

**To: The Chairman and Members of the Local  
Development Framework Sub-Committee**

**(Councillors Reilly, Chambers, T Clews,  
D Humphreys, Jarvis and Osborne)**

**For the information of the other Members of the Council**

**For general enquiries please contact Democratic Services  
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## **LOCAL DEVELOPMENT FRAMEWORK SUB-COMMITTEE**

**22 FEBRUARY 2021**

The Local Development Framework Sub-Committee will meet on Monday, 22 February 2021 at 6.30pm via Teams. An email invite will be sent to all Members and the meeting will be live streamed on the Council's YouTube channel, accessible from the home page of the Council's website or at <https://www.youtube.com/user/northwarks>

### **AGENDA**

- 1 Apologies for Absence/ Members away on official Council business.**
- 2 Disclosable Pecuniary and Non-Pecuniary Interests.**

3 **Minutes of the meeting of the Local Development Framework Sub-Committee held on 26 November 2020** (copy herewith).

4 **Public Participation**

Up to twenty minutes will be set aside for members of the public to put questions to elected Members. Questions should be submitted by 9.30am 2 working days prior to the meeting. Participants are restricted to five minutes each.

PLEASE BE AWARE THAT THIS MEETING WILL BE TAKING PLACE REMOTELY.

Members of the public wishing to address the Board must register their intention to do so by 9:30am two working days prior to the meeting. Participants are restricted to five minutes each.

If you wish to put a question to the meeting, please register by email to [democraticservices@northwarks.gov.uk](mailto:democraticservices@northwarks.gov.uk) or telephone 01827 719221/719226.

Once registered to speak, an invitation will be sent to join the Teams video conferencing for this meeting. Those registered to speak should dial the telephone number and ID number (provided on their invitation) when joining the meeting to ask their question. However, whilst waiting they will be able to hear what is being said at the meeting. They will also be able to view the meeting using the YouTube link provided (if so they made need to mute the sound on YouTube when they speak on the phone to prevent feedback).

## **ITEMS FOR DISCUSSION AND DECISION (WHITE PAPERS)**

5 **Local Plan Progress** – Report of the Chief Executive

### **Summary**

The report provides an update on the progress of the Local Plan and the possible timetable to adoption.

The Contact Officer for this report is Dorothy Barratt (719250).

6 **Statement of Common Ground (SoCG) with Solihull MBC – Report of the Chief Executive**

**Summary**

The report informs Members on the progress of the Solihull Local Plan process and the drafting of a Statement of Common Ground in respect of the issues and representations made by the Borough Council to the Solihull Local Plan.

The Contact Officer for this report is Dorothy Barratt (719250).

7 **Delivery of Strategic Housing, Draft Residential Design Guide and Draft Distinctiveness Guide for Dordon and south-east Polesworth – Report of the Chief Executive**

**Summary**

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

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

STEVE MAXEY  
Chief Executive

**NORTH WARWICKSHIRE BOROUGH COUNCIL**

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

**26 November 2020**

Present: Councillor Reilly in the Chair.

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

Councillors Bell, Farrow and Lebrun were also in attendance.

**7 Disclosable Pecuniary and Non-Pecuniary Interests**

There were none declared at the meeting.

**8 Local Plan Progress**

The Chief Executive updated Members on progress with the Local Plan.

**Resolved:**

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

**9 Solihull Local Plan Reg 19 Draft Submission Plan October 2020 – Consultation**

The Chief Executive informed Members of the consultation on the Solihull Local Plan Draft Submission Plan.

**Resolved**

**That the response to the consultation on the Solihull Local Plan Reg 19 Draft Submission Plan October 2020, be delegated to the Forward Planning and Economic Development Manager in consultation with the Chairman and Opposition Spokesperson.**

D Reilly  
Chairman

**Agenda Item No 5**

**LDF Sub-Committee**

**22 February 2021**

**Report of the Chief Executive**

**Local Plan Progress**

**1 Summary**

- 1.1 The report provides an update on the progress of the Local Plan and the possible timetable to adoption

<p><b>Recommendation to the Sub-Committee</b></p> <p><b>That the report be noted.</b></p>
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**2 Consultation**

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

**3 Introduction**

- 3.1 This report updates Members on the progress of the Local Plan as of the time of writing the report. A verbal update will also be provided at the meeting.

**4 Situation to date**

- 4.1 Virtual hearings were held in December 2020. This was the Council's first experience of such hearings. These were recorded on to the Council's YouTube channel. From an officer perspective they went very well. They did require a lot of support from Information Services. We understand that the Inspector was also pleased with how they went.

*Main Modifications*

- 4.2 Throughout the Examination process the Inspector has spoken about possible changes to the Local Plan that in his opinion would make the Local Plan sound. These changes are called Main Modifications. Previous versions of these have been put on to the Council's website. The latest version is NWBC20G - [Local Plan Examination Library - Post Submission \(after March 27th 2018\) | Local Plan Examination | North Warwickshire \(northwarks.gov.uk\)](#).

- 4.3 The finalised list of Main Modifications has been shared with the consultants who have carried out the Sustainability Appraisal (SA) at every stage of the Local Plan production. It is envisaged that a report will be available by mid-February.

#### *Additional Modifications*

- 4.4 In addition to those changes that the Inspector recommends, the Borough Council can also make minor changes that do not impact on soundness or effectiveness of the Plan. These changes are called Additional Modifications and mainly relate to spelling mistakes or improvements to grammar.

### **5 Next Steps**

- 5.1 The next stage is for the Borough Council to carry out a six-week consultation. This is effectively a consultation carried out by the Borough Council on behalf of the Local Plan Inspector. Any comments on the Main Modifications or the SA will be forwarded on to the Inspector. The Inspector then considers if the representations raise any new issues. If they do raise any new issues, he will consider whether further hearings will be required. If no further hearings are required, the Inspector will issue his report on the examination. Subject then to his recommendations and these being taken on board the Local Plan will be able to proceed to adoption.

### **6 Report Implications**

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

- 6.1.1 The costs of the Inspector, the Programme Officer and consultants come out of the Local Plan budget.

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

- 6.2.1 The Main Modifications consultation is an important stage in the production of the Local Plan. The Inspector is seeking to ensure that the Local Plan confirms with the NPPF. Due to the transitional arrangements the Local Plan will be in conformity with NPPF 2012 whilst ensuring it reflects, where possible, the NPPF2019.

#### **6.3 Environment, Sustainability and Health Implications**

- 6.3.1 The Local Plan, where possible, seeks improvements to ensure development will be delivered in the most environmental and sustainable manner and, where possible, seek ways to improve the health of those living and working in the Borough.

## 6.4 Human Resources Implications

6.4.1 The Local Plan process has been very resource intensive. Work has mainly been carried out by the Forward Planning Team with input by Development Control and Information Services.

The Contact Officer for this report is Dorothy Barratt (719250).

### Background Papers

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

Background Paper No	Author	Nature of Background Paper	Date
1	NWBC & LP Inspector	NWBC20G – list of Main Modifications	January 2021
2	NWBC	Additional Modifications	January 2021

**Agenda Item No 6**

**LDF Sub-Committee**

**22 February 2021**

**Report of the Chief Executive**

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

**1 Summary**

- 1.1 The report informs Members on the progress of the Solihull Local Plan process and the drafting of a Statement of Common Ground in respect of the issues and representations made by the Borough Council to the Solihull Local Plan.

**Recommendation to the Sub-Committee**

- a That the Statement of Common Ground between the Borough Council and Solihull Metropolitan Borough Council be noted and approved for signing by the Chief Executive; and**
- b That Members note the outstanding issues will be dealt with through the examination process, by a Local Plan Inspector.**

**2 Consultation**

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

**3 Introduction**

- 3.1 As members will be aware, a report on the Solihull Local Plan Regulation 19 Draft Submission Plan October 2020 consultation was considered by members at the Local Development Framework Sub-Committee on the 26 November 2020.
- 3.2 Following that Sub-Committee the report and consultation response letter were submitted to Solihull Metropolitan Borough Council (SMBC) detailing the Borough's observations and highlighting any outstanding issues in respect of the draft Local Plan, its aims, policies and proposals. The LDF Report and response letter is available to view at - [LDF Sub-Committee 26 November 2020 - Agenda, Reports and Appendices](#)

- 3.3 SMBC have indicated they are seeking to submit the Solihull Local Plan to the Secretary of State in late winter/early spring this year. As part of the Duty to Co-operate and Local Plan process SMBC are seeking to arrange or draft appropriate 'Statements of Common Ground' between its neighbouring planning authorities. The drafting of a SoCG addresses the Duty to Co-operate requirements for both Councils imposed by in Section 33A of the Planning and Compulsory Purchase Act 2004, to maximise the effectiveness of development plan preparation in terms of strategic matters. National planning policy and guidance re-affirm that local planning authorities are under a duty to co-operate on cross-boundary strategic matters. These provide the Local Plan Inspector with important information as to clearly setting out the areas where there is agreement but just as importantly any outstanding issues.

#### **4 Statement of Common Ground**

- ... 4.1 A draft SoCG has been drafted and is attached as Appendix 1 for Members' attention and information. Officers are awaiting any comments and/or agreement back from SMBC to the SoCG text contents. A verbal update will be provided at the Sub-Committee meeting.
- 4.2 Members should note the items agreed, the outstanding issues, disagreement and areas for further work detailed in the SoCG. Officers seek Members' agreement to the signing of the SoCG by the Chief Executive and are asked to note that any outstanding issues remaining will be dealt with through the Local Plan examination process, by the Inspector for the Examination into the Solihull Local Plan.
- 4.3 It is important to note that the Council's formal representation has already been submitted and will be considered by the Solihull Local Plan Inspector. It is not possible or appropriate to add into the SoCG any new issues that have not been previously raised. If members have any further comments or wish to raise further points for potential inclusion in the SoCG, these can be raised at the Sub-Committee, minuted and their inclusion sought with SMBC through further negotiation and amendments to the SoCG.

#### **5 Report Implications**

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

- 5.1.1 No specific financial implications are expected.

##### **5.2 Safer Communities Implications**

- 5.2.1 No specific implications for Safer Communities are expected.

### 5.3 Legal, Data Protection and Human Rights Implications

5.3.1 The SoCG is prepared in compliance with the Duty to Cooperate, without which any Local Plan may be found to be unsound. The Duty applies both to this Council and Solihull and requires engagement on a constructive, active and ongoing basis. An Inspector considering a new Local Plan will require the relevant Council to demonstrate it has complied with the Duty prior to scheduling an Examination by Public Hearing. This Council must therefore demonstrate that it has complied with the Duty when making representations in relation to the public examination of Solihull's Local Plan.

### 5.4 Environment, Sustainability and Health Implications

5.4.1 There are no specific implications for Environment, Sustainability and Health from the SoCG. The development proposed within the Solihull Local Plan may have economic, social and environmental implications but these will be addressed through the Local Plan Examination.

### 5.5 Human Resources Implications

5.5.1 No specific implications. Potential attendance by officers at future examination hearings into the Local Plan may be necessary.

The Contact Officer for this report is Dorothy Barratt (719250)

### Background Papers

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

Background Paper No	Author	Nature of Background Paper	Date
Appendix 1	NWBC / SMBC	Draft Statement of Common Ground	February 2021

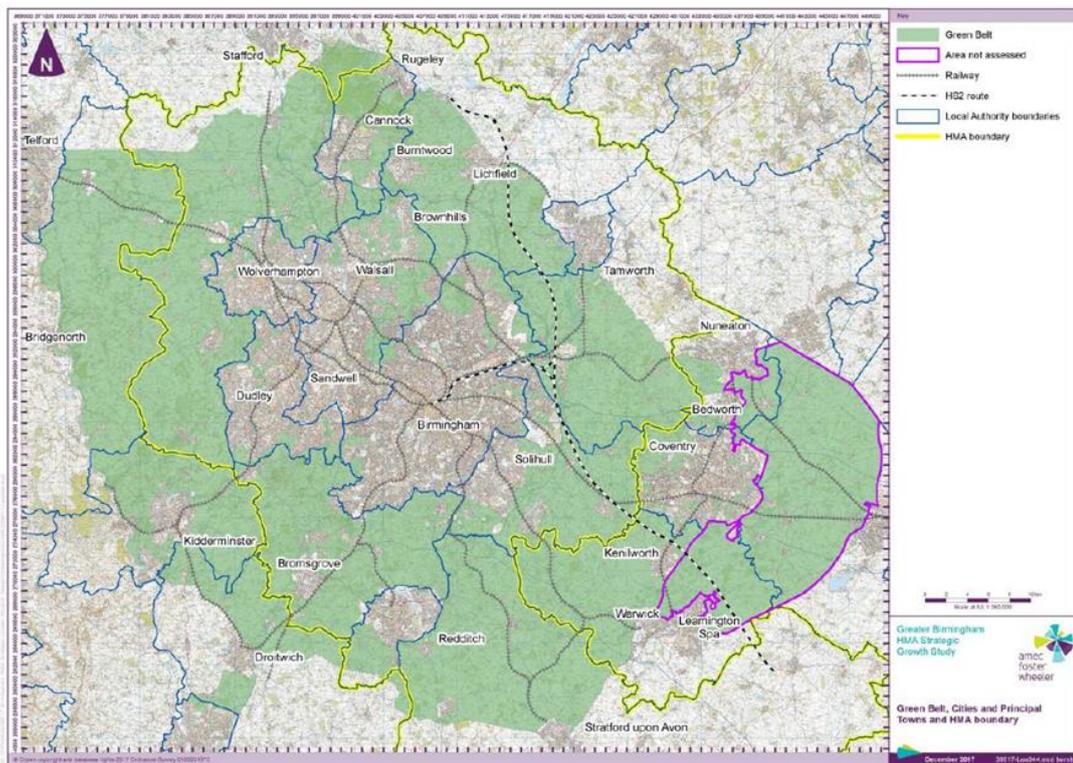
**Statement of Common Ground between Solihull Metropolitan Borough Council (SMBC) and North Warwickshire Borough Council (NWBC) as of February 2020 in relation to the emerging SMBC Local Plan**

**1 Purpose**

1.1 This Statement of Common Ground (SoCG) between North Warwickshire Borough Council (NWBC) and Solihull Metropolitan Borough Council seeks to set out areas of agreement and disagreement between the two local authorities to inform the submission of the SMBC Local Plan and indicate where additional work may be required. Each signatory authority is committed to ongoing cooperation and engagement by both officers and members and will ensure that the commitments in this SoCG are reflected in policy wording in their respective Local Plans.

**2. Context**

2.1 In terms of location Solihull Metropolitan Borough lies immediately south and southwest of North Warwickshire Borough. Solihull immediately adjoins an urban continuum with Birmingham to the west, north west and a rural, eastern half of primarily Green Belt that extends into the neighbouring authorities of North Warwickshire, Coventry and Warwick District. See the plan below indicating the extent of Green Belt coverage across the West Midlands Area.



The West Midlands Green Belt and Greater Birmingham HMA (Figure 24 from Strategic Growth Study (GL Hearn Feb 2018))

2.2 Solihull and North Warwickshire Borough Council are one of 14 authorities that make up the Birmingham & Black Country HMA, including the full HMA members being: Birmingham CC, Bromsgrove DC, Cannock Chase DC, Dudley MBC, Lichfield DC, North Warwickshire BC (also located with the Coventry & Warwickshire HMA), Redditch DC, Sandwell MBC, South Staffordshire DC, Stratford upon Avon DC (also

located with the Coventry & Warwickshire HMA), Tamworth DC, Walsall MBC, Wolverhampton CC

- 2.3 Through membership of the West Midlands Combined Authority, the following authorities also have a relationship with Solihull MBC:  
Coventry CC, Nuneaton & Bedworth BC, Rugby DC, Shropshire C, Telford & Wrekin C and Warwickshire CC. Warwick DC also have a relationship with Solihull MBC through their observer status to the WMCA.
- 2.4 Both LPA's are active members of the Coventry, Solihull and Warwickshire Association of Planning Officers.

### **3 Items agreed**

1. A significant shortfall in housing need was confirmed to be required to be met within the wider HMA on the adoption of the BCC Local Plan.
2. As shown in the GBBCHMA Housing Need and Housing Land Supply Position Statement 2020 it is agreed that the shortfall up to 2031 has been reduced from 37,572<sup>1</sup> dwellings in 2015 to 2,597<sup>2</sup> as at 2019.
3. The 2,000 contribution from SMBC up to 2031 has been taken into account in arriving at the 2,597 shortfall (as at April 2019) noted above.
4. The 2,597-shortfall noted above represents the position using land supply as at 1<sup>st</sup> April 2019, and as such does not yet include contributions towards the shortfall from authorities that have published plans or emerging plans since then.
5. North Warwickshire notes that the contribution in the Solihull Plan to the HMA up to 2031 is 2,105, being the difference between the Total Estimated Capacity 15,017 and the Minimum LHN of 12,912.
6. It is acknowledged that in December 2019 BCC have concluded that an early review [of the 2017 BDP] was not required. Further work will be required to address need beyond 2031. It is acknowledged that the Association of Black Country Authorities have indicated through the Black Country Joint Plan review that within the Black Country area, there remains a significant level of unmet need in the order of at least 29,260 (with 7,485 shortfall up to 2031 and 21,775 between 2031 and 38).
7. North Warwickshire Borough notes/acknowledges that SMBC commits to continuing to work alongside the Black Country Authorities and other members of the wider HMA to review the evidence which supports the unmet need and, that as any outstanding need retains significant uncertainty and is also likely to be relevant towards the latter half of the Plan Period (post 2031 for example) , that SMBC is of the view this issue can be more constructively and effectively managed as part of its next Local Plan review.
8. NWBC has not approached SMBC to ask for assistance in accommodating employment land that cannot be accommodated within NWBC.
9. SMBC note and acknowledge the potential to improve and create local transport connectivity for adjoining Authorities to access employment and economic opportunities and will work with the relevant National, County Highway Authorities, agencies and adjoining Local Authorities to help realise these opportunities and improvements.
10. NWBC acknowledges SMBC intention to publishing updated evidence regarding housing and economic development needs in the form of a Housing & Economic Development Needs Assessment (HEDNA).

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<sup>1</sup> ,Strategic Housing Needs Study Stage 3 (PBA August 2015)

<sup>2</sup> HMA Position Statement No. 3 September 2020 – Table 5 to reflect the position as of the Apr 2019 base date.

#### **4 Outstanding Issues, Disagreement and Areas for Further Work**

4.1 The areas of disagreement or areas and issues requiring further work are noted as follows:

1. Whilst both parties agree that work through the Duty to Cooperate has been ongoing and constructive in so far as the level of unmet need has reduced, it is acknowledged that some HMA authorities believe that SMBC could do more to deliver additional homes. Both parties agree that this does not amount to a legal deficiency in relation to the Duty to Cooperate, but could be perceived as a matter of soundness. NWBC acknowledges SMBC has made a contribution towards the unmet needs of the wider HMA. However NWBC still consider the level of additional housing proposed to address Birmingham shortfall to the end of the Plan period to 2036, does not adequately reflect Solihull's close physical, social, economic and population links and relationships' with Birmingham
2. There will be significant levels of unmet need in the order of at least 29,000 arising from within the Black Country area and a further projected shortfall from Birmingham HMA post 2031. The emerging Solihull Plan only addresses the expected shortfall up to 2031 and does not address the gap in the Plan coverage up to 2036. Notwithstanding the SMBC view that this issue can be more constructively and effectively managed as part of its next Local Plan review NWBC maintain this issue should be addressed in this Plan, which covers the period to 2036 rather than deferring addressing the shortfall at a later review. NWBC considers that the emerging LP should build in flexibility to address this issue.
3. Both parties note the potential for improvement to public transport links and services, sustainable transport opportunities and that improved transport links and opportunities needs greater emphasis but are not considered a matter of soundness to the Plan. Further work is sought with the relevant National, County Highway Authorities, agencies and adjoining Local Authorities to help realise Public and Sustainable Transport opportunities and improvements into the UKC Hub area to facilitate future and long term economic growth and links for the area and settlements in the adjoining NWBC Borough

#### **5 Previous work**

5.1 It is acknowledged that NWBC have been consulted on the SMBC Local Plan review process at the following dates and stages:

1. Scope, Issues and Options – November 2015
2. Draft Local Plan – November 2016
3. Draft Local Plan Supplementary Consultation – January 2019

5.2 NWBC have engaged as they felt appropriate at the time. Where representations have been submitted these have referred to the need to address the shortfall arising from Birmingham and the HMA.

#### **6 Review**

6.1 The SoCG will be reviewed as and when when new evidence emerges that renders this SoCG out of date e.g. further progress on HMA Local Authorities addressing the projected and identified shortfalls, significant changes to Government household projections or a signatory authority or associated authority changes its position in relation to housing and employment figures.

**7 Limitations**

- 7.1 For the avoidance of doubt, this Statement shall not fetter the discretion of any of the Councils in the determination of any planning application, or in the exercise of any of their statutory powers and duties, or in their response to consultations, and is not intended to be legally binding but shows clear commitment to collaborate and intent to meet the housing needs of the HMA under the Duty to Co-operate.

**Signed:**

**For Solihull Metropolitan Borough Council**

**Name:**

**Position:**

**Date:**

**Signed:**

**For North Warwickshire Borough Council**

**Name:**

**Position:**

**Date:**

## **Agenda Item No 7**

**LDF Sub-Committee**

**22 February 2021**

### **Report of the Chief Executive**

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

## **1 Summary**

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

### **Recommendations to Executive Board**

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

## **2 Consultation**

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

## **3 Introduction**

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

## 4 **Draft Residential Design Guide**

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

... 4.2 A draft update of the guide is attached as Appendix A.

4.3 During the preparation of this report the Government has announced a consultation on draft revisions to the National Planning Policy Framework (“the Framework”) and on a new draft National Model Design Code. The NPPF changes relate to implementing policy changes in response to the Building Better Building Beautiful Commission “Living with Beauty” report. The draft National Model Design Code provides detailed guidance on the production of design codes, guides and policies to promote successful design. A report will be considered by the Planning and Development Board on 8<sup>th</sup> March on this consultation.

4.4 Although there is consultation on the above documents it is considered that the Draft SPD’s should still be consulted upon and that with changes made to them as when we have confirmation of the changes to be introduced.

## 5 **Draft Distinctiveness Report**

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

... 5.2 A draft distinctiveness guidance for Dordon with Polesworth has been drafted by the Heritage and Conservation Officer and is attached as Appendix B. The document is to assist in informing the design principles for the development of the allocated site H7. The Heritage and Conservation Officer advises that Polesworth has too many different styles of the local vernacular to clearly inform the style of buildings within the allocation. For this reason, the character of St Helena, in particular, will be important to influence the design of the site rather than looking at Polesworth more widely. Therefore, the report focusses on the vernacular of Dordon and the more specific south eastern part of Polesworth. These areas should influence the palette of materials, styles and architectural form. They form part of the design principles of this document and would ensure that H7, when developed, would be read more appropriately within the design established in the immediate context of the site.

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

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

## **7 Update on H7**

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

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

## **8 Next Steps**

8.1 It is proposed that the following now takes:

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

## **9 Report Implications**

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

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

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

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

### 9.3 Human Resources Implications

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

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

#### Background Papers

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

Background Paper No	Author	Nature of Background Paper	Date

Appendix A



## Draft Residential Design Guide for North Warwickshire

# 2020

Forward Planning  
North Warwickshire Borough  
Council  
September 2020

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- 4. Built Form**
- 5. Amenity**
- 6. Movement**
- 7. Public Spaces**
- 8. Landscape and Nature**
- 9. Historic Environment**

## Foreword

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

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

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

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

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

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

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

## ***Status***

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

## **1. Policy Context:**

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

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

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

***(more needed on policy here including the new design guide below and neighbourhood plans)***

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

### **The main objectives of the SPD are to:**

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

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



## **2.Planning Context:**

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

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

Well-designed places should:

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

## Appendix A

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

New development should respond to and enhance local distinctiveness.

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

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

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

Well- designed places should adopt:

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

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

Quality architecture and detail.

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

Local materials.

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

Landscaping and biodiversity.

The pattern of characteristics that contribute to landscape character.

The turning and marking of corners.

Public open spaces.

Views and Vistas.

**Commented [SW1]:** Does this need to be done as bullet points?

## Appendix A

### **4. Built form:**

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

Well – designed places should be

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

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

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

## 5. New residential development:

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

### Masterplans and development briefs:

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

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



Well – designed developments should:

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

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

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

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

Other elements which require careful attention in detailed design include:

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

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

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

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

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

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

Though local distinctiveness should be encouraged in new development, modern designs may also be encouraged and these designs will be influenced by new technologies including combinations of flat roofs, steel, glass and concrete and contemporary design is that which makes best use of the most up-to-date materials and ideas in both the technical and aesthetic sense as well as incorporating sustainable building principles to a high standard.

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

## **5 Amenity**

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

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

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

### **private amenity space**

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

A well designed development will:

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

## **6. Internal space standards:**

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

The standard requires that:

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

Technical housing standards – nationally described space standard

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings			2 storey dwellings			3 storey dwellings			Built-in storage
		1p	2p	3p	4p	5p	6p	7p	8p	9p	
1b	1p	39 (37) *									1.0
	2p	50	58								1.5
2b	3p	61	70								2.0
	4p	74	84								
3b	5p	86	93								2.5
	6p	95	102								
	7p	108	115								
4b	8p	117	124								3.0
	9p	130	137								
	10p	143	150								
	11p	156	163								
5b	12p	169	176								3.5
	13p	182	189								
	14p	195	202								
6b	15p	208	215								4.0
	16p	221	228								

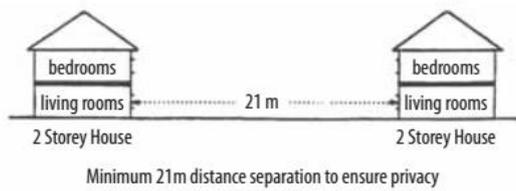
March 2015

Department for Communities and Local Government

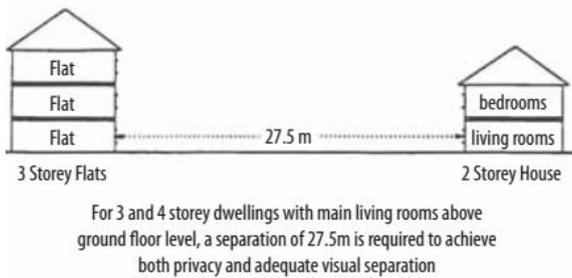
### Separation distances

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

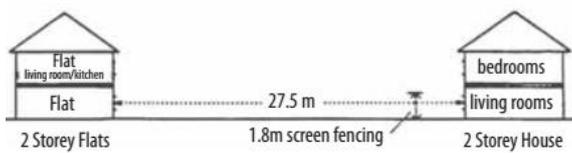
#### 2 STOREY CONVENTIONAL DWELLINGS



#### 2 AND 3 STOREY OPPOSING FACES



#### MAIN WINDOWS ABOVE GROUND FLOOR LEVEL



## Appendix A

### **Part 6 Movement:**

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

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

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

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

#### ➤ **Access**

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

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

#### ➤ **Legibility and Permeability**

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

#### ➤ **Shared Surfaces**

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

#### ➤ **Layout**

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

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➤ **Surface Treatments**

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

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

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

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

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

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

## Appendix A



Use of Green Corridors and green spaces within new development is encouraged

### ➤ **Ease of Movement**

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

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

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

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

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



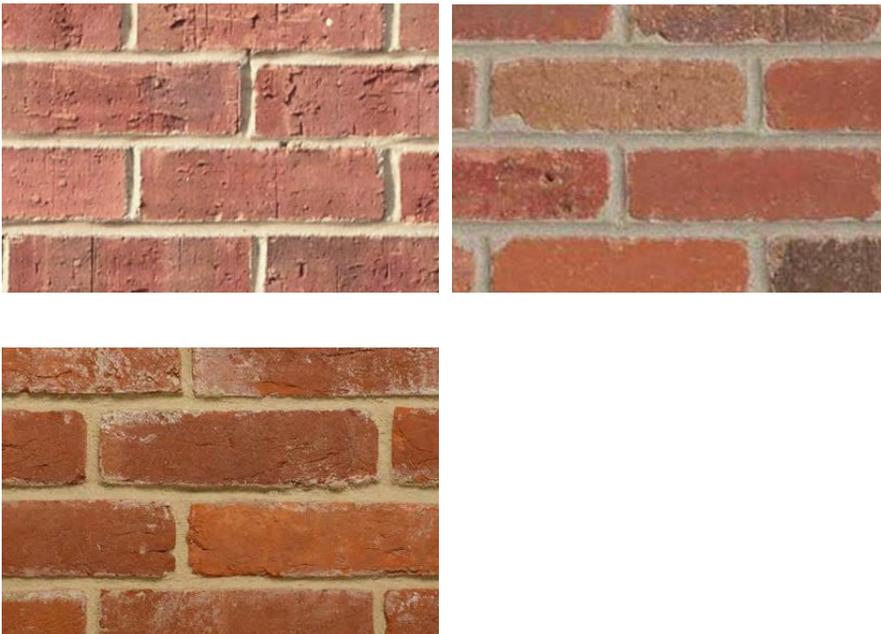
*All the design criteria is here subject to any further diagrams and examples of photographs etc. reference can also be made to neighbourhood plans too.*

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

**External Walls**

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

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







**Brick**

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

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

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

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

**Smooth or Wet Dash Render**

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

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

**Boundary Walls**

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

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

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

**Stone and Brickwork detail**

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

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

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

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

Capture the rhythm and proportion of older buildings

### **Eaves and Frieze details**

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

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

No deep bargeboards or exposed rafter feet.  
Brick dentil eaves also used locally. This detail is typical of the Coleshill character and should be used in the proposed scheme.

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

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

### **Windows**

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

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

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

### **Doors & Porches**

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

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

### **Doors and Windows**

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

**Roof Design:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Roof Forms**

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

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

Corbelling to tops is a traditional feature.

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

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

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

## Dordon and East Polesworth Distinctiveness Design Guide



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

## **Contents**

Part 1 Introduction

Part 2 Local Distinctiveness and Character

Part 3 Character Areas Dordon and East Polesworth

Part 4 Built Heritage designated and non-designated Heritage Assets

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## Foreword

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

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

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

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

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

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

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

### *Status*

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

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

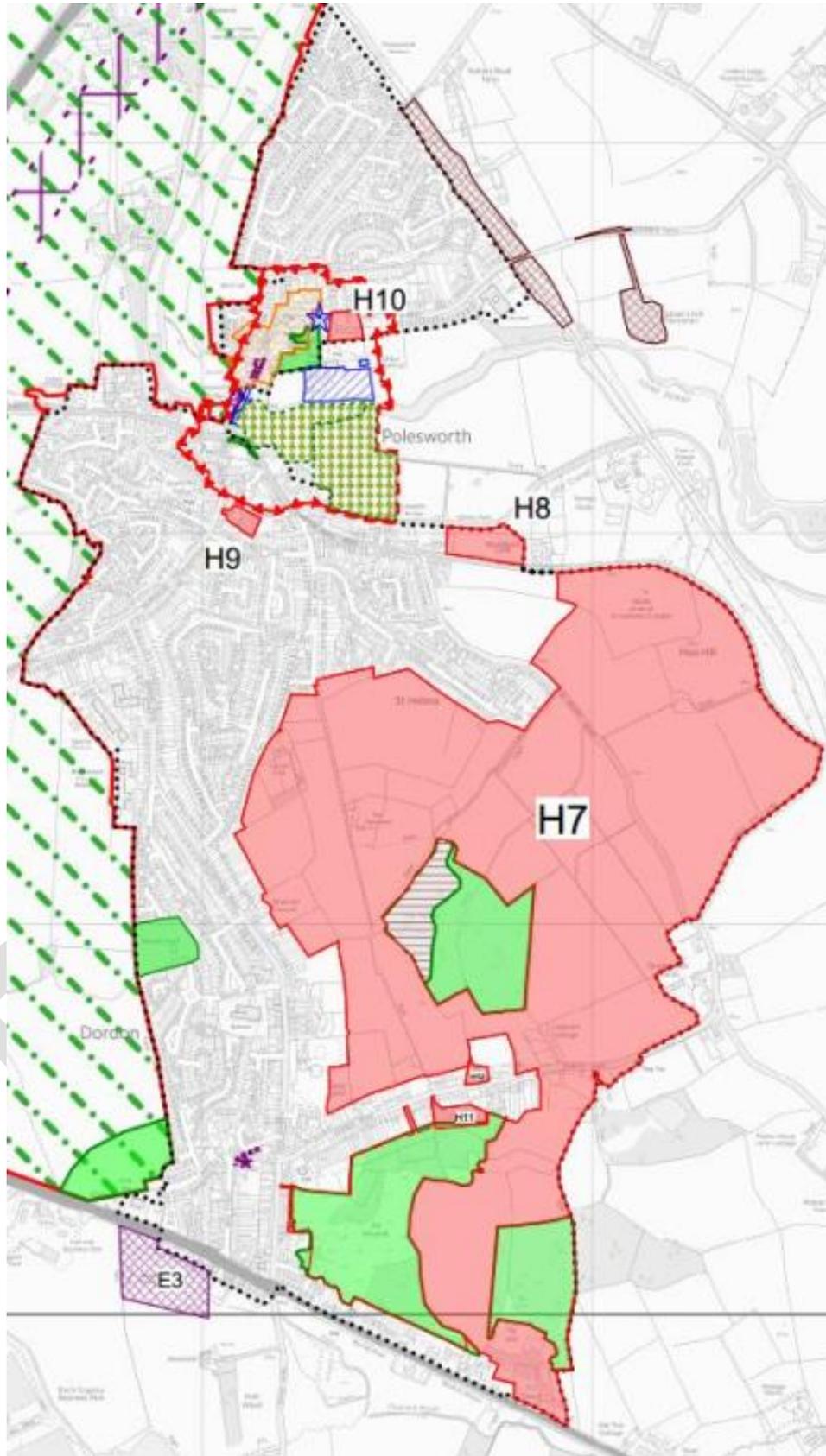
The Local Planning Authority must be robust in their decision making process to ensure the high-quality design all parties aspire to is delivered in Dordon (and Polesworth's) urban extension.

## **1.2 Background**

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

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

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



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

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

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

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

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

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

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

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

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



Dordon Brick with blue colour variants

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

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

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

## 2.2 Landscape character area Dordon and Polesworth:

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

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

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

the area defined in the Guidelines as 'Arden';

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

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

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

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

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

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

**key description:**

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

(source: landscape character assessment)

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

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

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

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

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

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

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



Late Victorian housing



1930's semi detached housing



Interwar housing

More housing designs and plans to be included here

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### 3.2 Local distinctiveness – South East Polesworth

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

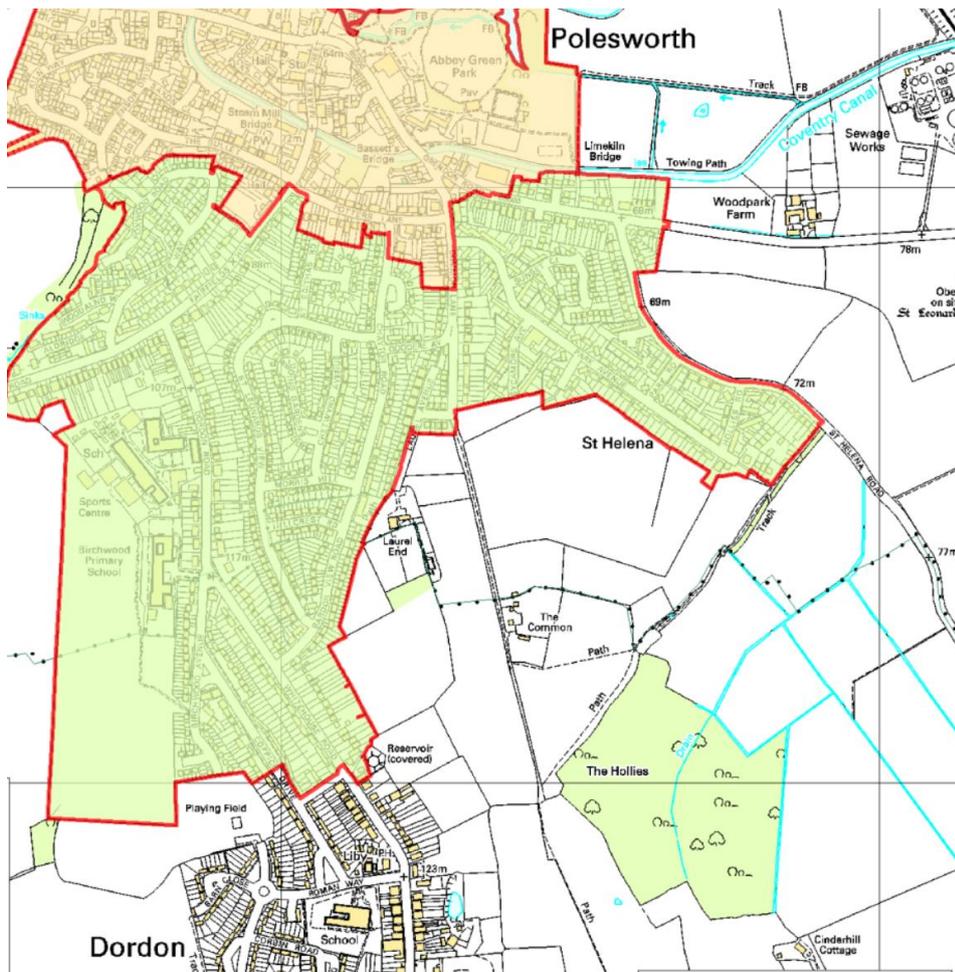
The origins of historic Polesworth clearly lies to the north of the river where the predominant pattern of settlement has long been village based. To the south of the River is a large urban expansion comprising predominantly of a 20<sup>th</sup> century expansion of Polesworth, encompassing pockets of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

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

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

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

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



### St Helena character area

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

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

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

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

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

Built Character of the area:

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

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

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

Photographs to be included here

## **Part 4**

## **Planning and Design Principles**

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

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

### **4.1 Redefining local distinctiveness**

New development should respond to and enhance local distinctiveness.

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

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

### **4.2 Material Palette**

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

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

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

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

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

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

to new development built of stone.

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

Mock timber framing should be avoided.

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

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

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

Corbelling to tops is a traditional feature.

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

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

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

### **4.4 Roof Design:**

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

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

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

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

**Roof Shapes** shall be simple gables, predominantly symmetrical, and run parallel to the road. Gabled roofs fronting or perpendicular to a road are permitted on corner units,

garaging or when emphasizing key frontages. Main frontage gabled roofs shall not be placed in 'twin, mirrored or row' or repetitive arrangements.

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

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

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

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

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

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

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

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

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

#### 4.5 Building Element Guidance:

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

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

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

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

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

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

Other elements which require careful attention in detailed design include:

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

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

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

### **External Walls**

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

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

### **Brick**

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

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

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

### **Render**

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

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

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

When detailing is deemed appropriate in order to create variety within the development,

the following details shall be considered as typical to the local vernacular for Dordon and north Warwickshire as a whole

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

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

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

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

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

### **• Eaves and Frieze details**

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

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

No deep bargeboards or exposed rafter feet.

### **Windows**

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

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

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

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

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

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

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

### **Doors & Porches**

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

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

The following details should be used:

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

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

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

### **Boundary Walls and fences**

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

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

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

Boundary fences within back gardens shall be hedgehog friendly fencing.

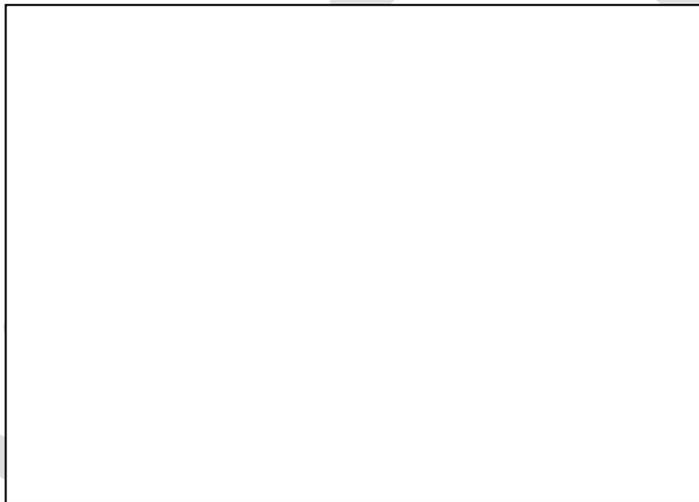
## **Part 5 Built Heritage (Designated and Non designated Assets) and setting**

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

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

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

Dordon Hall



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

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

Polesworth Abbey

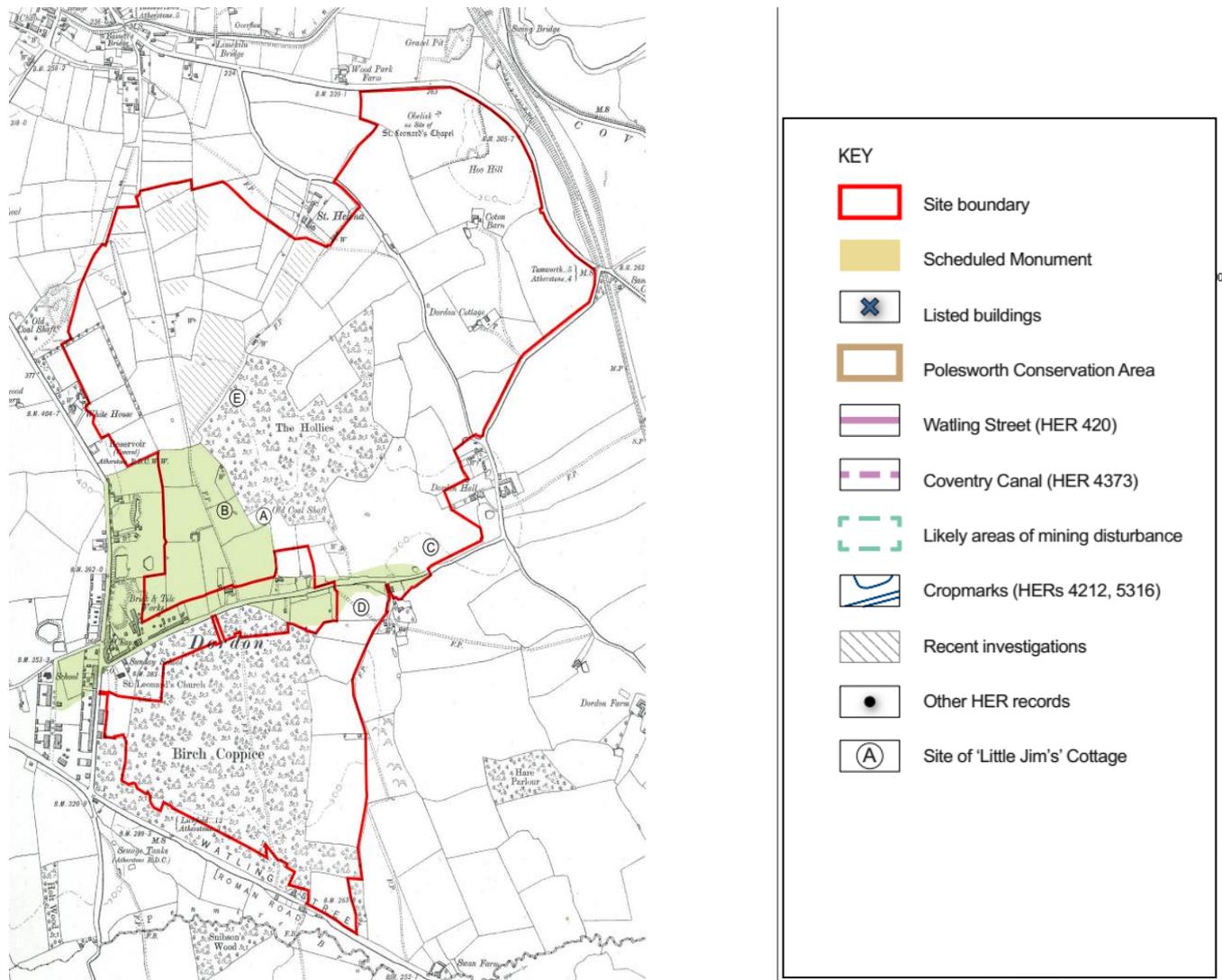
Polesworth Hall

Nethersole School

Tithe Barn

Methodist Chapel

Mapped Heritage and non – designated heritage assets:



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

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

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

In development design principle should consider the following:

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

### **Open Space**

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

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

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

### **Footpaths and pedestrian Surfaces**

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

### **Surface and hardstanding**

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

**Kerbs** - British Standard kerb to meet the Council Standards for Road Construction. Marshalls Conservation Textured Kerb or a kerb with similar charcoal colouring could be selected.

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

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

## **Conclusion:**

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

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

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

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

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

## Appendices

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

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