LITTLE MISSENDEN PARISH

Design guidance and codes

Final report

September 2023

Delivering a better world

Quality information

Prepared by	Checked by	Approved by
Lilly Ruddock Consultant Town Planner	**Jessie Watson** Associate Director	**Ben Castell** Director
Sunayana Ramanand Graduate Urban Planner		
Lavenya Parthasarathy Graduate Urban Designer		

Revision History

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4	25.09.2023	Fourth draft following QB review (by Dianne Camier, Deputy Clerk, LMPC)	Lilly Ruddock	Consultant Town Planner

Contents

Introduction

01

1. Introduction

1.1 Purpose

This design guide supports the Neighbourhood Plan and relevant policies, in providing a common reference point and understanding of what is locally distinctive design.

This design guide defines the existing character of the Little Missenden Parish that the community values in order to provide practical guidance for development in the Neighbourhood Area (NA).

1.2 Process

The Neighbourhood Plan Steering Group (SG) are members of the local community tasked with managing the preparation of the Neighbourhood Plan for Little Missenden Parish.

Through the Department for Levelling Up, Housing and Communities (DLUHC) Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design guidance to support the group. The SG provided guidance and local knowledge that informed this design guide.

Figure 01: Large residential property in Hyde Heath, set back from the street with a driveway - a typical characteristic of this part of the NA.

Figure 02: Residential street with a historic wall to the right showing features of the Little Missenden Village's historic character.

1.3 How to use the guide

This design guide has been divided into five sections (Introduction, Neighbourhood Context and Character, Character Study, Design Guidance and Codes, and Checklist for likely development in the Parish) to allow the user to quickly find information relevant to their development.

This design guide will be used differently by various stakeholders during the planning and development process, as summarised in Table 01.

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

Stakeholders	How they may use this design guide
Applicants, developers, and landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidelines should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidelines 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: How to use the guide.

1.4 Area of study

Little Missenden Parish is an area in the Chiltern District of Buckinghamshire. It sits within the Chiltern Hills, about 3 miles (5 km) southeast of Great Missenden and 3 miles (5 km) west of Amersham. The village of Little Missenden lies on the River Misbourne in the Misbourne valley.

The parish includes the villages of Little Missenden, Holmer Green, Hyde Heath and Little Kingshill, as well as the hamlets of Beamond End, Brays Green, and Mop End.

The Parish is situated within the Metropolitan Green Belt and is largely rural.

6,605
RESIDENTS

14.84 km²
STUDY AREA

Figure 03: Residential properties within Little Missenden, with white picket fences and off-plot parking (Top).
Figure 04: War memorial, Little Kingshill (Bottom left).
Figure 05: Holmer Green (Bottom right) (Taken by Stuart King)

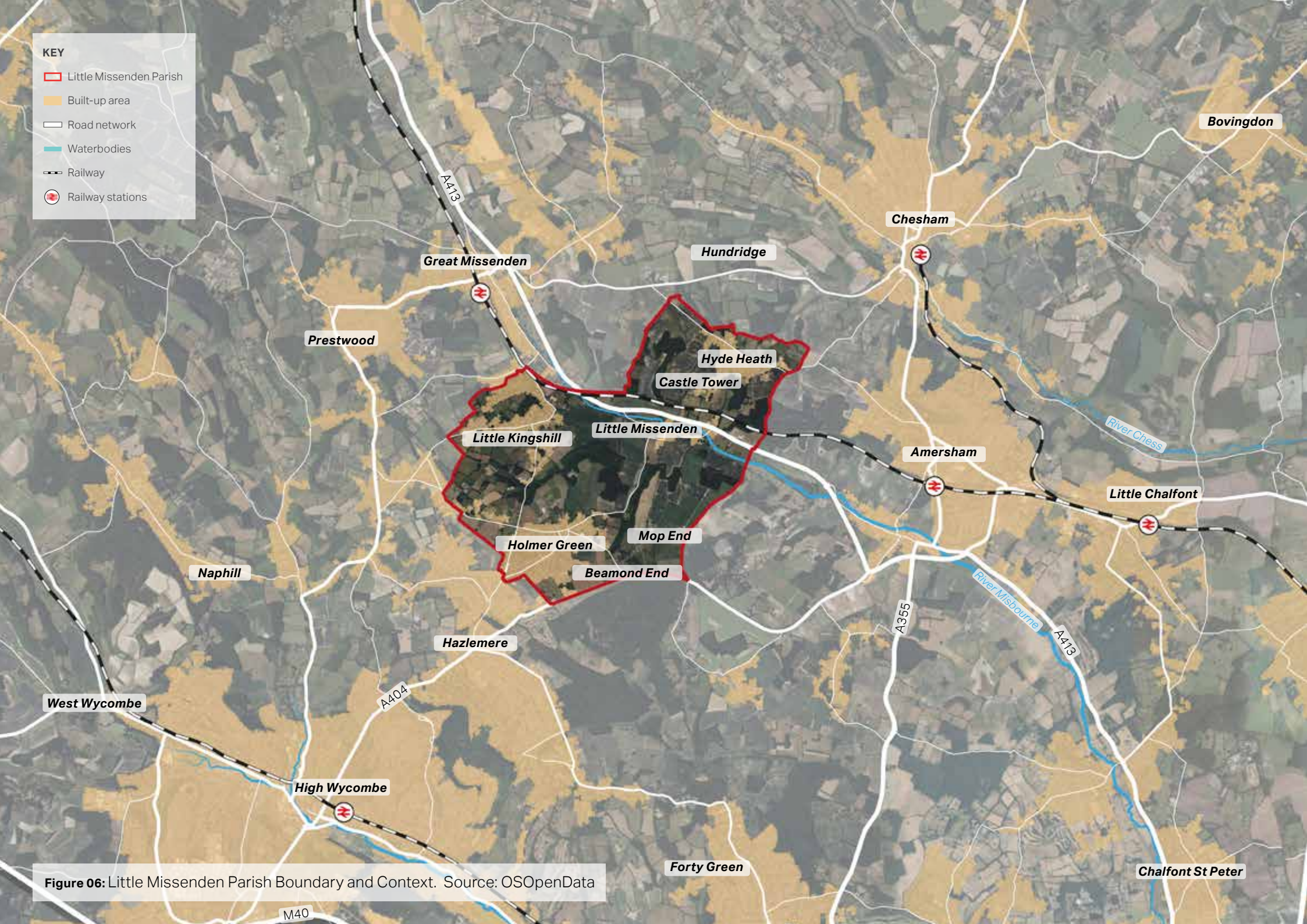


Figure 06: Little Missenden Parish Boundary and Context. Source: OSOpenData

1.5 Planning policy context

National and local policy documents can provide valuable guidance on bringing about good design and the benefits accompanying it. Some are there to ensure adequate planning regulations are in place to ensure development is both fit for purpose and able to build sustainable, thriving communities. Supplementary guidance documents complement national and local policy and provide technical design information.

Applicants should refer to these key documents when planning future development in the Neighbourhood Area. The following documents have informed the design guidance within this report.

1.5.1 National policy

2023 - National Planning Policy Framework

DLUHC

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12: Achieving well-designed places stresses the creation of high-quality buildings and places.

2020 -Building for a Healthy Life

Homes England

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

2007 - Manual for Streets

Department for Transport

Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts and promote active travel.

2021 - National Design Guide

DLUHC

The National Design Guide (Department for Levelling Up, Housing and Communities, 2021) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

1.5.2 Local policy

2011 - Core Strategy for Chiltern District

The Core Strategy is the overarching key plan in the Local Development Framework. It sets out a vision for the District and principles to guide the future of the area, showing which parts of the District are regarded as the best locations for new homes and other development up to 2026.

1997 - The Chiltern Local Plan (Consolidated September 2007 & November 2011)

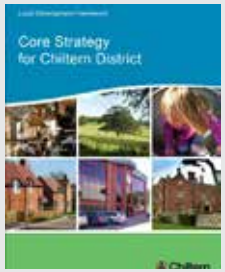
Conservation of the environment features prominently throughout the Plan. Policy themes include the maintenance of the Green Belt; the conservation of the beautiful landscapes of the Chilterns Area of Outstanding Natural Beauty and other landscapes with special qualities; the retention of attractive residential areas and public open spaces; sustaining the local economy and job opportunities; support for shopping and related services; and the provision and maintenance of a variety of civic and community facilities; and the safeguarding and conservation of the District's ecological, historical and cultural heritage.

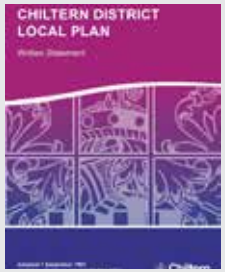
Local Plan for Buckinghamshire (as of 2023 pending)

Buckinghamshire Council came into effect on 1 April 2020, bringing together the former Buckinghamshire County Council and former district councils of Aylesbury Vale, Chiltern, South Bucks and Wycombe. Little Missenden Parish, formerly within Chiltern District Council, now lies within this newly formed Council. Buckinghamshire Council planning authority has started the process of creating a Local Plan for the area. Whilst the new Local Plan for Buckinghamshire is still in development, the 1997 Chiltern Local Plan remains the extant Local Plan, with the 2011 Chiltern Core Strategy specifying which policies were retained.

2017 and 2019 - Chiltern and South Bucks Townscape Character Study

The Townscape Character Study (Part 3) informed the now withdrawn joint Local Plan. The purpose of the document was to develop an evidence base for a consistent Development Management policy approach to protecting townscape character. The document identifies areas within the settlements that have potential or vulnerability to change or where density could be increased with the least harm. The document provides design principles to guide change within the character typologies.





2010 - Chilterns Buildings Design Guide

The 2010 Chilterns Buildings Design Guide has been written to ensure that any development within the AONB is both responsible and in keeping with the local character. The foreword on page 2 of the design guide states that:

"The Design Guide has been supplemented by a series of Technical Notes on the use of flint, brick and roofing materials in the Chilterns. In addition environmental guidelines for the management of highways in the Chilterns have been produced. By disseminating this information the Board has done much to promote good design in the Chilterns over the past decade, and it is gratifying to see Design and Access Statements making reference to this advice and translating it into more carefully constructed and detailed buildings."

2007 - Beamond End and Mop End Village Design Statement

This document was produced by the Beamond End Residents' Association and Buckinghamshire Community Action to address residents concern with increasing traffic flow through the villages. There is also a landscape design element in relation to villages in the Area of Outstanding Natural Beauty.

1971 - Little Missenden Conservation Area Guide

The objectives of this conservation policy are to avoid destruction of the character of the area, to protect the surroundings and its outward and inward views and to ensure new development is sympathetic to the character of the area.

Supplementary Planning Documents (SPD)

The following list of SPDs are also relevant to this design code:

- Residential Extension and Householder Development SPD, 2013
- Buckinghamshire Parking Guidance SPD, 2015
- Sustainable Construction and Renewable Energy SPD, 2015
- Buckinghamshire Biodiversity Net Gain SPD, 2022

Neighbourhood Context and Character

02

2. Neighbourhood Context and Character

This chapter details the local context and key characteristics of the Neighbourhood Area by exploring their heritage, built environment, streetscape, views, landscape and topography.

2.1 History and Heritage

Holmer Green - The area is named after the manor of Holmer that covered a significant part of the parish in the medieval period, although its actual location is unknown. The 'Green' part of the name refers to a large and ancient Green, dating from the 13th century that used to exist here. The early history of the village is one of people moving out of Little Missenden and settling on the large area of heath.

The village, including Beamond End, has 11 Listed Buildings. The oldest houses are The Old Rookery, Hollands Farm and Penfold, dating from the early 16th century. Between 1850 and 1950, the village became well known locally for its cherry orchards. Many references to orchards and cherries in road names and house names remain. Holmer Green situates several public services, churches, schools, shops, pubs, the Holmer Green Sports Association and war memorials, one of which is listed. Ancient Woodland was recently discovered in Holmer Green through Archaeology.

Hyde Heath - The name refers to the value of the estate that once stood there. The heath was valued at the price of one hide, an amount of land enough to support one free family and its dependents. Hyde Heath has two churches, one of which dates to the 1800's. The village has 3 listed buildings; The Grade II Listed 7 The Green dating back to the 18th Century, Grade II Listed Brays Farmhouse dating back to the 17th Century and Grade II Listed Weedon Hill Cottages dating back to the 18th Century.

Little Kingshill - The village name refers to 'Kingshill' meaning a hill in the possession of the king. Little' was added to segregate it from the adjacent hamlet, Great Kingshill. There are 6 listed buildings in the village, including the Grade II Listed War Memorial. The oldest building is believed to be the farmhouse at Ashwell Farm in Windsor Lane, which it is claimed was used as a lodge by the King en-route to Windsor. The 1883 OS map shows five farms, the Full Moon Pub, the Baptist Church and a few houses.

Little Missenden - The name Missenden is first attested in the Domesday Book as Missedene, with other early attestations including the spellings Messedena and Musindone. The centre of the village is designated as a conservation area and there are 26 listed buildings at its core. The village consists of a few small houses of the 18th century, of brick and rough-cast, and some cottages. The current Little Missenden Manor house originated in the 16th century as a late medieval timber-framed hall house.

The village is home to The Church of England parish church of St John the Baptist is a flint building with limestone dressings. The nave is 10th-century Saxon, built about AD 975. Its plain chancel arch is also Saxon and its imposts are re-used Roman bricks. The aisles, with their Norman arcades, were added in the 12th century. Inside the nave are several Medieval wall paintings, most are 13th-century. Due to the villages history and character, it has been used in many films and television programmes over the years, particularly as one of the more frequent ITV Midsomer Murders filming locations.

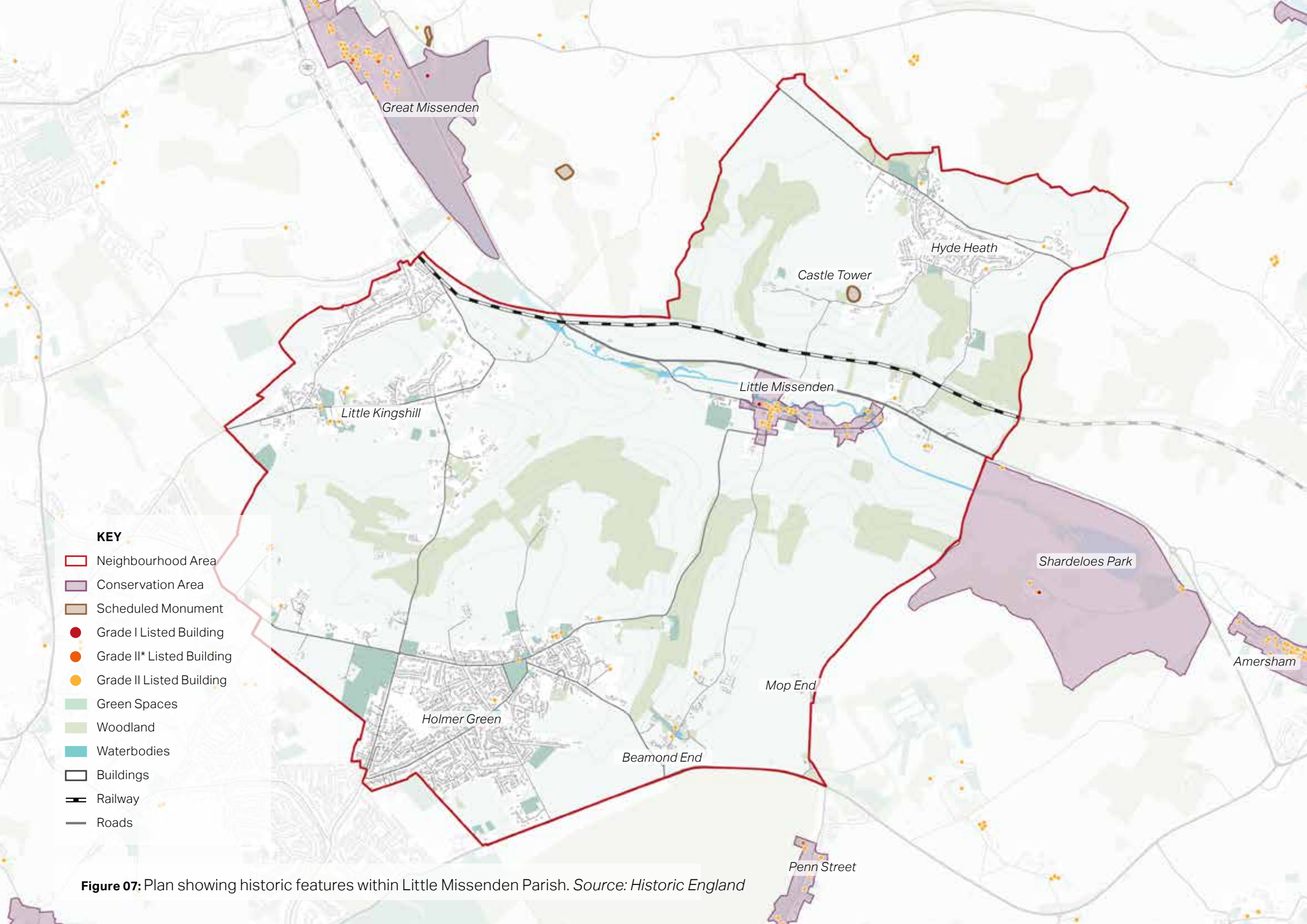


Figure 07: Plan showing historic features within Little Missenden Parish. *Source: Historic England*

2.2 Landscape

The four villages in the NA have their own distinct and unique setting, each with a mixed architectural character. The built setting of all four villages is unified by its deep-rooted connection with the surrounding landscape, and in particular, the geology of the Parish. The underlying chalk geology combined with heavy clay soils can be seen throughout in the vernacular, which often features flint alongside brick and red clay tiles, which is characteristic of the Chilterns.

The Parish is divided by the River Misbourne with the wards of Holmer Green, Little Kingshill and Little Missenden to the south of the river and Hyde Heath to the North. The area of the Parish most at risk from flooding is Little Missenden which sits partially within the flood plain of the river.

The parish is characterised by its topography, which is undulating and characteristic of the Chilterns. Villages sit on plateaus, with fingers of ancient woodland present through the landscape, providing enclosure and perspective. Dew Ponds are also a common feature of the landscape. The Landscape Character Assessment sets out that Hyde Heath, Holmer Green and Little Kingshill are within a settlement Plateau. It sits above the Misbourne Valley to the south west and the Chess Valley to the north east. The flat plateau landscape distinguishes this from the large scale undulating farmland to the north west and south east. It is described as an 'open landscape, with flat extensive fields, and limited tree and woodland cover. There are long views across fields to an open or wooded skyline with occasional important views across adjacent valleys'.

Little Missenden is sited within the Misbourne Upper Chalk River Valley which is a wide shallow valley, characterised by gentle rolling valley sides, which predominately support arable cultivation and are often bounded by ancient woodland along the upper slopes. More information on the landscape setting is detailed in the Chilterns Buildings Design Guide and the Chilterns Landscape Character Assessment.

The Parish benefits from a number of public green spaces including allotments, play areas, Public Rights of Way, Little Kingshill Common, Hyde Heath Common, Little Missenden Common and Holmer Green Common.

Figure 08: Access to a large rural property in Holmer Green.

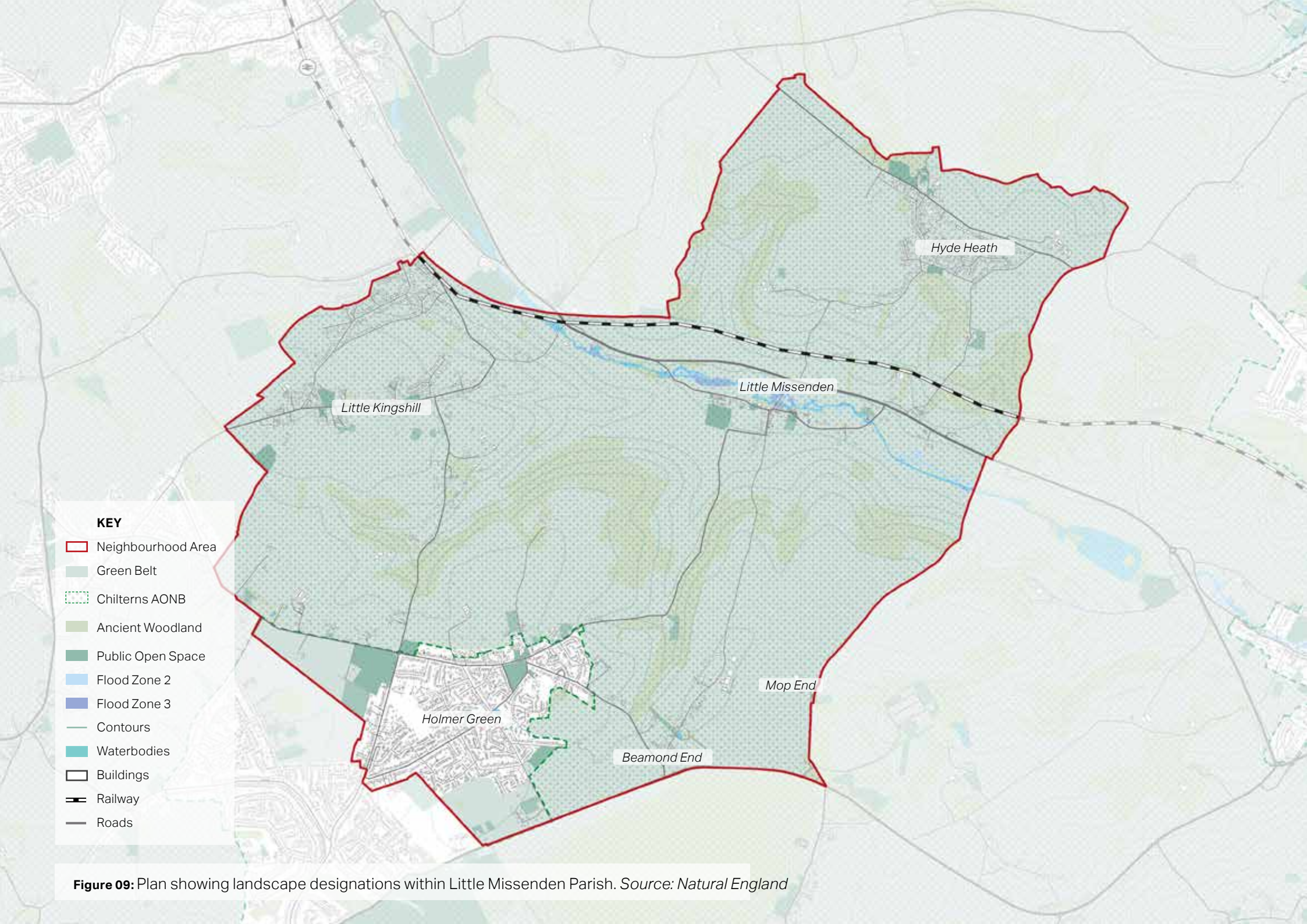


Figure 09: Plan showing landscape designations within Little Missenden Parish. *Source: Natural England*

2.3 Access and Movement

The A413 follows the River Misbourne and provides access to Little Missenden, Little Kingshill and Hyde Heath. More minor roads provide connections between the villages, Watchet Lane northwards connects Holmer Green to Little Kingshill and Penfold Lane eastwards connects Holmer Green to Little Missenden. The rural lanes are often steep and narrow due to the changing topography. The A404 is to the south of Holmer Green and provides access through to High Wycombe.

The Parish benefits from a number of public footpaths connecting each of the wards and connecting the parish to the surrounding countryside and villages. Pedestrian access within the villages is limited due to a lack of safe pavements and footways. This is typical of the rural nature of the village.

Figure 10: Village sign (Above).
Figure 11: Gateway to Hyde Heath (Top Right).
Figure 12: Historic street without footpaths, Little Missenden (Bottom Right).

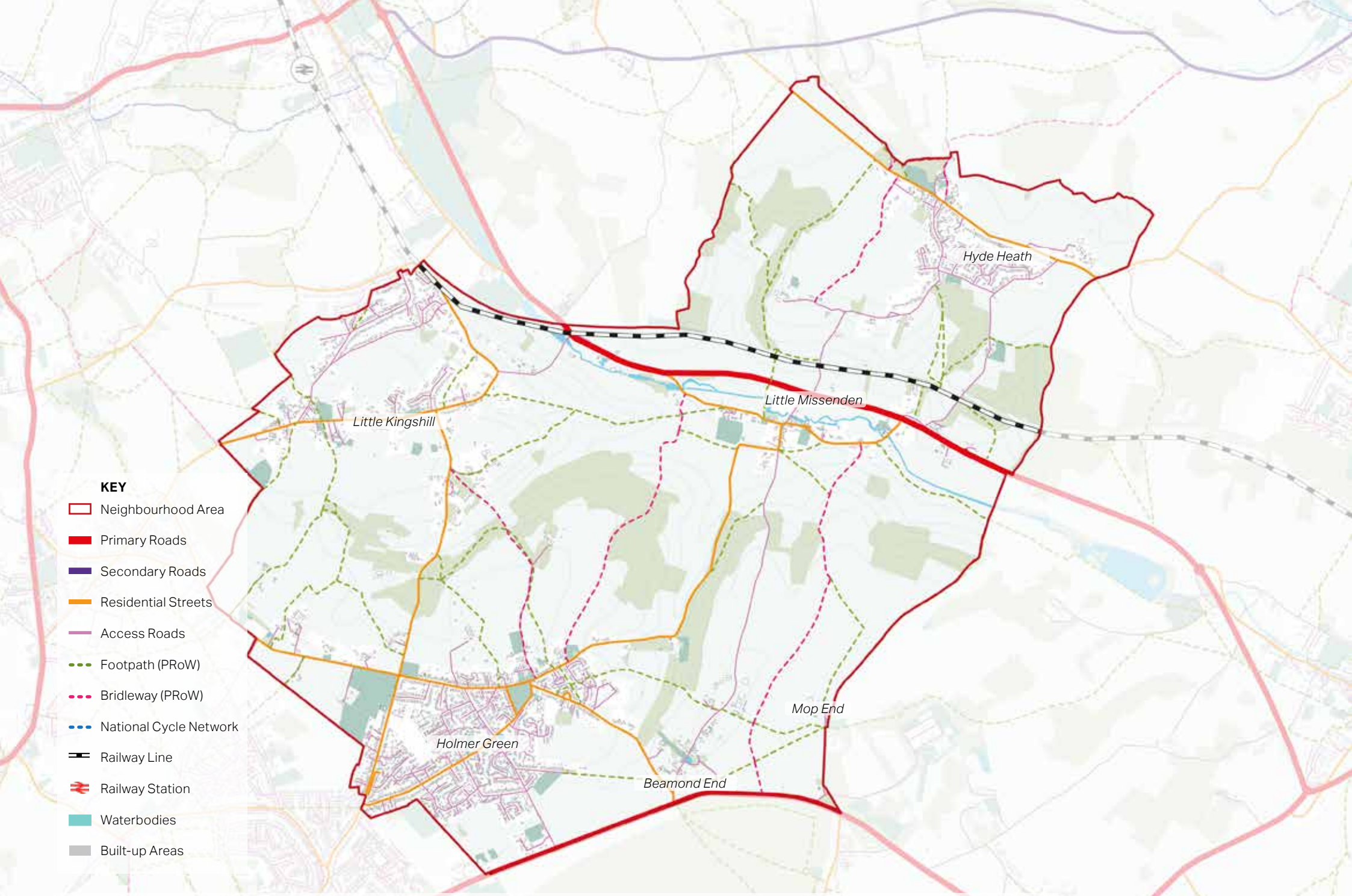


Figure 13: Plan showing access and movement network within Little Missenden Parish. *Source: OSOpenData, Buckinghamshire County Council*

Character study

03

3. Character study

This chapter outlines the different Character Areas within the Neighbourhood Area as a whole. These areas are distinguished by the period and style of development within them.

3.1 Defining the Character Areas

For the purposes of applying specific design guidance on some codes, the NA has been divided into four Character Areas.

These include Holmer Green, Hyde Heath, Little Missenden and Little Kingshill. Each of the wards has a distinct character influenced by its heritage and landscape, this is discussed in more detail over the next few pages.

The Character Areas, listed right, are detailed in this section. The remainder of the Neighbourhood Area is best recognised for its agricultural roots with development nestled within the landscape. The Character Area outline is not intended to represent the settlement boundary and is illustrative only.

1 Holmer Green

2 Hyde Heath

3 Little Missenden

4 Little Kingshill

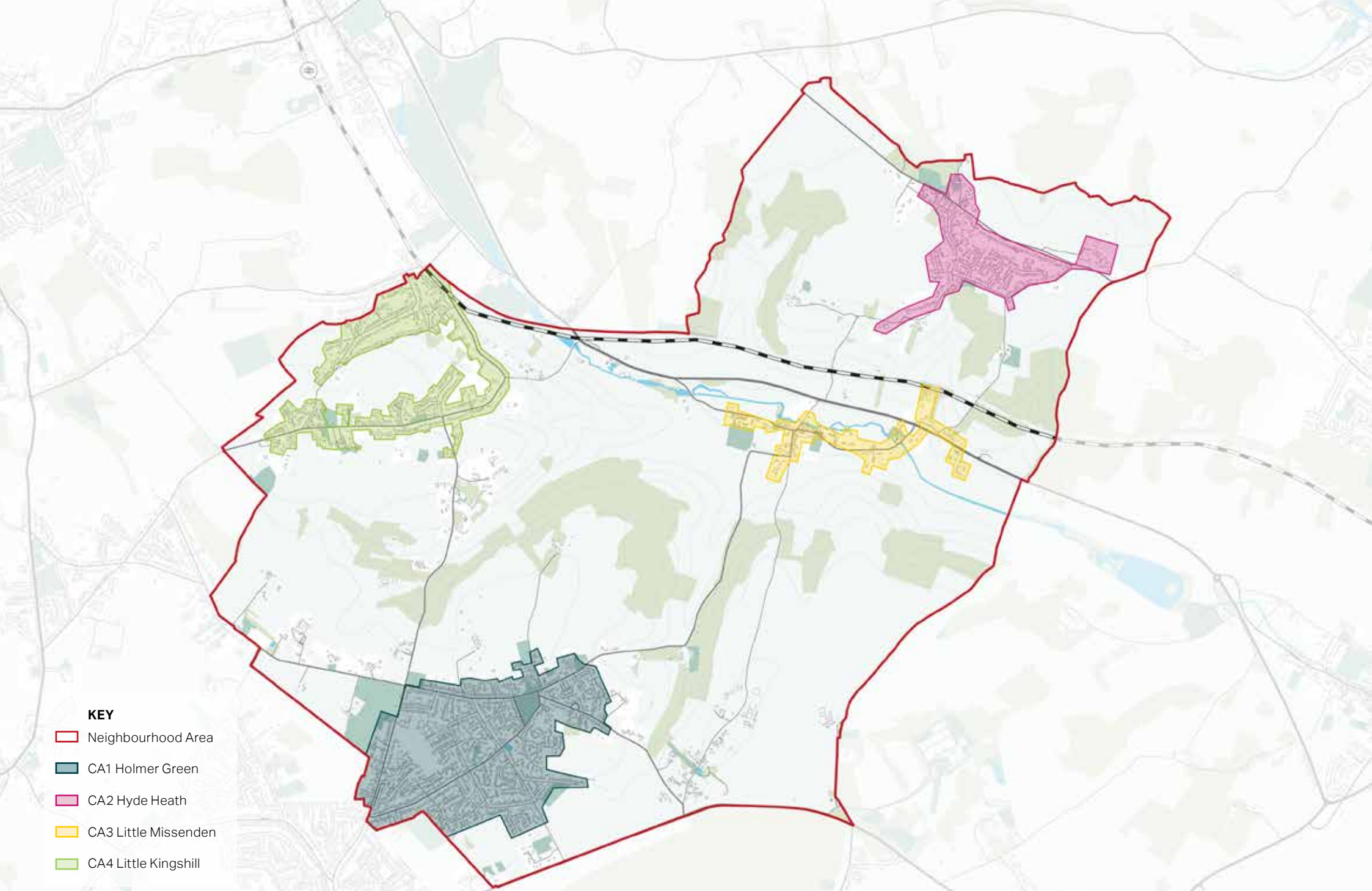
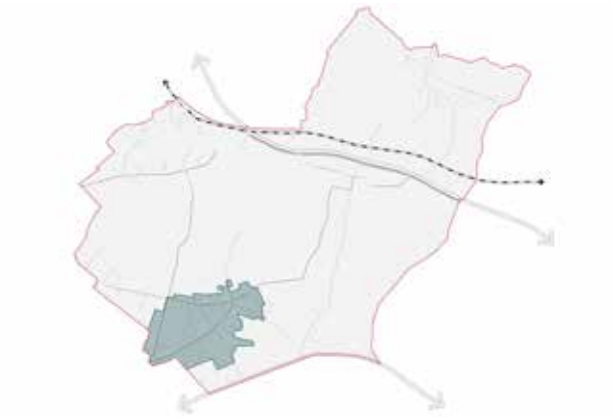


Figure 14: Plan showing character typologies within Little Missenden Parish.

1 Holmer Green



Holmer Green

Guidance for this area will seek to protect and enhance the sense of architectural variety, mixed street character, natural aspects, and visual interest.

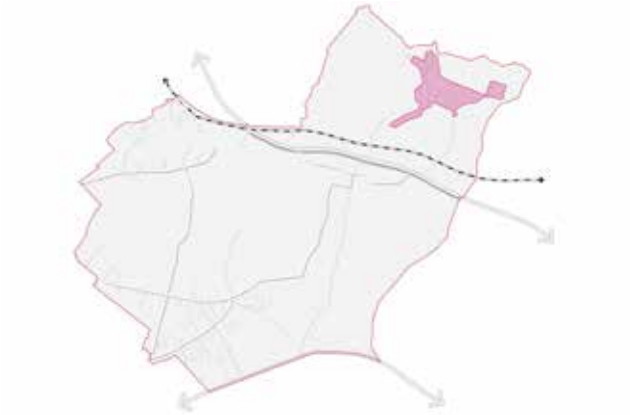
Land Use	Mainly residential but includes 3 pubs, shops, allotments, sports grounds, schools and churches. Holmer Green is surrounded by green belt.
Pattern Of Development	The village features a diverse mix of housing and a wide range of housing types, including many bungalows which are being extended. The village underwent significant expansion during the 1960s and early 1970s including Winters Way estate, the Fox Road and Harries Way estate and the Holmer Court estate (Clementi Avenue). Watchet Lane, Pond Approach, Orchard Way and Penfold Lane feature historic housing stock from the Victorian and Edwardian era. Mop End and Beamond End are unique and feature a more rural character, with large properties set in generous plots, set back from narrow lanes and well screened with high walls and hedgerows. There are historic, detached properties on Earl Howe Road of Brick and Flint that are set back from the road and well screened.
Built Form	There is a mixed architectural style in the village, with buildings from different eras and styles present along many of the main roads. This results in a mixed, inconsistent streetscape in some parts, but as per the other villages in the Area, there is some continuity created by the material palette, which is predominantly red brick and flint, which features on new and old housing stock throughout. Housing is predominantly two storey in scale, but 3 storey buildings are present in the village centre on Turners Place (flats above shops) and some of the historic housing stock presents a grander scale, displaying 2.5-3 storey massing and a strong sense of enclosure.
Public Realm	The street character is mixed and features wide and narrow lanes. High hedgerows are a common and consistent boundary treatment, as are brick and flint walls. Between 1850 and 1950, Holmer Green became well known locally for its cherry orchards. Many of these trees are still dotted around the village and create a unique landscape setting. Other than that, there are some mature trees around the Common. The elevated plateau allows for expansive views out from the edges of the village. Beamond End is centered around a pond.

Figure 15: Traditional Brick and Flint property, set back from the road with a small gate for pedestrian access (Top right).

Figure 16: Hogg Lane, Holmer Green showing the rural landscape and topography changes (bottom right) (Taken by Stuart King).

Figure 17: Traditional red and brown brick semi-detached property, with red brick detailing on the bay window and a gravel driveway (left).

2 Hyde Heath



Hyde Heath

Guidance for this area aims to protect the residential, linear and rural setting of the village as well as the varied architectural features and tree-lined streetscape.

Land Use	Hyde Heath is a small linear village sitting on a plateau in the Chiltern Hills to the north of the River Misbourne and the A413. It is surrounded by patchwork of arable fields, lined with mature hedgerows and blocks of ancient woodland to the south of the village, such as Bray's Wood. There is a strong sense of tranquility in the village formed by its green, leafy character. The village features Castle Tower: a motte and bailey castle 100m north of Hill House, to the south west of the settlement. The village is within the Green Belt.
Pattern Of Development	The village has a mix of housing stock, ranging from 1930s detached houses to modern new builds. A large proportion of settlement dates to the period between 1950 and 1980. There are a number of bespoke contemporary new builds/ extensions, particularly around the edges of the settlement along Chalk Lane and Hyde Heath Road. These sit alongside many large mansion style dwellings, predating 1880s, as well as those around the Common and along Bullbaiters Lane which in particular, features a number of large villas. There are two large estates; Bray's Meadow and Walnut Way (1945-80)/ Brays Meadow comprises semi-detached and terraced red-brick housing with a consistent architectural style. Walnut Way features detached housing with low pitched roofs. Typical of housing from this era, all housing is two storey and plot sizes / gardens are relatively compact.
Built Form	Houses display a mixture of architectural styles and details, including red and brown brick and white painted fascias. Blackened timber weatherboarding also features frequently, particularly on farmstead barn properties. Plot sizes are very generous, with deep front and rear gardens. Houses are generally 2-storeys.
Public Realm	The overall street character is rural and mainly features narrow lanes with intermittent footpaths. Boundary treatments are predominantly mature hedgerows (often hornbeam) and street trees soften the character of the streetscape. On street parking on some of the residential streets detracts from the overall streetscape character.

Figure 18: Large traditional property with red brick detailing (Top left).

Figure 19: Traditional property with red brick and a dormer window (Top right).

Figure 20: A more recent detached property with red brick and concrete tiles. A garage is also attached to the property (Bottom left)

Figure 21: Bungalow in Hyde Heath (Bottom right)

3 Little Missenden

Little Missenden

Guidance for this area looks to conserve the historic nature of the village, the architectural vernacular and unique roofline. This Character Area is comprised of a Conservation Area and has a distinct character and atmosphere in comparison with more contemporary development elsewhere within the Neighbourhood Area.

Land Use	Little Missenden is a historic village sitting in a shallow valley. The village, aside from a pocket of post war housing along Highmore Cottages, sits within a Conservation Area. There is a 10th century church, 2 pubs, and one housing estate which used to be social housing.
Pattern Of Development	The pattern of development is linear, with the village laid out along a crossroads in the centre of the village around the River Misbourne, Old Vicarage, Manor House and St John the Baptist church. The streetscape is intimate and gentle, due to the frequent bends in the street, which provide intrigue through closed views and landmark buildings. Housing in the centre is set close to the street, particularly along Beamond End Land providing enclosure. Along the village edges, housing is set back from the road with front gardens, along Highmore Cottages and Penfold Lane.
Built Form	There is a very strong built setting formed by the soft red brick and flint, alongside some half timbered cottages. The roofline is extremely unique and contributes towards its unique setting, with Clay roofs and all brick chimneys characterising Little Missenden. Contemporary housing is sympathetic to the village setting, through colour palette and building materials.
Public Realm	The landscape setting is formed by its setting a shallow valley, with the presence of the river snaking through the village, as well as the water meadows to the north. Trees are present throughout the village – particularly Willow trees - along the streets and within front and rear gardens. Boundary treatments are consistent, with widespread use of flint and brick walls and yew hedgerows.

Figure 22: Historic property with brick and timber weatherboarding (Top left).
Figure 23: Historic timber frame property (Bottom left).
Figure 24: A row of red brick and flint housing (Top centre).
Figure 25: Detached red brick property with Black weatherboarding (Bottom centre).
Figure 26: White and black timber frame property (Right).

4 Little Kingshill

Little Kingshill

Guidance for this village seeks to maintain its varied vernacular and conserve its noted Victorian heritage. Green infrastructure is an important feature which contributes to the rural feel of Little Kingshill.

Land Use	Little Kingshill comprises two fingers of development separated by a belt of fields, bounded by hedgerows with large pockets of mature woodland. Surrounding land is predominantly Green Belt agricultural fields and woodland and all is designated as AONB (Area of Outstanding Natural Beauty). The village has 6 listed buildings. There is 1 pub, a café, a well-used recreation park and a frequently visited Aboretum (Priestfield). A Combined Middle School and Nursery, a Baptist Church, two village halls and a Scout Hut, all serve the village and surrounding areas.
Pattern Of Development	The origins of the village date back to around 900 AD when a monastery was founded where Ashwell Farm (Kingsaill) now stands. As well as Ashwell Farm there is a Tudor house, The Grange, next to the Common, Aufrics Farm of Elizabethan period, and Boot Farm dating back to 1660. The coming of the Railway through Great Missenden at the end of the 19th century was a turning point, as people were able to go to business in London, and country houses began to be built for them. The village features mainly large, detached properties, some of which are Victorian. Although no clear village centre, developments lie in a linear form along the main through road Windsor Lane, where access from the park joins the northern and southern settlements. A large proportion of the village (both to the north and to the south) dates to the period between 1955 and 1978, with small pockets of later infill (post 1978) and a small area of Victorian terraces and cottages in the north of the settlement. Properties are generally set back within their plots allowing for a spacious feel.
Built Form	All housing is mainly two storey. To the south, yellow brick is the predominant building material, with some red brick. Houses are set within small-medium scale plots. To the north, detached and semi-detached houses feature in mixture of architectural styles. Plot sizes vary but are very generous to the south eastern and north eastern ends of the village.
Public Realm	The streetscape is relatively utilitarian, with some street trees and limited shrubs or hedges within front gardens. On-street parking is a feature of some areas. Mature trees and hedgerows soften the streetscape in places, particularly in rear gardens and along boundaries.

Figure 27: Traditional detached property, with 2 chimneys, set on a large plot (top).
Figure 28: More recently constructed property (bottom).
Figure 29: Red brick and flint property with a chimney, built around 2007 by Country Craftsman (Right).

Design Guidance and Codes

04

4. Design Guidance and Codes

This section sets out design guidance for future development within the parish to adhere to. The guidance supports the Neighbourhood Plan and should be read in conjunction with the Design Code of the Local Plan and other relevant policies. Local images are used to explain the design guidelines.

4.1 Introduction

The Chilterns Building Design Guide sets out guidance on the vernacular of the wider area. A large part of the Chiltern Hills is designated as an Area of Outstanding Natural Beauty (AONB) in order to conserve and enhance the special qualities of the landscape.

Notable is the consistent use of materials, especially the flints that occur in both the chalk strata and the overlying clay with flints. Most vernacular buildings also have tiled roofs, with the tiles often having been made from local iron clay.

It is important that any new development enhances the local character of the parish and aligns with the aspirations of the local community.

The Design guidance and codes are organised under four overarching principles that are particularly relevant for development in Little Missenden Parish. These are as follows:

1. Landscape Setting (LS)
2. Rural Village (RV)
3. Local Architecture (LA)
4. Sustainable Futures (SF)

Within each of the overarching principles, there are a set of Design Guidance and Codes, which apply to the whole Neighbourhood Area. In some instances, further guidance and codes are also provided for the character areas.

The table overleaf identifies when guidance and codes for each theme should be considered by development. A prefix has been created for each theme to allow simple application and referencing of the design guidance codes.

Overarching Principle	Code	Prefix	When to use the code
Landscape Setting (LS)	Green infrastructure	LS01	Code to be applied in relation to proposals affecting green infrastructure in the Neighbourhood Area
	Boundary treatments	LS02	Code to be applied to development in the Neighbourhood Area to ensure locally distinctive boundary treatments.
	Views and landmarks	LS03	Code to be applied to ensure important views and landmarks won't be negatively affected by development.
Rural Village (RV)	Patterns of growth within the rural village	RV01	Code to be applied to ensure sustainable locations for new development in the rural villages of the Neighbourhood Area..
	Plots and building layouts	RV02	Code to be applied to development that proposes new plots and new buildings in the Neighbourhood Area.
	Development affecting heritage assets	RV04	Code to ensure new development will not harm heritage assets in the Neighbourhood Area.
Local Architecture (LA)	Building height, scale and roofscape	LA01	Code to be applied when determining the height and roofscape of development in the Neighbourhood Area.
	Chimneys	LA02	Code to be applied when determining details relating to chimneys for development in the Neighbourhood Area.
	Windows and doors	LA03	Code to be applied when determining the fenestration and architectural details of development in the Neighbourhood Area.
	Walls	LA04	Code to be applied when determining details relating to external walls for development in the Neighbourhood Area.
	Extensions and modifications	LA05	Code to be applied when determining extensions and modifications for existing buildings in the Neighbourhood Area.
	Car parking solutions	LA06	Code to be applied when determining car parking arrangements for development in the Neighbourhood Area.
Sustainable Futures (SF)	Aspect and orientation	SF 01	Code to be applied when determining the aspect and orientation of new development in the Neighbourhood Area.
	Net zero housing	SF 02	Code to be applied to ensure sustainability of new development in the Neighbourhood Area.
	Flood mitigation and water quality	SF 03	Code to be applied to mitigate against flood risk in the Neighbourhood Area.
	Waste storage and servicing	SF 04	Code to be applied in relation to waste and servicing of new development in the Neighbourhood Area.
	General principles for safety	SF 05	Code to ensure new development considers health and safety matters across the Neighbourhood Area.

Development should conserve the rural feel of the Neighbourhood Area and its setting within the Chilterns AONB.

LS01 Green infrastructure

The abundance of trees is one of the parish's greatest assets. Not only do they provide environmental and wellbeing benefits, they add life to the landscape and help shape and add character to open spaces.

There are several green spaces which need to be protected such as the Ancient woodland, village greens and numerous pieces of Common and the Chilterns AONB. The following guidelines focus on the design aspects and appearance of planting and trees in private gardens as well as public open spaces and streets.

- *Preserve existing native mature trees, incorporating them into the new landscape design and using them as accents and landmarks, where appropriate;*
- *The parish is within the Chilterns AONB where there is woodland, chalk grassland, chalk streams, commonland and parkland. It appears even more heavily wooded because of the number of small copses, hedges, hedgerow and field trees and trees in gardens and villages. The 'hanging' beech woods on the upper slopes of the valley sides are particularly characteristic of the Chilterns. Any future development should preserve this characteristic;*
- *Consider canopy size when locating trees; reducing the overall number of trees but increasing the size of trees is likely to have the greatest positive long-term impact;*
- *New trees should be integrated into the design of new developments from the outset, especially within back gardens to help even 'leafy' suburban housing estates to mellow and blend into the Chilterns landscape.*

Trees and Hedges guidance is set out in further detail on Buckinghamshire Council's website.

Figure 30: Tree within the Arboretum at Little Kingshill.

LS02 Boundary treatments

Boundary treatments should reinforce the sense of continuity of the building line and help define the public realm, appropriate to the character of the area. The use of appropriate forms of boundary treatments contributes to the rural and historic character of the Parish. They should be mainly continuous hedges and brick walls, made of traditional materials found in the Parish. However, white painted low fencing may also be appropriate in certain circumstances. The use of either panel fencing or metal or concrete walls in these publicly visible boundaries should be avoided because they conflict with the rural character.

- *Boundary treatments should offer privacy and screen from parked vehicles and ground floor windows facing the street.*
- *Front gardens should be provided in all but exceptional circumstances.*
- *If placed on the property boundary, waste storage should be integrated as part of the overall design of the property. Landscaping could also be used to minimise the visual impact of bins and recycling containers.*
- *New development should reuse and integrate existing boundaries in the form of hedges or brick walls where possible while offering a satisfactory level of natural surveillance.*

Figure 31: Traditional Brick and Flint wall in Little Missenden (Top right).
Figure 32: High hedging to the front of a traditional property in Little Kingshill (Top left).

Figure 33: Low fence and hedging to a new build property in Little Kingshill (Bottom left).
Figure 34: White picket fencing to a historic property in Little Missenden (Bottom right).

LS03 Views and landmarks

Landmarks, views, and focal points create mental images of places that are easy to read and memorise, thus helping users to easily orientate themselves. Creating short-distance views punctuated by buildings, trees, or landmarks helps to create memorable routes and allows easily usable links between places. To maintain or where possible enhance key views and vistas, designers should:

- *Position new houses to maximise the opportunities for memorable views towards green and open space, including but limited to, those shown in the images to the right;*
- *New roads, should any be built, must aid safe orientation by having speed control elements, simple layouts that incorporate memorable landmarks, gateway treatments, and/or vistas.*
- *Limit the height of new buildings and extensions to retain the parish's rural character that remains embedded in its landscape within The Chilterns;*
- *Retain open spaces in the middle of the village that visually connect the centre of the Wards to areas of open space and the countryside; and*
- *Retain and where possible enhance the belts of mature trees that partially screens the settlement from inward views. Any new development on the edges of the villages, should be screened from long-distance views across the open landscape of the of the Parish Area.*

Figure 35: Penfold Lane, Holmer Green (Left above).
Figure 36: Views Northeast of Little Missenden (Left below).
Figure 37: Hogg Lane, Holmer Green (Right above).
Figure 38: Mutton Chop Field, Little Missenden (Right below) (All taken by Stuart King).

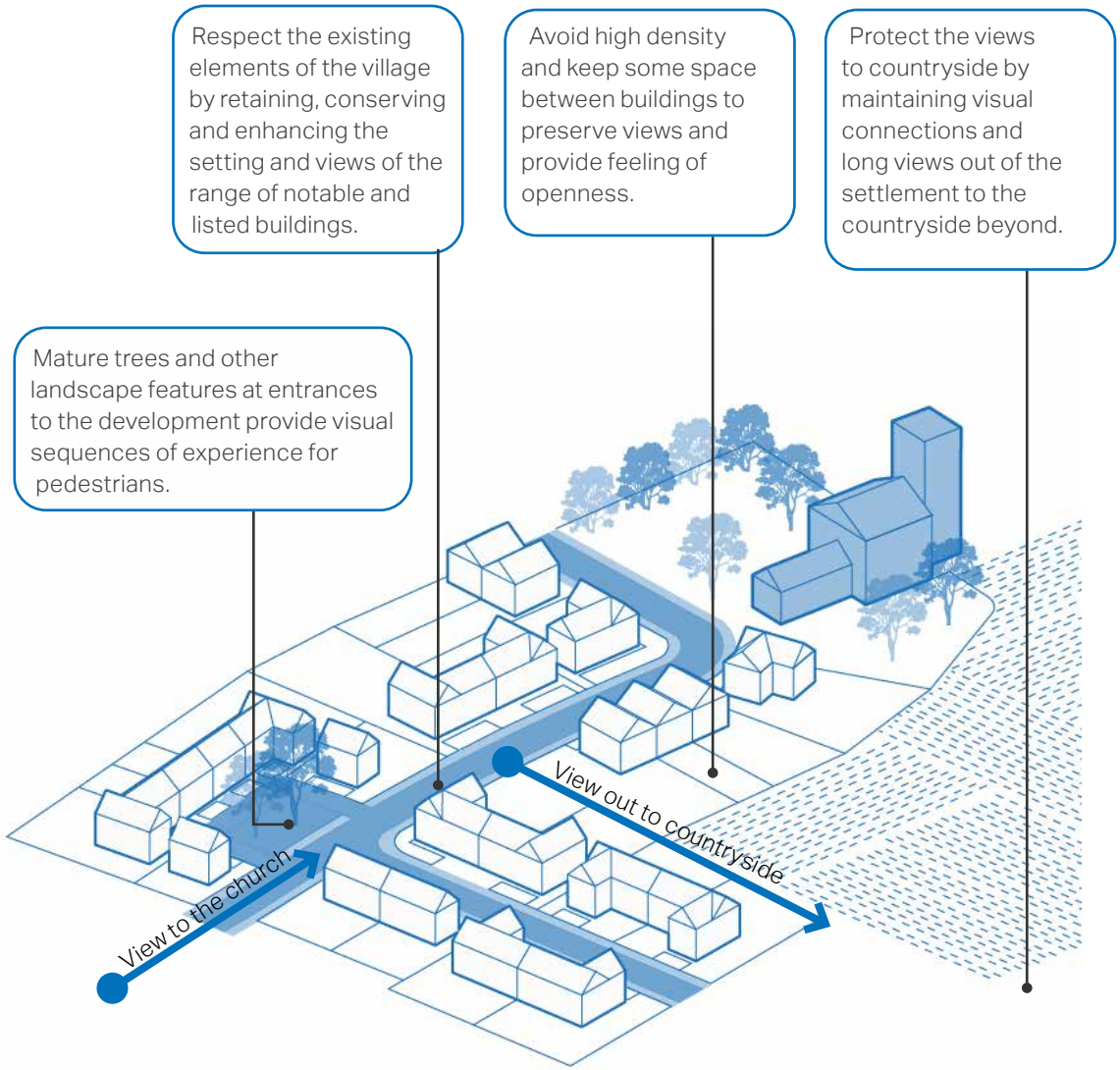


Figure 39: Diagram showing approach to landmarks and views.

The layout of new development should maintain the rural character of Little Missenden Parish, which contributes to its rural feel. Connection and access to the rural landscape, are an important and highly valued part of the local setting and lifestyle.

RV01 Patterns of growth within the rural landscape

Little Missenden Parish comprises a mix of linear development with more recent cul-de-sac developments (Little Missenden and Little Kingshill) and settlements which have typically originated from Common Land which have expanded over time (Hyde Heath and Holmer Green). Any new development should respect the following principles:

- *Proposals should maintain the continuity of built form along the main routes. However, buildings should not be repetitive, and should provide a variety of building types and design with coherent scale, massing and detailing;*
- *Linear pattern settlement almost always orientates inwards towards the main road and turns its back towards the landscape to the rear. Building frontages should reinforce the linearity of the street, where possible;*
- *Any development should be sympathetic to and appropriate in its context, with appropriate density, mass and scaling when compared to surrounding buildings, and its variety and style should reflect the Chilterns vernacular, styles, set out in the Chilterns Buildings Design Guide; and*
- *To prevent the coalescence of the Parish with neighbouring settlements, new development should be situated within the existing settlement limits. At the edges of the settlements, where new development is considered acceptable, it should allow for significant landscaping that blends the development with the landscape.*

Figure 40: Historic linear pattern of development in Little Missenden (Top).
Figure 41: Rows of semi-detached properties in Hyde Heath (Bottom).

RV02 Plots and building layouts

The parish owes much of its character to its historic evolution, of its buildings and settlements. New developments should respect the particular building patterns of each settlement in order to contribute positively to their character. In particular:

- *Development should adopt the enclosure characteristics demonstrated in all of the villages. New development should strive to knit in with the existing settlement morphology by adopting similar characteristics;*
- *Development should be considered strategically at the settlement level and should not be considered in isolation;*
- *New development should be planned to be permeable, promoting active travel at all times, providing plentiful non-vehicular connections;*
- *Layout, clustering and massing should take precedent from the best examples of development within the surrounding context; and*
- *New development should respond to site specific micro-climates and sun paths and use these as key design drivers to increase the environmental comfort for building users, both internally and externally.*

Figure 42: Path between properties in Little Kingshill, indicating permeability within the village (Above).
Figure 43: Dense cluster of housing in Little Missenden village (Below).

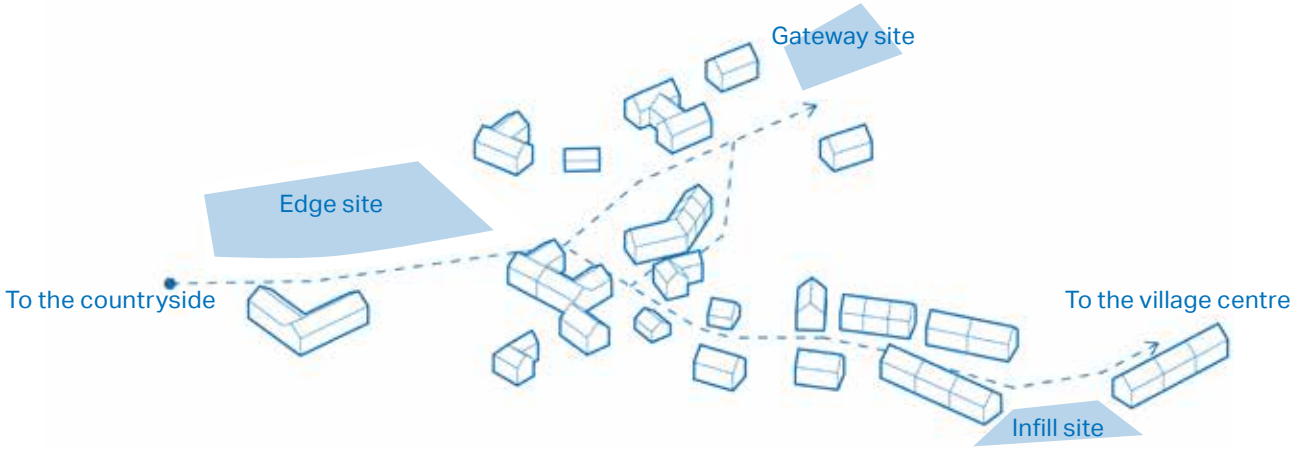


Figure 44: An indicative diagram highlighting the types of development sites in a rural village (Above).
Figure 45: Traditional plots and building layout in Little Missenden Village (Left).
Figure 46: Victorian residential plot and building layout in Hyde Heath (Right).

RV03 Development affecting heritage assets

Little Missenden Parish has a rich history which defines the character of the area and is illustrated by the heritage buildings including Grade 1, Grade 2 and Grade 2* Listed Buildings throughout the Parish. Little Missenden has a Conservation Area to protect its unique linear character and their proximity to open countryside. However, there are also important Listed Buildings located within each of the character areas. Therefore, design guidelines should be in place to guide development in close proximity to the above assets. Those guidelines are:

- *New development proposals should not be visually intrusive or block key views to and from heritage assets. This should be achieved through the appropriate scale and design including screening where appropriate;*
- *New development should retain the existing open spaces, vegetation and trees to preserve the historic form and pattern of development in the parish;*
- *The scale and massing of new development should be sensitive to the surrounding heritage assets;*
- *Gaps between buildings, open views and vistas should be respected and aim to demonstrate the significance of the asset; and any development within the Conservation Areas must be in line with the Little Missenden Conservation Area V12 statement.*

Figure 47: The Grade II Listed Manor House and its exterior wall located in the village centre of Little Missenden.

Local Architecture (LA)

Development proposals should provide specification on the architectural design, including materials, fenestration and detailing. Proposals should also demonstrate how the character of the local context, as defined by this design guide, has been considered.

LA01 Building height, scale and roofscape

Creating variety and interest in the roofscape is an important element in the design of attractive buildings and places. Building heights of one and two storeys prevail in the Parish, with some scattered examples of three storey historic buildings and modern houses with lofts.

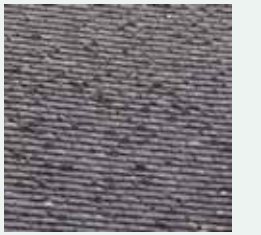
Non-residential buildings and structures should be designed to a maximum height that is generally consistent with the surrounding buildings.

The roofline within the Character Areas is generally consistent with pitched roofs and brick chimneys. The roof lines of modern buildings are often inappropriate due to not being steep enough to blend into the traditional village setting.

There are certain elements that serve as guidelines in achieving a well-designed roofscape:

- *Buildings are predominantly one to two storeys in height;*
- *Traditionally, the main roof line of buildings in the village are modified by outbuildings and extensions at the rear. New development should reflect this variety, although the extensions must be well designed and not all of the same pitch and size;*
- *Roof forms should be in keeping with the surrounding context to respect the local character;*
- *Roof materials of existing village buildings include a variety of Natural Slate on Victorian Properties and clay roof tiles. Clay roof tiles should be of muted brown-red colour, not bright red or pink; and*
- *This balance and diversity should be maintained in development. There are examples which do not follow this but should not be used as a precedent.*

Roof Materials



Brown Clay tiles

Clay roof tiles in muted brown-red

Natural slate

Figure 48: A range of properties within the Neighbourhood Area which show the prevalence of 2 storey housing yet a varied roofline which includes a mixture of tiled, hipped and gabled roof styles with chimneys being a common feature. Buildings are set back on plots which tend to be large and spacious, even for semi-detached housing as show above,resulting in a consistent building scale across the Parish.

LA02 Chimneys

Chimneys are not only important for the individual buildings, but also to punctuate the roofscape of the village as a whole.

- *Tall, prominent chimneys, are notable in the Parish and should be widely used in new development. Although they are not always required by modern house heating systems, chimneys provide the potential for flexibility and future variation; and*
- *The position of the chimney is significant. Within the Parish, chimneys are usually placed on the ridge in gable and party wall partitions, as shown in the image on the right.*

Figure 49: Images, left showing the presence of chimneys across the Neighbourhood Area. They are a distinct and prominent feature which must be taken into account into the design of new development.

LA03 Windows and doors

- *Many modern houses have windows that are wider than the traditional double casement. Traditional proportions should be used on new buildings to strengthen the character of the Parish;*
- *White painted window frames are commonly seen within the Parish. This should be reflected in new development; and*
- *Solid wooden doors of simple, traditional design are generally appropriate. Ginger or 'mahogany' wood stains should be avoided. Paint colour should ideally be white, estate livery, light cream or muted tones.*

Figure 50: Traditional White timber frame sash windows (Right above).
Figure 51: A more recent semi-detached property with white and black window frames. The white window frames are in keeping with the character of the Neighbourhood Area and create a more distinctive aesthetic (Right below).

LA04 Walls

- *In the Little Missenden Conservation Area, new buildings in prominent locations should use either red brick. flint or white painted render;*
- *Within the other character areas, red brick, flint or white painted render are considered acceptable. Other materials, such as dark timber cladding, may be considered acceptable subject to the site context; and*
- *Wall materials which are not sympathetic to the existing character and materials palette should be avoided.*

Wall Materials

Red brick

White painted brick

Flint and red brick

Black timber cladding

Figure 52: Images on the right showing the above listed wall materials that are characteristic of the Little Missenden Conservation Area. Any new development within the area must use similar materials to be in keeping with the historic design.

LA05 Extensions and modifications

Extensions and modifications to dwellings can either revitalise an older building and enhance the streetscape, or on the other hand, adversely impact the appearance of a building and its local context.

The Planning Portal[1] contains more detailed information on building extensions and modifications, setting out what is usually permitted without planning permission (permitted development) as well as what requires planning permission.

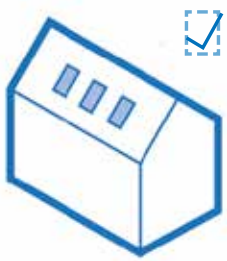
The Residential Extension and Householder Development SPD[2], 2013 also contain locally specific guidance on this matter.

The following principles should be considered by development involving extensions and modifications:

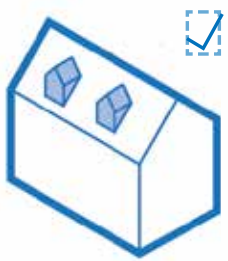
- *The original building should remain the dominant element of the property, in terms of scale and form, regardless of the number of extensions. Extensions must be appropriate for the scale, massing and character of the main building, and should complement both the streetscape and the village setting. Overly complicated extensions and associated roof forms should be avoided;*
- *Extensions should not result in a significant loss to the privacy, solar access and amenity of neighbouring properties or the streetscape;*
- *Extensions and other modifications are best located to the rear of the historic buildings to sensitively integrate with the existing distinctive proportions;*
- *Side extensions should be set back from the front of the main buildings and retain the proportions of the original building. This is in order to reduce any visual impact of the join between existing and new;*
- *Extensions should consider the materials, architectural features, window sizes and proportions of the existing building, and respect these elements to design an extension that matches and complements the existing building. A range of roof heights adds interest to the village roofscape and enhances the integration of extensions with original buildings; and*
- *It may be most appropriate for extensions on significant or notable buildings to be clearly different from the original building. This can allow the merits of the original building to stand out. However such a decision should always be based on an understanding of the building's character.*

1 https://www.planningportal.co.uk/permission/common-projects/extensions/planning-permission
2 https://buckinghamshire-gov-uk.s3.amazonaws.com/documents/Final_Residential_Extension_and_Householder_Dev_SPD_w_page_nos_lzvsps9.pdf

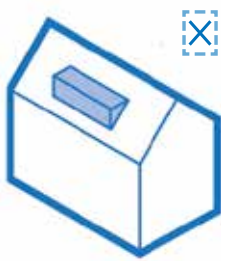
Design treatment in case of loft conversion:



Loft conversion incorporating skylights.



Loft conversion incorporating dormers.



Loft conversion incorporating a long shed dormer which is out of scale with the original building

Original roofline of an existing building

Loft conversion incorporating dormers that are sympathetic to the original building scale and window rhythm/frequency

Loft conversion incorporating dormers which are out of scale and do not consider existing window rhythm/ frequency

Figure 53: An indicative diagram highlighting good examples of modifications (left).
Figure 54: Example of a sympathetic side extension feature, though a part of the original build, in Little Kingshill (Right, above).
Figure 55: Example of a sympathetic front extension in Holmer Green (Right, below.)

LA06 Car parking solutions

Car parking is a fact of life in rural areas. However, to maintain the amenity of the street and village, the design of car parking must be well considered by development. Furthermore, in accordance with sustainable aspirations for the Neighbourhood Area, new development must also provide for electric vehicle charging.

For historic properties within the Parish, the access and size of garages are often not sufficient to accommodate modern, large cars, thereby discouraging their use as residents would rather park on and clutter the streets. The Local Plan[1] provides guidance on car parking capacity and the design of garages. The following principles build on these considerations and are recommended for car parking of new development:

- *Provide on-plot garages generally to the side and/or rear of the street-facing or principal elevation of the main building, except in exceptional circumstances within a sensitive context. Parking courtyards and garages accessed by shared rear lanes are discouraged. Car parking spaces should not be directly in front of windows;*
- *Provide garages and openings that are of a sufficient size to allow for car parking, bicycle parking and residential storage;*
- *Construct garages with the same architectural features and materials as the main building. Incorporating a steeply pitched gable roof, rather than skillion roof 'tacked-on' to the side of a dwelling;*
- *Ensure maneuvering areas for car parking does not dominate the street frontage;*
- *Construct driveways from porous materials to minimise surface water run-off, such as cobble or gravel, which are consistent with the Parish's vernacular; and*
- *Incorporate electric vehicle charging facilities into new development as they are likely to substantially increase in mode share.*

1 https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/parking-guidance-for-new-developments/the-standards/

Figure 56: .Example of a gravel driveway in Little Kingshill, a common feature in the Neighbourhood Area (Middle).
Figure 57: Example of off-street parking for a property without a garage in Holmer Green (Below).

The design codes in the following section contain important policies that will help to reduce our collective impact on the planet while allowing the natural environment in and around Little Missenden Parish to flourish. These policies are in line with adopted national planning policy.

They include general guidance that apply to both new and existing development as some of the policies can be used to modify existing dwellings to become more environmentally sustainable.

New development should exceed the requirements of current Building Regulation. Development should also incorporate the recommendations of Building for Life 12[1] and the Net Zero Carbon Toolkit[2].

The Sustainable Construction and Renewable Energy SPD[3], 2015 contains locally specific guidance on this matter through policies SF01 Aspect and orientation, SF02 Net Zero Housing, SF03 Flood Mitigation and Water Quality and SF04 Waste Storage and Servicing.

SF01 Aspect and orientation

Buildings should be orientated to incorporate passive solar design principles.

- *One of the main glazed elevations should be within 30° due south to benefit from solar heat gain (as shown on the next page). Any north- facing facades might have a similar proportion of window to wall area to minimise heat loss on this cooler side;*
- *If houses are not aligned east-west, rear elevations could be included so that some of the property benefits from solar passive gain;*
- *Respond to micro-climates and sun paths and use these as key design drivers to increase the environmental comfort;*
- *Homes should be designed to avoid overheating through optimisation of glazed areas, natural ventilation strategies including openings and external louvers/ shutters to provide shading in hotter summer months; and*
- *North facing single aspect units should be avoided or mitigated with the use of reflective light or roof windows.*

1 https://www.designcouncil.org.uk/fileadmin/uploads/dc/Documents/Building%2520for%2520Life%252012_0.pdf
2 https://www.levittbernstein.co.uk/site/assets/files/3694/net-zero-carbon-toolkit-v2.pdf
3 https://buckinghamshire-gov-uk.s3.amazonaws.com/documents/Adoption_Version_SPD_Feb_2015_mwPJdoe.pdf

Roof solar panels

In England, solar panels can fall under the category of permitted development, which means they can be installed without the need for planning permission in certain cases. The specific rules for permitted development of solar panels are outlined in the Town and Country Planning (General Permitted Development) (England) Order 2015.

Solar panels over a rooftop can have a positive environmental impact, however their design and installation should be handled sensitively, particularly within conservations areas where they require planning permission. Preserving the character of the Parish should be a priority.

Some solutions of sensitive implementation of solar roof panels are suggested as follows:

On new builds

- *Design solar panel features from the start, forming part of the design concept. Some attractive options are solar shingles and photovoltaic slates.*
- *Use the solar panels as a material in their own right.*

On retrofits

- *Analyse the proportions of the building and roof surface in order to identify the best location and sizing of panels.*
- *Consider introducing other tile or slate colours to create a composition with the solar panel materials.*
- *Conversely, aim to introduce contrast and boldness with proportion. There has been increased interest in black panels due to their more attractive appearance. Black solar panels with black mounting systems and frames can be an appealing alternative to blue panels.*
- *Carefully consider the location of solar panels on buildings within the Little Missenden Conservation Area. It might be appropriate to introduce solar panels to areas of the building that are more concealed in order to preserve the character and appearance of the conservation area.*
- *Solar panels can be added to listed buildings, but they need to be carefully sited and Listed Building consent will be required.*

Figure 58: 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 (elsewhere in the UK).

SF02 Net zero housing

The section discusses energy efficient technologies for buildings and neighborhood design. It emphasizes the importance of incorporating these principles and design tools to promote sustainability (Figure 62). Energy-efficient practices include using appliances, lighting, and renewable energy systems like solar electricity and water heating. However, certain measures may not be suitable for Conservation Areas, historic buildings, or properties used as second homes or holiday lets.

Existing dwellings

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

Flood resilience and resistance with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Existing and new dwellings

A. **High levels of airtightness**

B. **Triple glazed windows and external shading** especially on south and west faces

C. **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest

D. **More fresh air** with mechanical ventilation and heat recovery, and passive cooling

E. **Water management and cooling** more ambitious water efficiency standards, green roofs and reflective walls

F. **Flood resilience and resistance** e.g. raised electrical, concrete floors and greening your garden

G. **Construction and site planning** timber frames, sustainable transport options (such as cycling)

H. **Solar panels**

I. **Electric car charging point**

Provide acoustic insulation to prevent the transmission of sound between active (i.e. living room) and passive spaces (i.e. bedroom), and attached dwellings.

Airtight constructions help reduce heat loss, improving comfort and protecting the building fabric. Airtightness is achieved by sealing a building to reduce infiltration- which is sometimes called uncontrolled ventilation. Air needs to enter and leave the building where it is designed to do so. By ensuring the construction is airtight, it allows air movement in and out of the building iin a controlled way. Simplicity is key for airtight design.

Thermal insulation can be provided for any wall or roof on the exterior of a building to prevent heat loss. Particular attention should be paid to heat bridges around corners and openings at the design stage.

Consider the thermal mass of building materials to even out variations in internal and external conditions, absorbing heat as temperatures rise and releasing it as they fall. This can be beneficial during the summer and winter.

Thermal storage in construction elements can be provided, such as a trombe wall placed in front of a south facing window or concrete floor slabs that will absorb solar radiation and then slowly re-release it into the enclosed space. Mass can be combined with suitable ventilation strategies.

Figure 59: Sustainable design features.

SF03 Flood mitigation and water quality

Flood risk is present in the Neighbourhood Area, specifically in Little Missenden around the River Misbourne.

National and local planning guidance require development to respond to climate change and flooding, including with the use of sustainable urban drainage systems (SuDS). SuDS are a range of approaches to manage surface water in a sustainable way to reduce flood risk and improve water quality and the overall urban environment. They work by reducing the amount and rate at which surface water reaches a waterway or combined sewer system.

Development across the Neighbourhood Area, not only in flood risk areas, should consider water management strategies. SuDs must be considered early in the design process to ensure they are sensitively designed and augment the landscape. A number of overarching principles can be applied to the design of SuDs:

- *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 so that it does not overwhelm water courses or the sewer network;*
- *Improve water quality by filtering pollutants to help avoid environmental contamination. 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;*
- *Form a 'SuDs train' of two or three different surface water management approaches; and*
- *Best practice SuDs schemes link the water cycle to make the most efficient use of water resources. Typically, the most sustainable option is the collection of surface water to reuse, for example, in a water butt or rainwater harvesting system, as these have the added benefit of reducing pressure on important water sources. Where reuse is not possible, two alternative approaches using SuDs include:*
    - *Infiltration - allows water to percolate into the ground and eventually help restore groundwater; and*
    - *Attenuation and controlled release - holds back the water and slowly releases it into the infrastructure network.*

Figure 60: Natural drainage features in Little Missenden.

SF04 Waste storage and servicing

With modern requirements for waste separation and recycling, the number and size of household bins has increased. This poses a problem with the aesthetics of the property.

The following principles should be considered by development:

- *Provide waste storage at the side or rear of housing, accessed by a side or rear gate. In exceptional circumstances, provide waste storage in a front garden enclosure;*
- *Create a specific enclosure of sufficient size for all the necessary bins;*
- *Place bins close to the boundary and street, such as against wall, fence or hedge; and*
- *Refer to the local architectural materials palette to consider complementary material(s) for the waste storage enclosure (refer to the Local Architecture codes).*

Figure 61: Example of successful, discreet storage design solutions for accommodating bins at the front of buildings

SF05 General principles for safety

Lighting

Given the rural setting of the Parish, it is important for development to minimise light pollution caused by street lighting or lighting from properties. The following guidelines aim to ensure there is enough consideration given at the design stage of new developments:

Lighting schemes in residential areas are important to encourage courteous driving and thus, make people feel safer to walk or cycle along the rural lanes. However, it is important they are not causing unacceptable levels of light pollution particularly in intrinsically dark areas;

New development should choose lighting that is energy-efficient and sustainable. For instance, the installation of motion sensors on the lights should be encouraged;

Lighting schemes should be directed downward to avoid reducing dark skies or disturb neighbours or passers-by; and

Foot/cycle path light should be in harmony with surrounding rural landscape. Lighting such as solar cat's-eye lighting, reflective paint and ground-based lighting could be introduced.

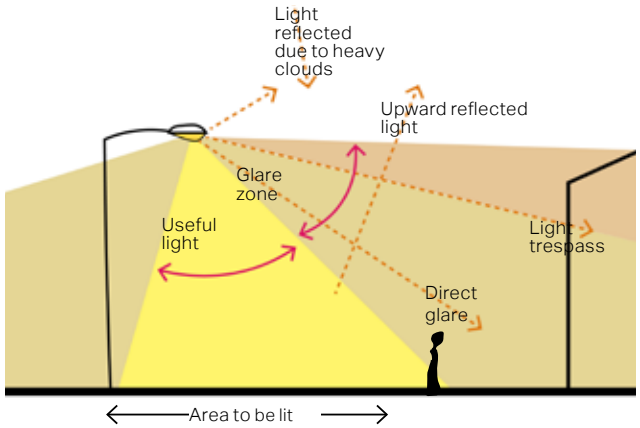


Figure 62: Diagram to illustrate the different components of light pollution and what 'good' lighting means.

Traffic calming

Traffic often travels across the Parish too quickly to be safe for pedestrians and cyclists. The design of the highway needs to be rebalanced in their favour. Through traffic that does not need to pass through the village should also be discouraged. Imaginative solutions to the traffic problems – ones that do not detract from the Parish's special character and also allow agricultural vehicles to pass – need to be explored.

There is no need for any vehicles to be passing through the village at speeds greater than 20mph. This requires more than just upgrading the current 30mph zone to 20mph. It also requires the highway to be redesigned to ensure that drivers are prompted to reduce their speeds.

Common techniques for slowing traffic include narrowing street widths, changes in texture (such as pavers and cobblestones) and introducing friction.

Figure 63: Simple white line pedestrian and cycle lane markings, leaving a single lane for traffic.

Checklist for likely development in the Parish

05

5. Checklist for likely development in the Parish

Because the design guidelines and codes in this chapter cannot cover all scenarios, this concluding section provides a number of questions based on established good practice against which the design proposals for smaller scale developments should be evaluated. Appendix A contain the same for larger scale developments.

The checklist can be used to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, alongside the 10 principles illustrated below, should provide an assessment as to whether the design proposal has taken into account 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 guidelines for new development'. Following these ideas and principles, a number of questions are listed for more specific topics.

Figure 64: The 10 Characteristics of a well design place, taken from the National Design Guide 2019.

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?

Building heights and roof-line:

- What are the characteristics of the roof-line?
- 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?

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?

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 bio-diverse roof in its design?

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?

General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Ensure that street widths give regard to on street parking to minimise access issues;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- 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.

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?

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, 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)?

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?

Building layout:

- 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 villagescape?
- 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?s

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?

- 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?