where waste management practices can be implemented.

Code.23 Recycling materials and buildings

To meet the government's target of being carbon neutral by 2050, it is important to recycle and reuse materials and buildings.

Desing Guidance:

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

Code.24 Electric vehicle charging points

Tattingstone Parish strongly supports proposals for in private transport using electric and other non fossil fuel powered vehicles. Those can be integrated both on and off street. Some design guidelines on how new development should design for electric vehicle charging points are:

On-street car parking or parking courts

- Car charging points should always be provided adjacent public open spaces. Street trees and vegetation is also supported to minimise any visual contact with the charging points;
- Where charging points are located on the footpath, a clear footway width of 1.5m is required next to the charging point to avoid obstructing pedestrian flow; and
- Car charging points within parking courts are highly supported, since they can serve more than one vehicles.



Figure 56: Example of on-street electric vehicle charging points.



Figure 57: Example of electric vehicle charging points in a parking court.

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



Figure 58: Example of off-street electric vehicle charging points.

Off-street car parking

Code.25 Street lighting and dark skies

The 'dark skies' character of the countryside should be protected. Dark skies benefit both people and wildlife.

Any new development should minimise impact on the existing 'dark skies' within the settlements and reduce light pollution that disrupts the natural habitat and human health.

Design Guidelines:

- Street lighting should be avoided within areas of public realm, in line with existing settlement character;
- Ensure that lighting schemes such as LED streetlights will not cause unacceptable levels of light pollution, particularly in intrinsically dark areas. These can be areas very close to the countryside or where dark skies are enjoyed;

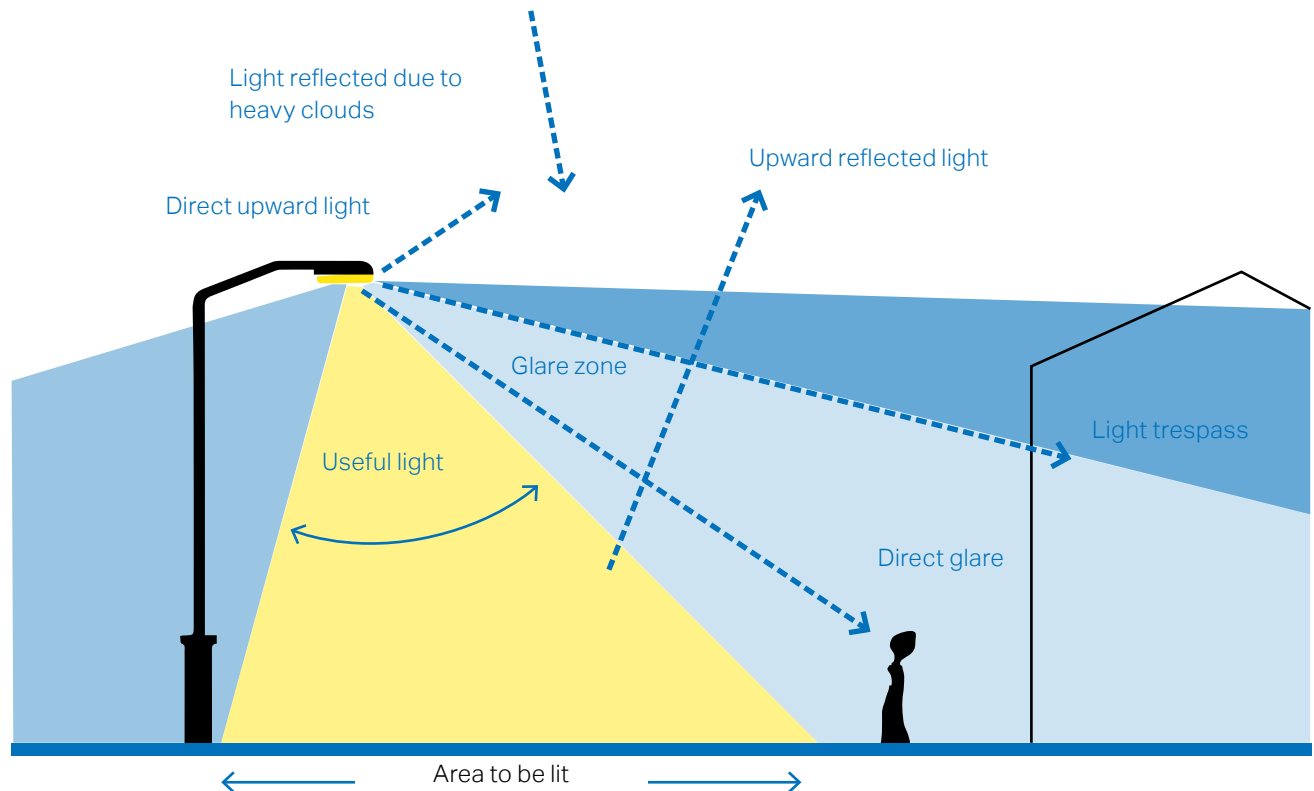


Figure 59: Indicative diagram to illustrate the different components of light pollution and what 'good' lighting means

3.2 Checklist

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

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

1

General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the character of streets, greens, and other spaces;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Positively integrate energy efficient technologies;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

Street grid and layout:

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

3 (continues)

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Does the new development respect the tree lines street characteristics of the parish.

3

Local green spaces, views & character:

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

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 or both?

5 (continues)

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?

5

Buildings layout and grouping:

- 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?

9

Building materials & surface treatment:

- 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?
- How are electric vehicle charging points to be provided to meet future demands?
- 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?



Delivery

04

4. Delivery

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

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

Table 01: Delivery

About AECOM

AECOM is the world's trusted infrastructure consulting firm, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private-sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivaled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities. AECOM is a *Fortune 500* firm and its Professional Services business had revenue of \$13.2 billion in fiscal year 2020. See how we are delivering sustainable legacies for generations to come at aecom.com and [@AECOM](https://twitter.com/AECOM).

