

Newton and Biggin Parish

Design Guidance and Code

2024

Quality information

Prepared by	Check by	Approved by
Kat Haycock, Graduate Urban Designer	Wei Deng, Associate Urban Designer	Gary Kirk, Representative of Parish Council

Revision History

Revision	Revision date	Details	Name	Checked by
1	25.02.24	Report structure	Wei Deng	Gary Kirk
2	22.05.24	First draft	Wei Deng	Gary Kirk
3	06.08.24	Second draft	Wei Deng	Gary Kirk

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Introduction

01

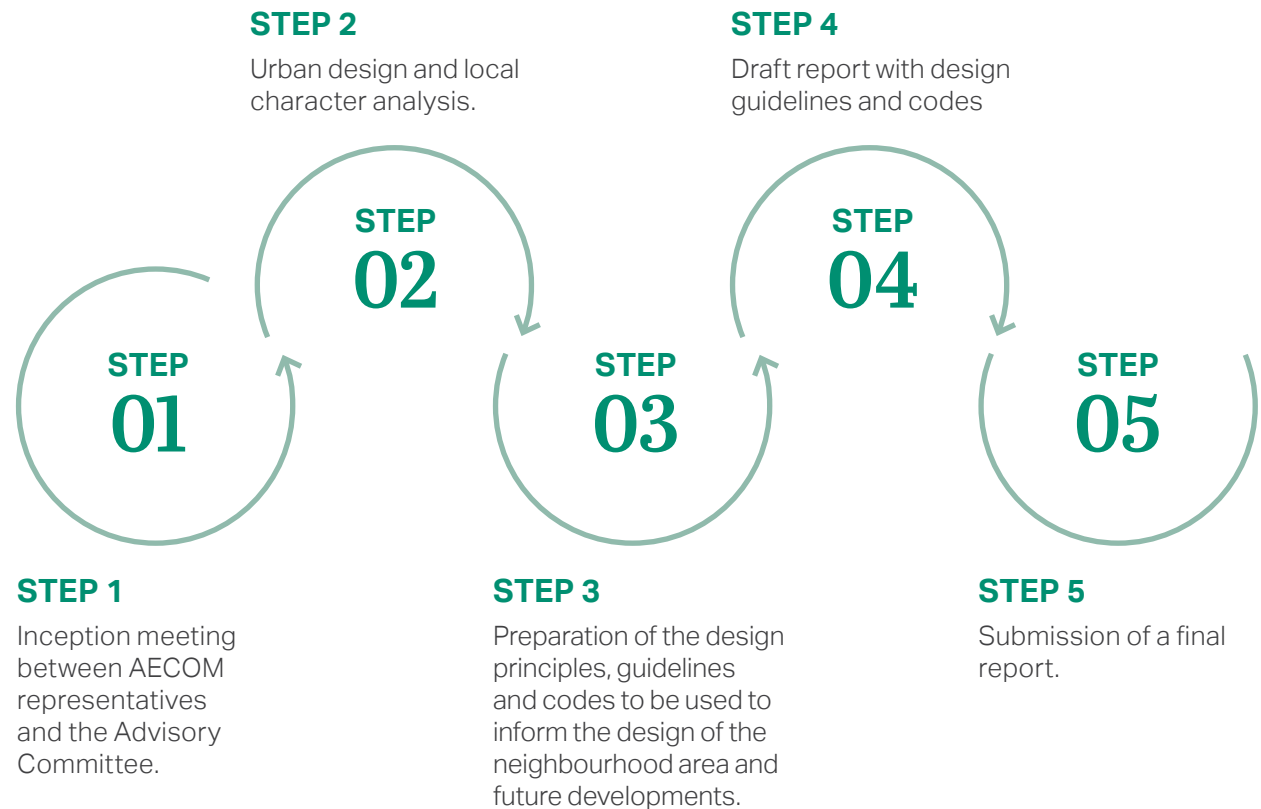
This document aims to empower the local community to influence the design and character of their neighbourhood; delivering attractive, sustainable development that meets the needs of local people.

1.1 Objectives

Local communities can use neighbourhood planning as a means of changing their neighbourhoods for a better place. Through Locality's support programme, AECOM has been commissioned to provide a Design Code document, which will provide urban design guidelines to help to deliver good quality places within Newton and Biggin Parish.

1.2 Process

The purpose of this report is to provide design principles and codes for Newton and Biggin, which can be applied to future development within the Neighbourhood area.



1.3 Area of study

Newton and Biggin is a parish in the Borough of Rugby, in the County of Warwickshire. The Newton and Biggin neighbourhood area which is the focus of this document, is equivalent to the Parish boundary.

Newton itself is a small village located in the centre of the neighbourhood area, around 4 miles to the north-east of Rugby. The western part of the neighbourhood area includes the Coton Park residential development, part of an extension to the Rugby urban area. Further sites along this western edge have been allocated for development, with significant future housing or employment growth likely. There is also a large industrial estate located along the eastern side of the neighbourhood area.

The remainder of the neighbourhood area is primarily rural in nature, with a patchwork of field enclosures. A good network of footpaths link Newton village with this surrounding countryside, including the well-used Great Central Way. This follows the route of a disused railway line and provides a direct pedestrian/cycle connection to Rugby.



Figure 01: Much of the neighbourhood area is rural in nature, featuring rolling hills and agricultural fields enclosed by hedgerows.



Figure 02: The view along Main Street, the key route through Newton village. Features the Stag & Pheasant Pub, thought to be the oldest building in the village.



Figure 03: To the west of the neighbourhood area, a large new housing development forms an extension of the Rugby urban area. Further development sites have also been allocated.



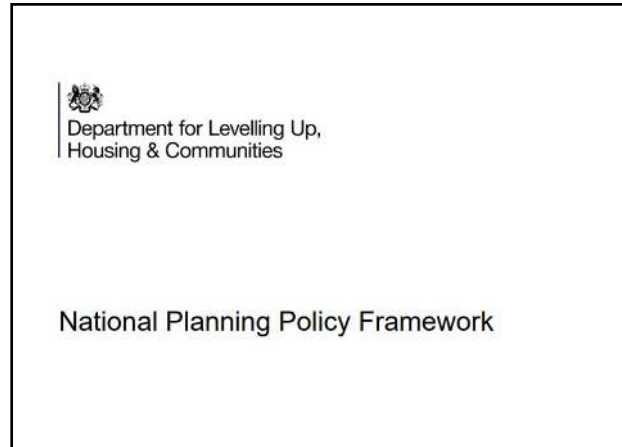
Key
Neighbourhood Area
Boundary

Figure 04: Study area plan

1.4 Planning policy and guidelines

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

Applicants should refer to the following key national level documents when planning future development in the Newton and Biggin neighbourhood area.



2023 - National Planning Policy & Guidelines (revised December 2023) MHCLG

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

The parts of the NPPF which are of relevance to this Design Code are:

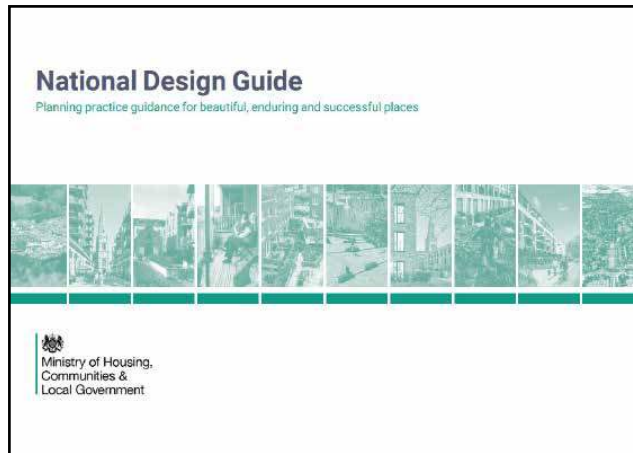
Part 12 (Achieving well-designed and beautiful places)

Part 15 (Conserving and enhancing the natural environment)



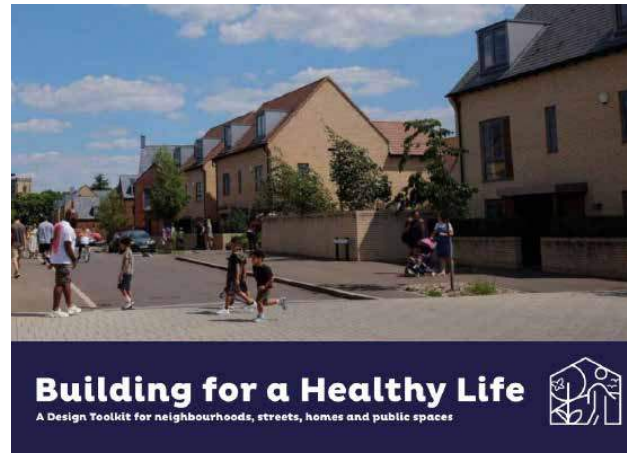
2021 - National Model Design Code MHCLG

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



2019 - National Design Guide (updated January 2021) MHCLG

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



2020 - Building for a Healthy Life Homes England

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



2007 - Manual for Streets Department for Transport

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

1.4.1 Local Planning Policy Context

The following local (County, Borough, and Parish) level published character assessments, management strategies and design guidelines documents are also relevant to the Newton and Biggin neighbourhood area:

Landscape Assessment of the Borough of Rugby	2006
Rugby Borough Council Local Plan (2011-2031)	2019
Coton Park East Masterplan SPD	2019
Climate Change & Sustainable Design and Construction SPD	2023
Air Quality SPD	2021
Newton and Biggin Neighbourhood Plan	Ongoing
Coton Park East Design and Access Statement	2020

COUNTY	BOROUGH	PARISH (neighbourhood area)
 Warwickshire	 Rugby	 Newton & Biggin

1.4.2 County Level Documents

2006 – Landscape Assessment of the Borough of Rugby

Warwickshire County Council

Published in 2006, this study provides a more detailed analysis of the Landscape Character Types (LCTs) around Rugby's urban fringe. Newton and Biggin neighbourhood area falls within the High Cross Plateau LCT, which is further subdivided into Village Farmlands and Open Plateau. Each Landscape Character Type has been described in detail, with its condition and particular sensitivities noted – providing a useful tool for future development planning.

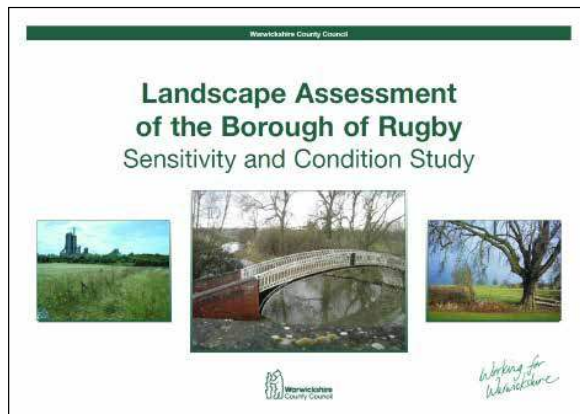


Figure 05: Warwickshire County Council's Landscape Assessment of the Borough of Rugby.

1.4.3 Local Plan

2019 – Rugby Borough Council Local Plan (2011-2031)

Rugby Borough Council

Adopted in 2016, the Rugby Borough Council Local Plan sets out the Council's policies and proposals to support the development of the Borough up to 2031. It sets out a long-term spatial vision for how towns and villages within the Borough were planned to develop, alongside a strategy for how this will be delivered through the promotion, distribution, and delivery of sustainable development.

In support of the policies in the Local plan, there are several supplementary planning documents (SPDs) that have been produced by Rugby Borough Council to provide more detailed advice and guidelines on specific topics. SPDs are material consideration in planning decisions but are not part of the Local Plan itself.



Figure 06: The adopted Rugby Borough Council Local Plan

1.4.4 Supplementary Planning Documents (SPDs)

Coton Park East Masterplan SPD

This concerns the Local Plan allocation known as Coton Park East (Local Plan policy DS3 and DS7), intended to provide 800 homes and 7.5ha of employment land. The SPD provides further guidelines to ensure comprehensive delivery of development, including guidelines on phasing and design.

Climate Change & Sustainable Design and Construction SPD

In July 2019, Rugby Borough Council declared a climate emergency. This SPD sets out a climate change strategy with a view to achieving a net-zero council by 2030 and a net-zero Borough by 2050.

Air Quality SPD

Adopted in July 2021, this document provides guidelines on air quality impacts associated with development proposals, expanding on Policy HS5 within the Local Plan. Rugby (including Newton and Biggin) is included within an Air Quality Management Area (AQMA), where nitrogen dioxide levels should be reduced.

1.4.5 Neighbourhood Plan

Ongoing – Newton and Biggin Neighbourhood Plan

Newton and Biggin Parish Council

The Neighbourhood Plan Advisory Committee are currently in the early stages of the Neighbourhood Plan Process. A draft vision statement has been developed, although this is likely to evolve following community consultation which is expected to take place in early 2024.

1.4.6 Other

Coton Park East Design and Access Statement

A.C.Lloyd

Although not a material planning consideration, it should be noted that a Design and Access Statement has been produced for the Coton Park East site allocation, in addition to the SPD. This document contains high-level design principles for landscaping, layout, and architectural style which any Design Codes should complement.

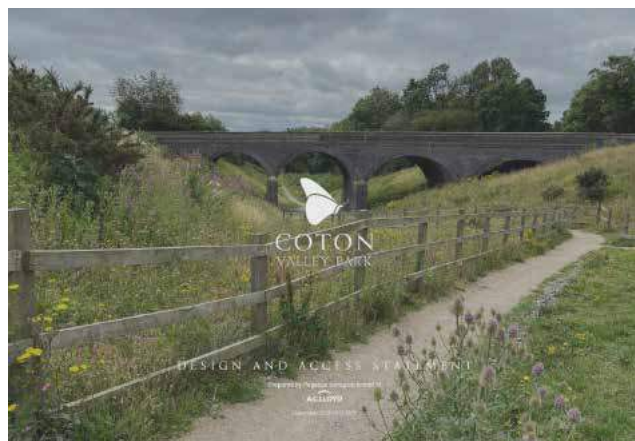


Figure 07: Coton Park East Design and Access Statement

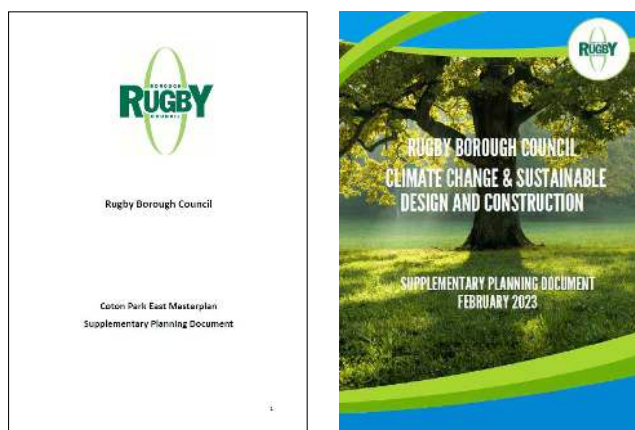


Figure 08: The Coton Park East Masterplan SPD and Climate Change & Sustainable Design and Construction SPD - Supplementary Planning Documents for the Rugby Local Plan.

1.5 Process and Engagement

A meeting on site, including a walkover of the Newton and Biggin village was conducted on the 15-02-24 along with representatives of the Neighbourhood Plan Advisory Committee. A drive around areas of the wider neighbourhood area was also conducted by consultants to appraise local character and key features informing its sense of place.

The exercise provided valuable insight into the area's key issues and opportunities, as well the overall context for which the evidence-base of the Neighbourhood Plan will reflect suburban extensions, heritage, landscape, and the overall character of Newton and Biggin were the prevailing topics of the site visit.

A photograph of a dirt path leading towards a large stone bridge with multiple arches, set against a backdrop of green hills and a cloudy sky. A large teal circle is overlaid on the right side of the image, containing the text 'Baseline Analysis' and the number '02'.

Baseline Analysis

02

2. Baseline Analysis

2.1 Historic growth

Although not in the same location as Newton village today, there is evidence of there being a settlement within the Neighbourhood area since the time of the Domesday book. It is thought that a now deserted medieval settlement called Biggin (from which the Parish gets its name) was situated somewhere to the southeast of Newton. Some archaeological traces of earthworks and house platforms support this, as do surviving field names, and the location of the medieval Biggin Mill.

The size of Newton remained remarkably consistent until the post-war period, with dwellings historically clustered around Main Street. Newton grew post-war in line with the growth of gravel works in the area, with residential areas expanding to meet the demand for workers housing. This has given the village a distinctly mid-century character, with housing (including many semi-detached homes and terraces) reflecting the architectural styles of the time. Most recently, a residential extension to the north of the village (Ellis Gardens) has been completed, comprising of around 40 dwellings.



Figure 09: Newton and Biggin historic map from 1926.
(Source: <https://maps.nls.uk>)

2.1 Street Network

The M6 forms the main arterial route to Rugby and its surrounds, offering vehicle connections with Coventry and Birmingham to the west, alongside joining up with the M1 to the east – connecting Newton and Biggin with the settlements around the UK. The M6 does however create a physical barrier within the neighbourhood area by bisecting its northernmost section. Newton Lane offers a key bridged crossing point over the M6 to the north of Newton, connecting the village with the A5 by road.

To both the east and west, two major A roads (A5 and A426) offer connections to surrounding towns and villages, including Rugby. The A5 follows the route of the historic Watling Street, a notable Roman road which stretched from the southern coast to Manchester.

To the south of the village, Newton Manor Lane offers an east/west vehicle axis which connects the village with the A5 to the east and Rugby to the west. An area of new residential development extends into the western edge of the neighbourhood area, characterised by quiet and curved residential roads and cul-de-sacs.

Together, the adjoining Newton Lane, Main Street, and Newton Road form the key north/south route through Newton village, along which development is centred. Several offshoot residential roads then form the backbone of the village's residential layout, including The Hollies, The Paddock, and Silver Street. Nearly all of these residential streets are cul-de-sacs, offering no through routes.

Pavements are restricted to only one side of the carriageway in many places within the village, with on-street parking sometimes further hindering pedestrian movement. Outside of the village, pavements eventually disappear entirely from the side of the road, with pedestrian movement instead restricted to a good network of designated footpaths and bridleways.



Figure 10: Overlooking the M6 from the Newton Lane bridge. This arterial route bisects the northern part of the neighbourhood area.



Figure 11: Looking south along Newton Road, comprising part of the main route through Newton village.



Figure 12: Little London Lane is one of several residential roads which form the backbone of the residential layout of the village.

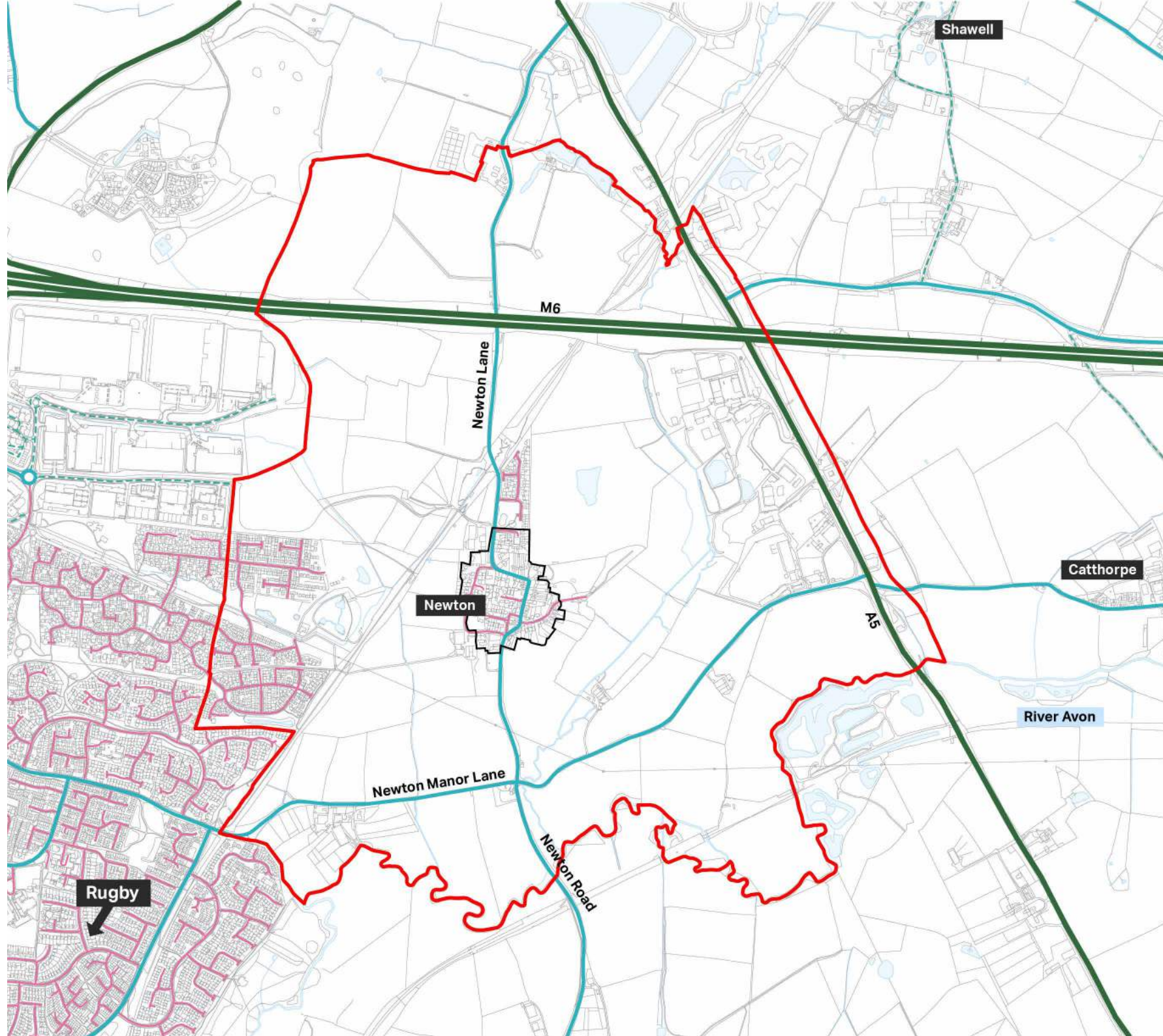


KEY

-  Arterial route - M6
-  Primary routes
-  Secondary routes
-  Rural lanes
-  Residential roads
-  Settlement Boundary
-  Neighbourhood Area (NA) Boundary

0 500m

Figure 13: A movement plan of the Newton and Biggin Neighbourhood area.



2.1.1 Pedestrian, cycle and bridleway connectivity

There is an extensive network of footpaths and bridleways within Newton and Biggin neighbourhood area, with well-maintained trails linking residents with the surrounding countryside. This helps to promote health and wellbeing through facilitating an active lifestyle via walking, cycling or horseback.

Although not noted as a designated Public Right of Way (PRoW), the 'Great Central Way' is a key pedestrian and cycle route in the centre of the neighbourhood area. Starting to the north of the village and extending south to Rugby, this follows the route of an old railway line and is also a designated Local Nature Reserve. The Great Central Way offers residents with easy access to nature and offers beautiful views to the surrounding countryside.

Please note: Public Rights of Way have been mapped using data from the Warwickshire County Council Definitive Map and Statement (1998). This provides a legal record of public footpaths, bridleways, restricted byways, and byways open to all traffic. Additional footpaths and bridleways which have been constructed since this date may not hold legal PRoW status and are as such, not shown within

this map. The eastern boundary of the neighbourhood area also forms the eastern boundary of the county, meaning that footpath data has also not been mapped past this point.

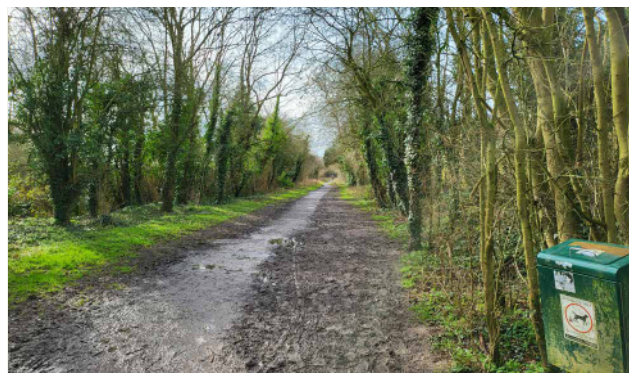


Figure 14: Part of the Great Central Way - a key pedestrian and cycle route that runs through the centre of the neighbourhood area.



Figure 15: Access to one of the public Bridleways from The Hollies, which extends west from Newton village.

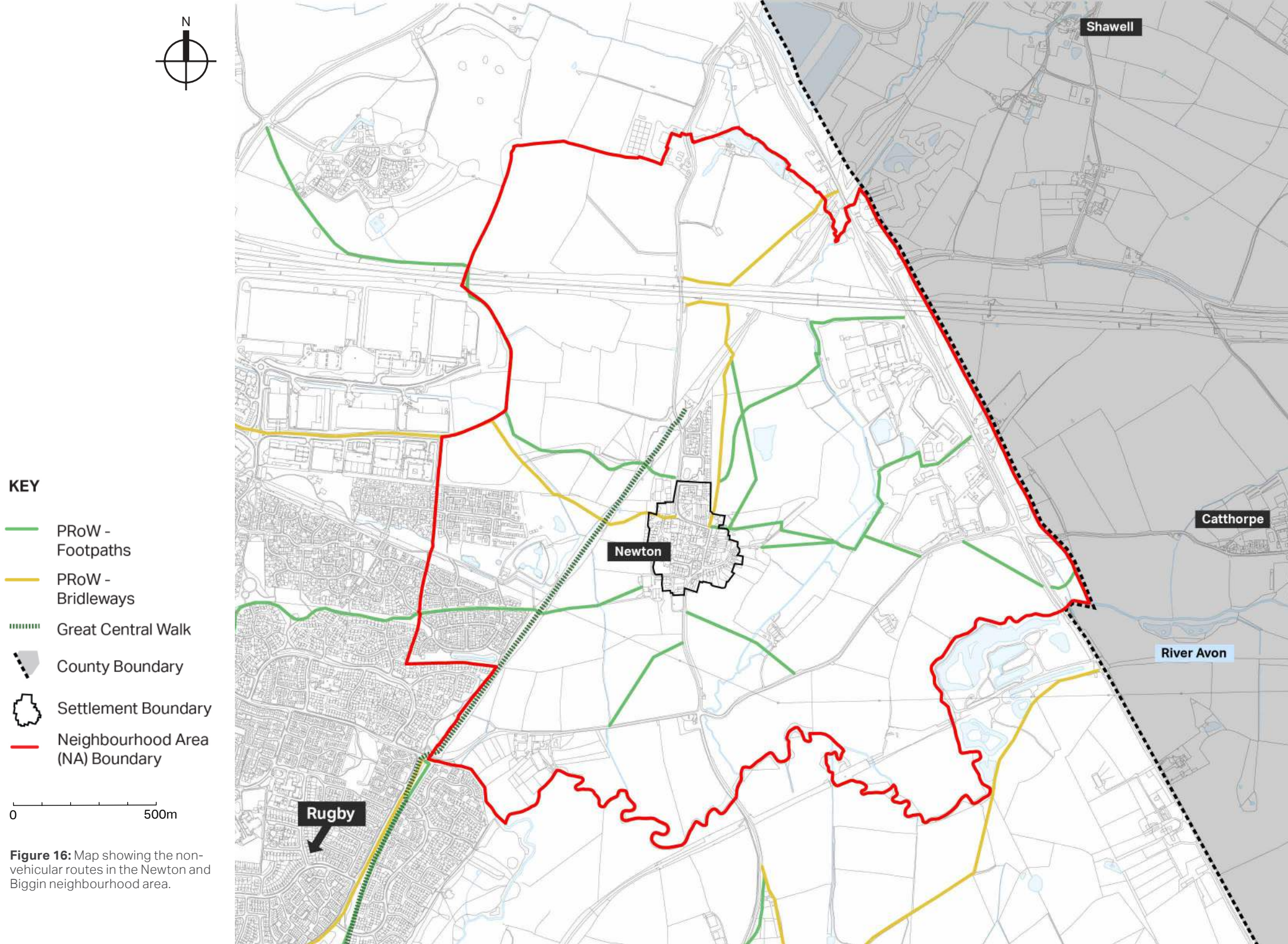


Figure 16: Map showing the non-vehicular routes in the Newton and Biggin neighbourhood area.

2.2 Heritage Assets

The Newton and Biggin neighbourhood area and its surroundings contains numerous heritage assets – including Listed Buildings, scheduled monuments and other non-statutory assets of historical and cultural significance.

Listed Buildings

There are 4 Listed Buildings and structures recorded by the National Heritage List for England within the Newton and Biggin neighbourhood area. These are all Grade II Listed and include:

- The Stag and Pheasant Public House (within Newton village)
- Home Farmhouse and Attached Stableblock (within Newton village)
- Shelter Shed at SP 5374 7748
- Dow Bridge

There are also several Listed Buildings and structures within surrounding villages as highlighted in the following map. All listed properties and their setting will be subject to additional historic environment legislation.

Other Heritage Assets

The Newton and Biggin neighbourhood area itself does not contain any scheduled monuments, but there are four within close proximity to the neighbourhood area boundary. These nationally important archaeological sites are protected against unauthorised change. They include:

- Bowl barrow around 470m south west of Coton House
- Tripontium Roman station
- Motte Castle and associated earthwork SSW of All Saints Church
- Motte and bailey castle south of Lilbourne Gorse

Cultural Associations

- Most of the homes in Newton village are relatively modern in style and construction, built to house workers from the gravel extraction industry. Gravel extraction work continues adjacent to the A5 and remains an important source of employment.

- Part of the 4.5 mile long “Great Central Way” extends south from Newton village, a footpath which follows the historic route of the old Great Central Main Line. Originally opened in 1899, this was a railway line which historically connected Sheffield to London, with most of the line closing in the 1960s. Today, the footpath terminates at the Five Arches Wildlife Site.
- Although predominantly an C18 structure, the Stag and Pheasant Pub is believed to be the oldest building in the county of Warwickshire which is still used as a pub, with evidence of an ancient oak cruck frame at the core of the building. This has the potential to be Saxon in origin.
- Situated at the end of Little London Lane, the Townland Allotments are the second oldest in the country, dating back to the 1752 Act of Enclosure.
- Edward Cave was born in the village in 1691 – an 18th century printer, editor and publisher who coined the term ‘magazine’.

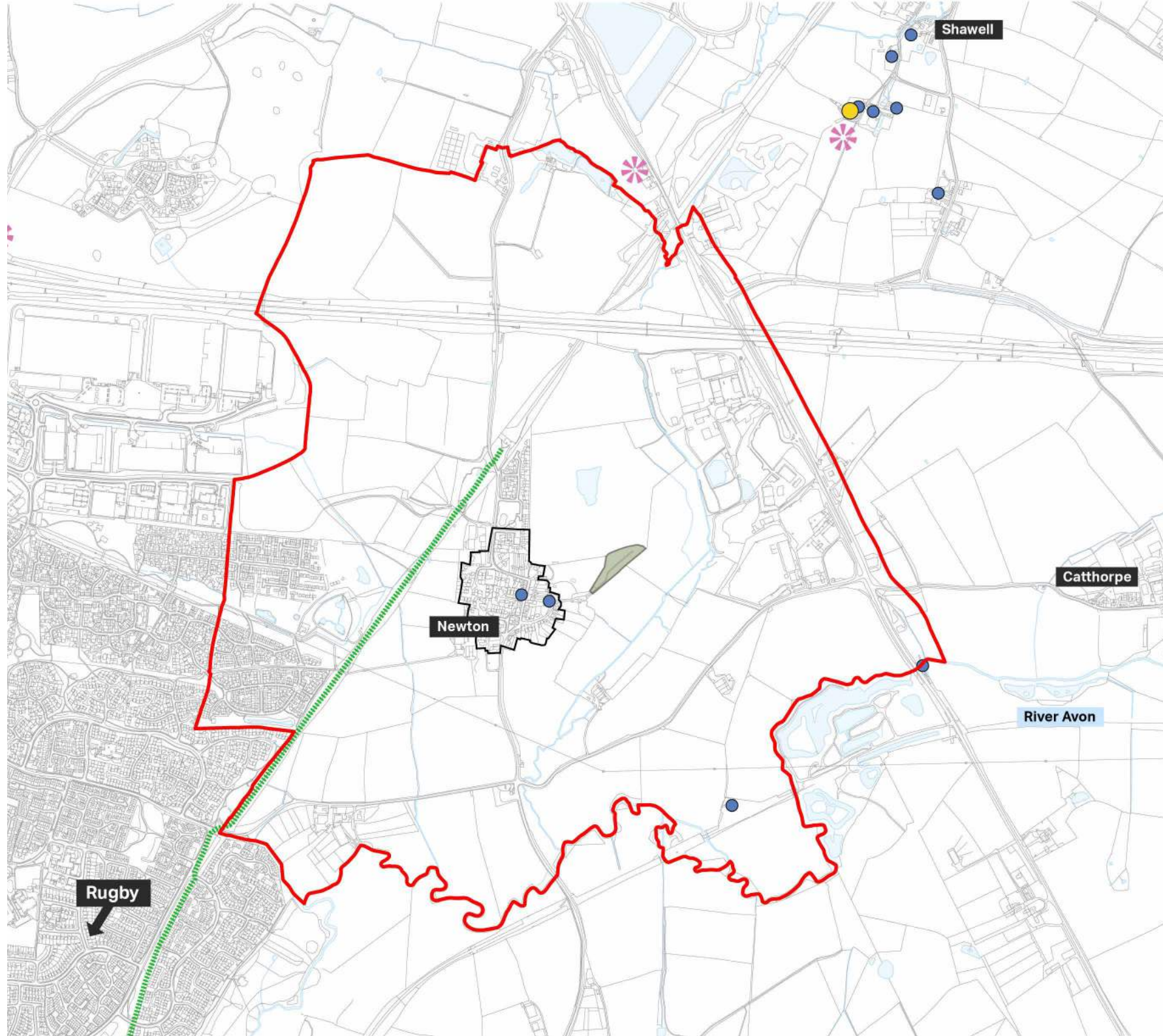


KEY

-  Scheduled Monument
-  Grade II* Listed
-  Grade II Listed
-  Great Central Walk
-  Townland Allotments
-  Settlement Boundary
-  Neighbourhood Area (NA) Boundary

0 500m

Figure 17: Map showing the heritage assets in Newton village and its surrounds.



2.3 Environmental Designations

Within the Neighbourhood Area

Newton village is set within a traditional farming landscape, characterised by clusters of buildings, narrow winding lanes, and small field enclosures often bounded by thorn hedgerows. Although not formally designated areas – grass verges, gardens, hedgerows, and other unnamed green spaces contribute greatly to the Green Infrastructure Network within the neighbourhood area.

Ashlawn Cutting (Five Arches Wildlife Site) is a Local Nature Reserve (LNR) which follows the route of the old Great Central Main Line and forms a central focus for nature within the neighbourhood area. Accessed from the north of Newton village and running through the centre of the neighbourhood area, this reserve has steep banks of grassland, scrub, and some small pools; it is a haven for wildlife including butterflies, frogs, newts, and grass snakes. It also includes the Five Arches Wildlife Site, accessed from the northern car park close to Newton village.

Adjacent to the Neighbourhood Area

Cave's Inn Pits is a 5.8-hectare Site of Special Scientific Interest (SSSI) which sits just north of the neighbourhood area boundary. This is a disused gravel working site which is described as having some of the best neutral marsh in the county, attracting a diverse array of breeding birds.

Policy HS4 of the Rugby Local Plan (as mapped in Appendix 8a – Urban Policies Map) designates numerous areas of Open Space which contribute towards Open Space provision calculations within areas of new residential development. Open Spaces are clustered within existing residential development to the southwest of Newton and Biggin, with no areas of Open Space designated within the neighbourhood area itself.



Figure 18: Looking along Ashlawn Cutting (Five Arches Wildlife Site) - the Local Nature Reserve which follows the route of an old railway line.



Figure 19: Verges, hedgerows and mature planting contribute greatly to the wider Green Infrastructure Network.



Figure 20: The Five Arches Wildlife Site has undergone extensive restoration - benefiting local wildlife such as butterflies, dragonflies, and newts.

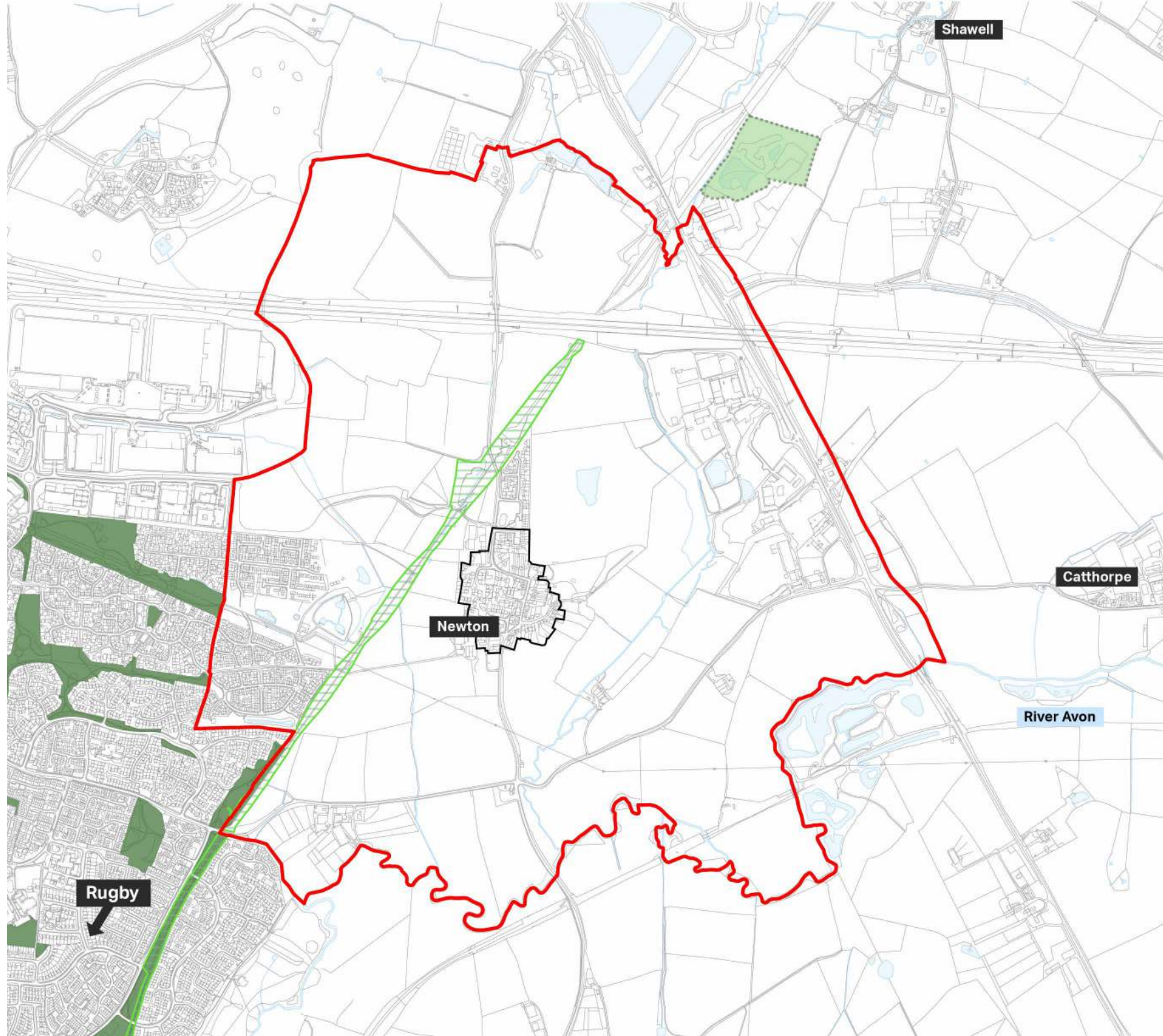


KEY

-  Ashlawn Cutting Local Nature Reserve (LNR)
-  Cave's Inn Pits Site of Special Scientific Interest (SSSI)
-  Open Soace (Rugby Local Plan Policy HS4)
-  Settlement Boundary
-  Neighbourhood Area (NA) Boundary

0 500m

Figure 21: Environmental designations in and around the Newton Biggin neighbourhood area.



2.4 Topography, Water and Flood Risk

Newton village lies upon a slightly elevated area of land, rising from the Avon River valley to around 120m above sea level. Due to this elevated setting, the main settlement has minimal flood risk from rivers and sea.

Away from the main settlements, the main water course within the area is the River Avon, which forms the southern boundary of the neighbourhood area and is one of several rivers with the same name within England. Warwickshire's Avon is a tributary of the River Severn, flowing through the counties of Leicestershire, Northamptonshire, Warwickshire, Worcestershire and Gloucestershire.

A band of land either side of this river is predominantly covered by Flood Zone 3, meaning it has high probability of flooding. There are currently no flood defences within the Newton and Biggin neighbourhood area.

Despite the risk of flooding, the area's water courses provide important wildlife habitat and contribute to the landscape's natural beauty. As such, they are a valuable community resource and are protected by environmental laws.

Please note: Dark blue areas highlight the flood extent of Flood Zone 3 – 1% or higher chance of fluvial flooding and 0.5% or higher chance of tidal flooding in any year. Medium blue highlights the extended flood extents of Flood Zone 2 – 0.1-1% chance of fluvial flooding and 0.1 – 0.5% chance of tidal flooding in any year.



Figure 22: An attenuation pond which forms part of the SuDS strategy for part of a new residential development within the west of the neighbourhood area.



Figure 23: Looking out onto a small brook which flows into the River Avon, from Newton Manor Lane. This area is covered by Flood Zone 3 meaning it has a high risk of flooding.



KEY



Flood Zone 2 - Medium risk: means that this area has a chance of flooding of between 1% and 3.3% each year.



Flood Zone 3 - High risk: means that this area has a chance of flooding of greater than 3.3% each year.



Watercourses



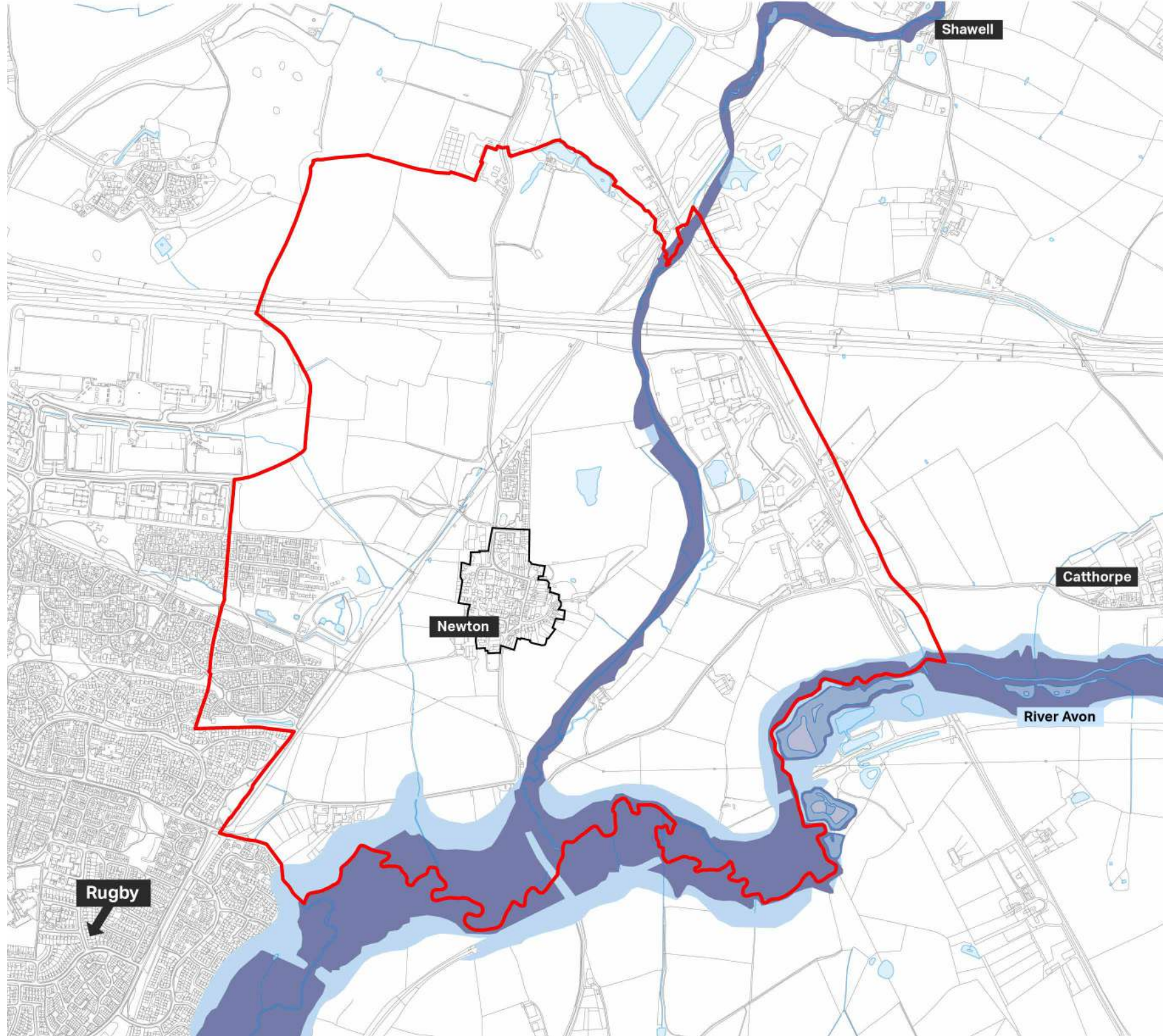
Settlement Boundary



Neighbourhood Area (NA) Boundary

0 500m

Figure 24: Flood risk zones plan



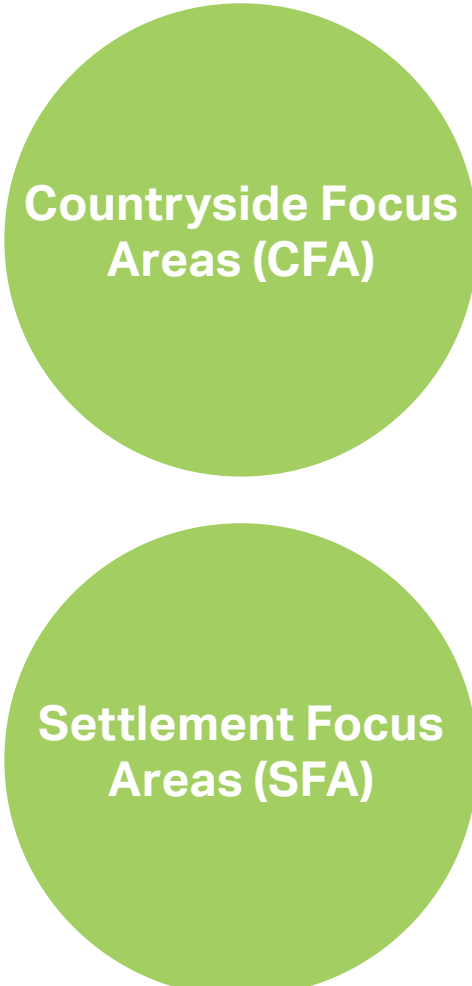
The background of the slide is a photograph of a rural landscape. In the foreground, there is a grassy field with some dry, yellowish-brown reeds or tall grass on the left. A wooden fence runs across the middle ground. In the background, there is a row of red-brick houses with white window frames. The sky is blue with some white clouds. A large green circle is overlaid on the right side of the image, containing the text 'Focus Areas' and the number '03'.

Focus Areas

03

3. Focus Areas

According to the baseline study and given the size of the neighbourhood area, it is proposed to divide the characteristics into two main categories: Countryside Focus Area (CFA), and Settlement Focus Areas (SFA).



Countryside Focus Areas (CFA)

Settlement Focus Areas (SFA)

Defining the Focus Areas

In the settlement area of Newton and Biggin, various focal points can be distinguished that have their own distinct sense of place based on their physical attributes, functionality, or identity.

Identifying these focus areas allows for a better understanding of the unique qualities of each space, and enables specific opportunities and issues to be discussed and addressed through more targeted guidelines and design coding.

This report only provides detailed descriptions for SFAs rather than CFAs because the countryside-related policies mean that significant new development is unlikely in the CFAs.



Figure 25: Focus areas plan
Newton and Biggin Design Code 28

Countryside Focus Areas (CFA)

In most of the neighbourhood area, the countryside is visually stunning, featuring a combination of impressive landscapes, architecturally and historically significant buildings, and ecologically important areas.

CFA A: Separating gap around the village

This region encompasses the countryside and open spaces that envelop the village, serving as a buffer between Newton and other urbanised regions.

CFA B: Open countryside

The open countryside around the village contributes to the rural ambiance of the parish, mitigating the visual effects on the natural surroundings.

CFA C: Coton Valley Park

Coton Valley Park is a large scale scheme in the parish. The proposals have existing design principles.

Note: The future development areas within this Focus Area will be excluded from this Design Code to avoid repeating work and conflicts. The open spaces within the existing and ongoing developed area which may come under pressure for development in future should be included.

Settlement Focus Areas (SFA)

The neighbourhood area consists of four characterful communities made up from a variety of housing types and architectural styles. Each Focus Area will be analysed. This will provide insight into the unique identities that future development should respond to in a respectful way.

SFA 1: Historic streets

The village's historical settlements, established prior to the 20th century, capture the village's original essence.

SFA 2: Communities built in late 20th century

Post-Second World War, several residential projects emerged to the northwest of the village, delineating its urban periphery.

SFA 3: Recent residential areas

The majority of these residential zones were developed after 2015, within the last decade, or are currently underway.

SFA 4: Employment areas

This sector is designated for employment or mixed-use purposes.

1 Settlement Focus Area 1: Historic Streets

The Historic Streets focus area includes the centre and southern edge of Newton village. These areas showcase the historical emergence of the villages, with the historic buildings and features likely still preserved without significant changes.



Figure 27: Stag & Pheasant pub along Main Street



Figure 28: White rendered buildings along Little London Lane



Figure 26: A street view along Newton Road



Figure 29: Location and figure ground plan of Focus Area 1

Factors	Appearance characteristics
Land use	Predominantly residential uses with mixed use including independent pub, church and memorial hall.
Urban form	Detached or semi-detached buildings range between 1.5 and 3 storeys. However, 2 storeys is the prevailing detached residential building height. The heights of social facility buildings range from 4 to around 10 metres (church tower).
Materials	Facades: Red brick; white or yellow render; red brick for low walls. Roofing: Red and grey clay tiles for residential buildings, red clay tiles for the Good Shepherd church.
Boundaries treatments	Red brick boundary walls; hedgerow; natural coloured timber fence, or without raised physical boundary features.
Setbacks	Buildings exhibit a variety of setbacks.
Roofscape	Gable ends dominate the roofscape. Side-facing gables also used along the residential street and occasional front-facing gable. Chimneys are wide used throughout the area.
Public realm	Two-sided tarmac paving for some streets. There is no notable green spaces in this area.

Design guidelines:

1. This area is the 'core' of Newton and Biggin and requires traditional, high quality and characterful design approaches to boundaries and frontages in order to upkeep and enhance the strong sense of place and heritage value.
2. The commonly used materials of red brick, white render, and grey slate should be the default options for new materials for infill development.

2

Settlement Focus Area 2: Communities built in late 20th century

The residential communities are constructed during the second half of the 20th century, extension to the north of the historical village centres and traditional communities.



Figure 32: A street along Newton lane



Figure 33: Buildings along the Orchards



Figure 31: A street view along the Hollies

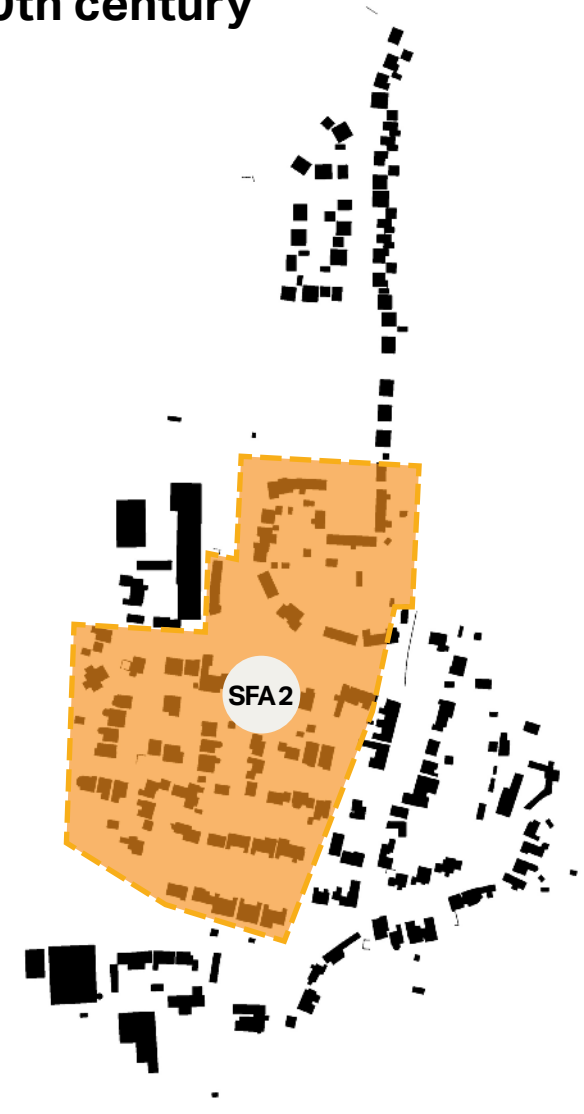


Figure 34: Location and figure ground plan of Focus Area 2

Factors	Appearance characteristics
Land use	Predominantly residential uses, with associated public realm areas.
Urban form	Dwellings range between 1 and 2 storeys. However, 2 storeys is the prevailing residential building height.
Materials	Facades: Red or buff colour brick; white render. Roofing: Red and grey clay tiles.
Boundaries treatments	Hedgerow; timber fence, occasionally dwarf red brick wall; or without raised physical boundary features.
Setbacks	Buildings exhibit a variety of setbacks, but majority properties with long front gardens along village edges.
Roofscape	Gable ends well used throughout the area; Pitched roofs and side-facing gables also used along the residential street and occasional front-facing gable.
Public realm	Shared surface for most residential streets; one -sided footpath along Newton Lane.

Design guidelines:

1. Detached and semi-detached buildings form a mostly streetscene on most of the area's streets. Infill development should continue this pattern.
2. The commonly used materials of red brick, white render and grey and orange roof tiles should be the default options for new materials for infill development.
3. The height of new residential buildings should be between 1.5 and 2 storeys to respect the area's existing building heights.

3

Settlement Focus Area 3: Recent residential areas

The New Communities are constructed in the northern fringe of the village, and north-east corner of Coton Park, since 2015. Most developments are well designed and delivered with local character and sustainable measures.



Figure 35: A typical view of streets in Newton village



Figure 36: A typical view of streets in Coton Park



Figure 37: Location and figure ground plan of Focus Area 3

Factors	Appearance characteristics
Building types	Dominant building type consists of detached dwellings. Additionally, there are some linked and semi-detached buildings.
Building height	2 storeys is the prevailing residential building height, with some 2.5 or 3 storey buildings.
Materials	Facades: Red or buff brick dominating; white render. Roofing: Grey and red clay tiles.
Boundaries	Without raised physical boundary features, occasionally brick wall and hedgerow;
Setbacks	Buildings exhibit a variety of setbacks.
Roofscape	Gable ends dominate the linked roofscape. Side-facing gables also used along the residential street and occasional front-facing gable. Several buildings also exhibit dormers and projecting gable-ends.
Public realm	Two-sided tarmac paving for most streets. Notable green spaces including Coton Park, Play areas, road green verges and SuDS areas.

Design guidelines:

1. High quality and characterful design approaches to boundaries and frontages in order to upkeep and enhance the strong sense of rural character.
2. The commonly used materials of red and buff brick, red and grey clay pantiles should be the default options for new materials for infill development.
3. The design should respect the rural character of countryside frontages.

4 Settlement Focus Area 4: Employment areas

Small scale employment sites are located to the southern and northern edges of Newton village. Larger scale employment areas are located to the eastern part of the neighbourhood area.



Figure 38: A view of large scale employment area



Figure 39: A view of smaller scale employment area

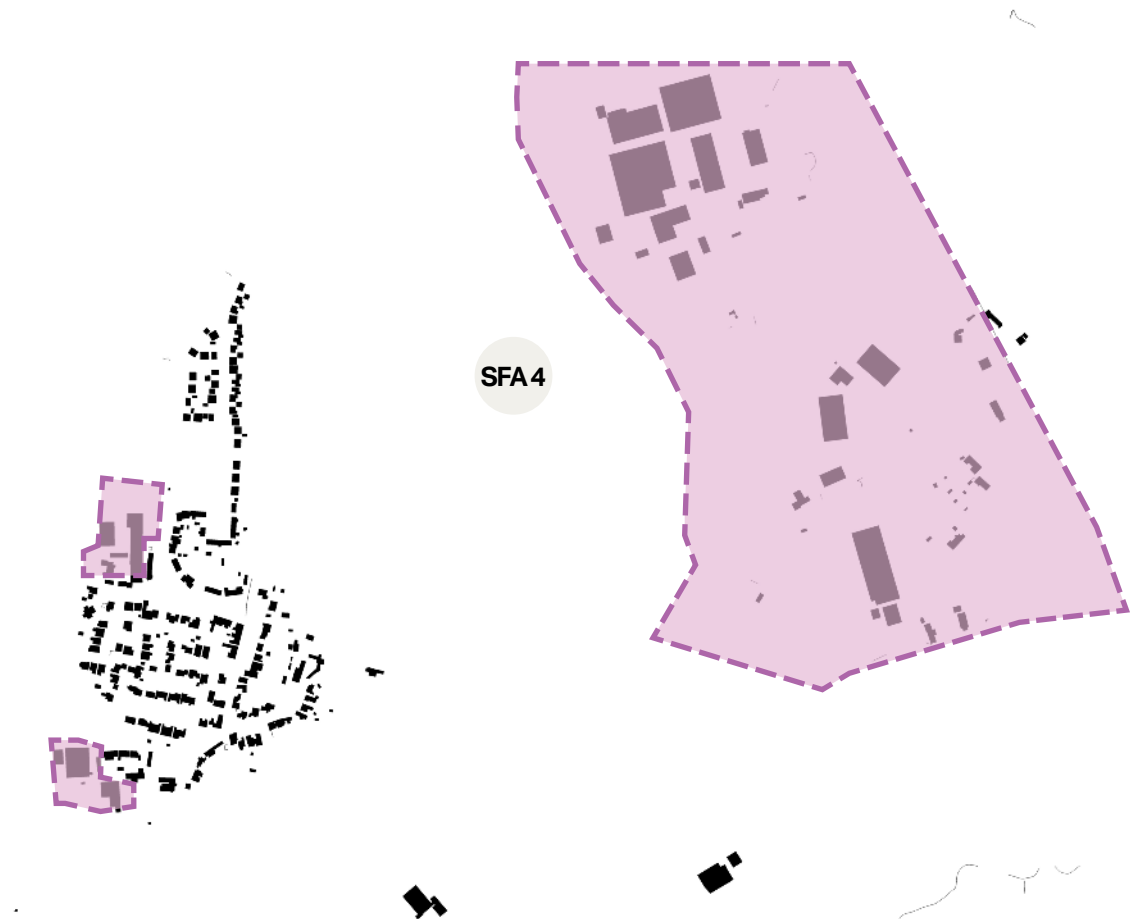


Figure 40: Location and figure ground plan of Focus Area 4

Factors	Appearance characteristics
Land use	Predominantly employment land use, with some scale employment landuses in Newton village, close to residential areas.
Urban form	Buildings vary from 1 to 3 storeys in height. However, the predominant height for employment buildings, such as warehouses, is between 4 and 8 metres, typically encompassing a single storey. .
Materials	Facades: Red brick; white render, various colours wall panels; Roofing: Grey and red clay or concrete tiles; metal roofs.
Boundaries treatments	Hedgerows for the majority of residential properties and office buildings; metal fencing for industrial zones.
Setbacks	Buildings exhibit a variety of setbacks.
Roofscape	Gable end and pitched roofs used for employment buildings.
Public realm	Two-sided tarmac paving for most streets.

Design guidelines:

1. New Industrial structures and buildings should mimic the visual and noise impacts on surrounding countryside and communities.
2. The way buildings are placed and the use of plants for screening can help lessen how much new industrial buildings stand out from nearby areas and the open countryside.
3. Wide open countryside gaps between Newton and surrounding employment areas should be considered and kept.



Design Guidance & Code

04

4. Design guidance & code

A series of Design Codes have been produced to provide guidelines for any future developments in Newton and Biggin. This will ensure that local character is considered and local distinctiveness is enhanced and protected.

4.1 Introduction

The guidance and codes set out within this document have been significantly influenced by local precedents and also national best practice materials. Based on the understanding gained in the previous sections, feedback captured during the engagement workshop and relevant planning policy, the Design Code matrix is broken down into seven categories:

- Heritage
- Structure and Built Form
- Materials and Design
- Movement and Accessibility
- Environment and Biodiversity
- Flood Resilience
- Sustainable Design

All proposed developments need to consider the character areas in order to ensure that they are designed in response to their immediate context. The guidance and codes will help to understand what type of development is appropriate in the parish.

This chapter includes both codes and guidance. The mandatory requirements (or codes) are expressed by the use of the word “must”. The terms “should”, “could” and “may” are used for non-mandatory, but still desirable guidance.

4.2 When to Use the Guidance and Codes

The table on the page opposite identifies all the guidance and codes within this document. A prefix has been created for each code to allow simple application and referencing when writing policies for the Neighbourhood Plan. It also shows which codes are relevant to the Countryside and Settlement Focus Areas (CFA/ SFA). This allows for more nuanced application in response to the development pressures within each area.

Design Guidance and Codes		Design Code abbr.	Design Code applied to Settlement focus areas	Design Code applied to Countryside focus areas
Heritage Assets	Listed Buildings	LB	1,2	B
	Other Heritage Assets	OHA	1,2,3	A,B
Village Structure and Forms	Block Structure and Building Line	BL-F	1	/
		BL-I	1,2,3,4	B
	Building Heights and Roofline	BH-UR	1	/
		BH-VR	1,2	B
	Building Height	BH-BH	1,2,3,4	A,B
	Terraced Building	TB	1,2	/
	Semi-detached Building	SDB	1,2	/
	Detached Building	DB	1,2	B
	Extension and conversion	EC	1,2,3,4	B
	Infill Development	ID	1,2,3,4	A,B
	Extension and conversion	EC	1,2,3,4	A,B
Materials and Design	Materials and Design	MD	1,2	B
	Density	DNST	1,2,3,4	A,B
Building Layout and Context	Building Layout	LB-LB	1,2,3,4	A,B
	Overlook Public Space	LB-OPS	1,2,3,4	A,B
Streets and parking	General street	GS	1,2	A,B
	Car Parking Solutions	CPS	1,2,3,4	A,B
	Cycle Parking	CPS	1,2,3,4	A
	Non-Vehicular Movement Routes	MA-NV	1,2,3,4	A,B
Employment Buildings and Industrial Units	Building Layout and Groups	BIG	4	/
	Building Architecture and Appearance	BAA	4	/
	Boundary Treatment	BT	4	/
	Site layout and Frontage	BIU	4	/
	Movement for Employment Areas	MEA	4	/
Natural Environment Features	Environmental Designations	ED	1,2,3,4	A,B
	Green Infrastructure	GI	1,2,3,4	A,B
	Woodlands, Trees and Hedgerow	WTH	1,2,3,4	A,B
	Local Strategic Gap	LSG	1,2,3,4	A,B
Sustainable Design	Resilience to the Climate Emergency	RCE	1,2,3,4	A,B
	Energy Efficiency	EE	1,2,3,4	A,B
	Electric Vehicle Charging	EVC	1,2,3,4	A,B
	Net Zero Carbon	NZC	1,2,3,4	A,B
Design Out Crime	Design Out Crime	DOC	1,2,3,4	A,B
Minimising Light Pollution	Minimising Light Pollution	MLP	1,2,3,4	A,B

Figure 41: Design Guidance and Code Matrix

4.3 Heritage Assets

Heritage assets play a central role in defining local character in Newton & Biggin. Local heritage is an important tool for successful and diverse place-making and presents opportunities for future development to enhance local identity. Careful consideration of any potential impacts on these assets from developments is necessary, and relevant historic organizations should be consulted.



Figure 42:
Stag & Pheasant pub along Main Street



Figure 43:
The historical bridge above the disused railway line

Listed Buildings (LB)

- For new development, in particular, special regard needs to be paid to matters such as scale, height, form, massing, respect for the traditional pattern of frontages, vertical or horizontal emphasis, and detailed design matters, eg. The scale and spacing of window openings, and the nature and quality of materials, in the interests of harmonising the new development with its own building or site-specific context and with its neighbouring buildings and land in the Conservation Area.
- Any development must respect the character of the surrounding built form within the Conservation Area, in terms of design, scale, massing, material and height.
- Any development must create areas of positive character by retaining as much historic fabric as possible and responding to prevailing characteristics in terms of street patterns, density and layout, built form, materials and details.

Other Heritage Assets (OHA)

- New development and any associated landscaping within the curtilage of a non-designated heritage asset, or in close proximity to, should ensure that the setting is not compromised.
- Development within the setting of a non-designated heritage asset must give due consideration to its significance and ensure that the setting is protected or enhanced where possible.
- For new development, in particular, special regard must be paid to matters such as scale, height, form, massing, respect for the traditional pattern of frontages, vertical or horizontal emphasis, and detailed design matters, eg. The scale and spacing of window openings, and the nature and quality of materials, in the interests of harmonising the new development with its own building or site-specific context and with its neighbouring historic buildings.

4.4 Village structure and forms

Block Structure and Building Line

Building lines play a key role in defining the layout and the character of an area. There is a mix of semi-detached and detached housing typologies in Newton & Biggin. These lower density housing typologies contribute to the variety of building lines in the neighbourhood area.

Any development should ensure buildings are aligned along the street with their main facade and entrance facing it, where this is in keeping with local character. Building ancillary to domestic properties such as garages may be placed gable end to the road in keeping with historic outbuildings seen throughout the area. In Newton & Biggin there are two types of building lines that can be found throughout the area:

Formal building lines (BL-F)

- Uniform building lines can be applied in the areas where higher density can be encouraged.
- Uniform building lines can be applied in areas when the development rhythmically uses several uniform housing typologies.
- 2 storey buildings with the same roof height can form the uniform roofline.
- Roofing materials, eaves, pitch, verge details, chimney stacks, or other features visible above the ridge line should be carefully considered to create uniform roofline that reflects the surrounding context of the site.



Figure 44: Linked building lines examples within Newton & Biggin

Informal building lines (BL-I)

- Informal building lines can be applied within lower density developments, such as the historic core.
- Developments with informal building lines are usually characterised by larger plots, generously-sized gardens, or with greater provision of open space.
- The alignment of new building lines should respond to the context of surrounding landscape.
- Properties should provide gardens in the front and rear.
- This type of building line can be suitably applied where the development faces the open countryside, or open space or the edge of development.



Figure 45: Informal building lines examples within Newton & Biggin

Building Heights and Roofline

A comfortable variation in the size and scale of buildings - from single storey bungalows to 2.5-storey properties - can enhance local character. It provides variety and difference, as opposed to homogeneity. Houses within Newton & Biggin are mainly 1-2.5 storeys high, with a majority of 2 storey family houses. New development should be sympathetic in height and scale to its surrounding context. There are two types of building rooflines throughout Newton & Biggin that can be identified:

Type 1 (Uniform roofline)

Buildings with uniform skyline can be found in the village centre, due to general street types, building heights and minimal building articulation.

Type 2 (Varied roofline)

Buildings of various heights can be found throughout the parish. Such variety positively contributes to the character of Newton & Biggin.

Uniform Roofline (BH-UR)

- 3 or 4 buildings with the same roof height can form the uniform roofline.
- Uniform roofline can be applied in the areas where higher density can be encouraged.
- Roofing materials, eaves, pitch, verge details, chimney stacks, or other features visible above the ridge line should be carefully considered to create uniform roofline that reflects the surrounding context of the site.

Building Height (BH-BH)

- Within the village, buildings should not exceed 2 storeys in height, with a limited exception for some buildings in the village centre, which may be up to 3 storeys.
- Flat roofs on all new development should be avoided and on new buildings in the Conservation Area not permitted.

Varied Roofline (BH-VR)

- Buildings with various heights can be found in most Newton & Biggin areas. Such variety positively contributes to the character of Newton & Biggin.
- This roofline can be applied in the area where the development meets the countryside's edge to retain its rural character.
- Roofing materials, eaves, pitch, verge details, chimney stacks, or other features visible above the ridge line should be carefully considered. These features may be diverse to create a varied roofline, while still respecting local character.

Building Typology

A variety of approaches to housing typologies and layout of buildings should be explored to make the best use of land and create high quality, comfortable and attractive homes.

New development should enhance Newton & Biggin 's character by achieving more interesting, varied and high-quality design and built form.

Depending on the housing needs, terraced, semi-detached and detached are acceptable. Design Code and precedents for each type are provided in this section.



Figure 46:
Typical design styles of terraces.



Figure 47:
Traditional styles of terraces

Terraced Building (TB)

- **Mainly 2 storeys for prominent or identified key buildings. Street scale needs to be considered. Wider primary routes should have larger scale buildings.**
- **Typically simple pitched roof volumes. Projecting elements should be considered on key buildings to help demarcate corners.**
- **Consistent setbacks to provide well defined street compositions.**
- **Consistent ridge and eaves lines.**

Semi-detached Building (SDB)

- Mainly 2 storeys, with 2.5 storey for key building locations.
- Typically simple traditional forms with the occasional projecting elements. Projecting elements should be considered on key buildings to help provide corner articulation.
- Setbacks are consistent, with only a small variation between buildings to provide a more formal street composition.
- Buildings should strongly relate to the street, although a varied frontage is acceptable.



Figure 48:
Typical style of detached houses



Figure 49:
Typical style of semi-detached houses

Detached Building (DB)

- Variable frontages, provided through more informal building placements between plots.
- Building massing to be more varied with greater use of hipped roof styles and projecting gables to create varied streetscapes.
- Building orientation is not required to conform to any joint relationship with adjacent properties; however frontages should positively address the street.
- Variation permitted to the ridge and roof lines. Individual buildings should accommodate any topographical changes between units.

4.5 Infill development

Infill development is smaller scale development (generally fewer than 10 homes) within an existing urban and developed context. This type of development commonly consists of three main types:

- Gap site development within a street frontage;
- Backland development; and
- Site redevelopment (for example, replacement of existing building/s).

The overarching aim of the Design Code is to promote context-sensitive infill housing of a high quality. This should help reinforce local character and create sustainable growth in Newton & Biggin.

Infill Development (ID)

- **Scale and massing:** Building scale and massing should be in keeping with the prevailing development pattern and not be overbearing on existing properties or deprive them of light, including overlooking or overshadowing of both windows and amenity space.
- **Enclosure:** Building scale and position on plot should help to define and enclose the space within the street corridor or square to an appropriate degree based on the existing street section (building to building) and level of enclosure (ratio of street width to building height).
- **Fenestration (window pattern):** The positioning of windows should be in keeping with the predominant positive building character on the street or harmonise with adjacent buildings of good character.
- **Access:** Building entrances should address the street with a main access and main frontage. Corner buildings should address both streets with frontages but the main entrance could be on either subject to access requirements.
- **Building heights:** Building heights should be guided by the development's character area. A variable eaves line and ridgeline is allowed to create interest but variation between adjacent buildings should be a maximum of 0.5 storeys in general.
- **Refuse and cycle storage:** Access for bin and cycle storage should be provided with stores being integrated within plot boundaries. Snickets / alleyways should be considered for terraced buildings with four or more units in order to allow access to the rear of properties for cycle and bin storage.
- **Parking provision:** Parking should be integrated on plot where possible with parking spaces set behind the building line, generally to the side of plot being preferable. For narrow dwellings it is preferred to retain a small front garden with a boundary wall as opposed to an open hard surface parking space. Where parking is required to the front of the plot it should be afforded sufficient space and utilise hedgerows to screen cars from the street.

- **Proportionate backland development:** In the event of backland development, proposals should ensure that the density, scale and appearance reflect the immediate context (i.e. the original dwelling). Backland development should not be larger in height, massing or scale than the existing dwelling. The privacy, integrity and amenity of the existing dwelling must be protected from that proposed on the backland.

Scale and massing in keeping with the prevailing development pattern.

Variation between adjacent buildings should be a maximum of 0.5 storeys in general.

Snickets / alleyways allow access to the rear or terraced properties for cycle and bin storage.

Providing a similar setback to adjacent development produces a cohesive building line.

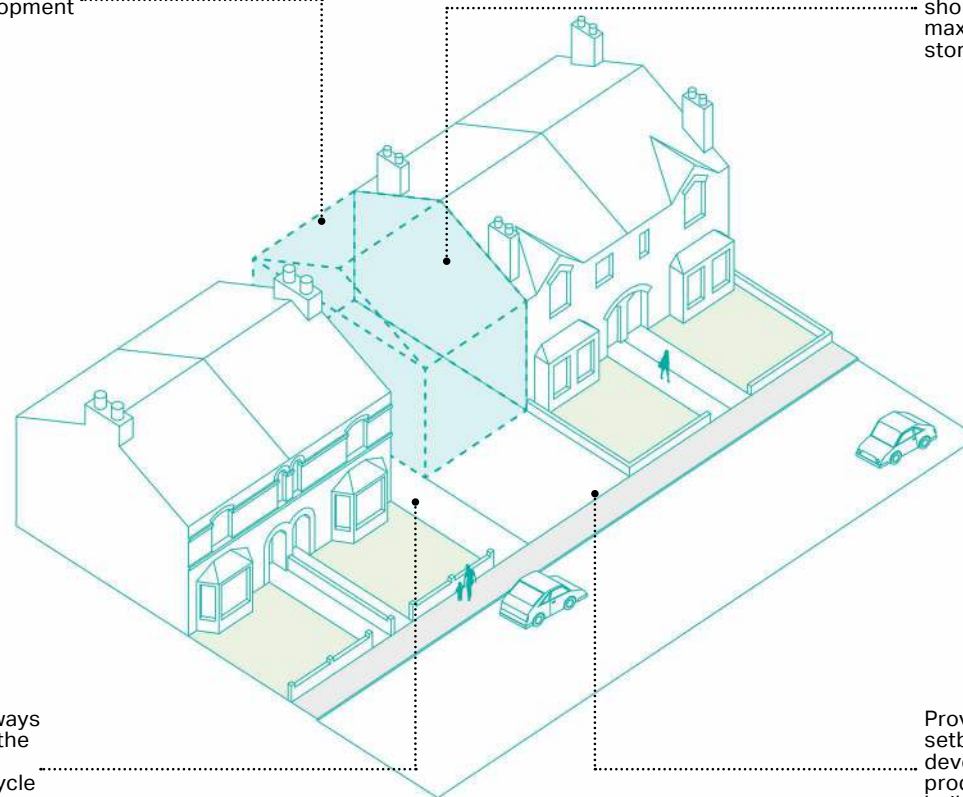


Figure 50: Contextual infill development diagram.

4.6 Extension and conversion

There are a number of guidelines principles that residential extensions and conversions should follow to maintain character:

- The original building should remain the dominant element of the property regardless of the scale or number of extensions. The newly built extension should not overwhelm the building from any given viewpoint;
- Designs that wrap around the existing building and involve overly complicated roof forms should be avoided; and
- The pitch and form of the roof used on the building adds to its character and extensions should respond to this where appropriate.

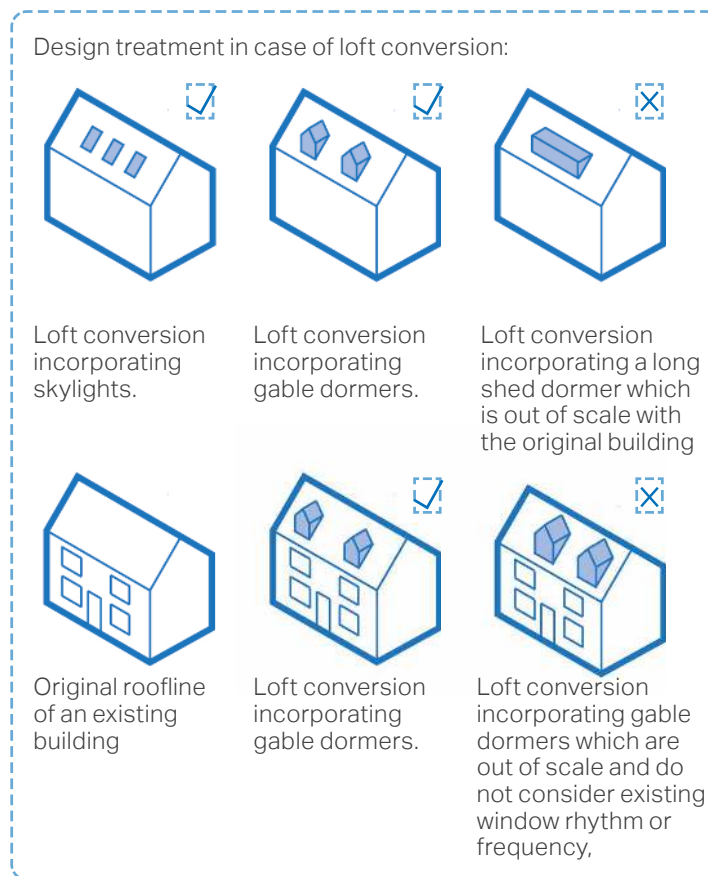


Figure 51: Some examples for different type of building extensions

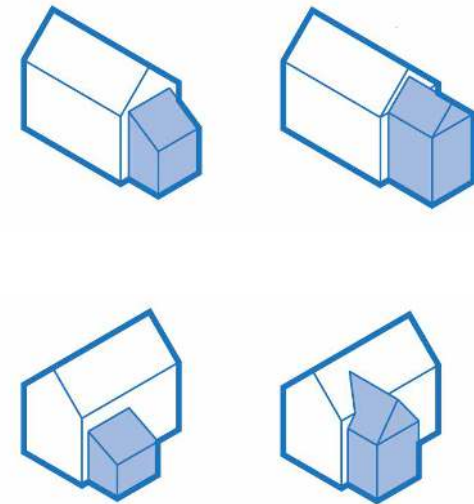
Extension and Conversion (EC)

- Extensions should consider the materials, architectural features, window sizes and proportions of the existing building and respect these elements to design an extension that matches and complements the existing building.
- In the case of side extensions, the new part should be set back from the front of the main building and retain the proportions of the original building. This is in order to reduce any visual impact of the join between existing and new.
- In the case of rear extensions, the new part should not have a harmful effect on neighbouring properties in terms of overshadowing, overlooking or privacy issues.
- Many household extensions are covered by permitted development

rights, and so do not need planning permission.

- Extensions should not result in a significant loss to the private amenity area of the dwelling.
- Any housing conversions should respect and preserve the building's original form and character.
- Where possible, reuse as much of the original materials as possible, or alternatively, use like-for-like materials. Any new materials should be sustainable and be used on less prominent building parts.

Good example for side extensions, respecting existing building scale, massing and building line.



4.7 Materials and design

Without being too prescriptive about the adopted material palette, developments should complement the existing residential character of the local area, and reflect the character of Newton & Biggin Parish. Newton & Biggin's existing local character and material palette is generally predominated by brick, with slate and tile roofs. These materials should be used as a design cue for any new development. Development should adopt high quality, natural materials which sit well within the attractive natural landscape and which help to reinforce notions of the village where possible.

Materials and Design(MD)

- **Development must achieve a high quality of design, sympathetic to the existing built fabric in the surrounding Focus Areas and reinforcing local distinctiveness;**
 - **Material selections should be made based on an understanding of the immediate context and the wider Newton & Biggin Parish built environment. Where proposals affect heritage assets, either directly or due to proximity, it is recommended that advice is obtained from a Conservation Architect at an early stage of design development.**
- **Any development which adopts traditional vernacular features found in Newton & Biggin must have an integrity of heritage detail.**
 - **The materials listed in this document should not be considered prescriptive.**
 - **Designs need to be sensitive and complementary to their surroundings, but this does not require merely replicating existing styles and imitating architectural details. It is recommended that contemporary architectural solutions are considered.**



Yellow Gravel



Brick paving



Grey tile



Red brick



White render



Brown timber fence



Red brick wall



Hardwood front door



Traditional window

Figure 52: Examples of materials used in Newton & Biggin

Building Density

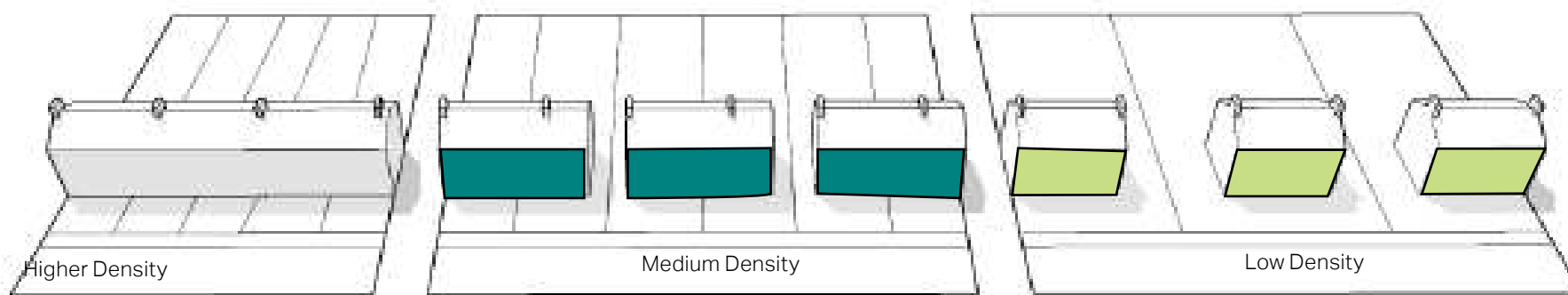
This aspect is key to the neighbourhood area's sense of place. Consider how the density and housing layout, orientation of streets, blocks, terraces, buildings facades and roofscapes help to read or reinforce the sense of traditional building patterns and density in the local area.

New development should draw upon high quality precedents for inspiration as to what can be delivered in terms of materiality, layout and design. Proposed density should reflect the varied context across Fazeley, and appropriately respond to the existing topography and landscaping. It is intended that density is mixed across the proposed strategic sites, with each of the development parcels delivering a different density of units. This mixture will help to create variety which is responsive to the local area needs and surroundings.

Density (DNST)

- **Appropriate housing density should be considered by site basis, with decisions informed by local context of the area. This might include design considerations, historic or environmental integration, local character or identified local need.**
- **The density of development should be sympathetic to the area to which it will extend.**
- **Low density units should be located to the edges of the settlement while higher density development should occur in the core and along primary routes.**
- **New developments should recognise landscapes that have been deteriorated over decades. Recovery of lost landscaping and the improvement of existing green infrastructure should be a priority for every new development to meet the demands of providing net gains for biodiversity as per the NPPF.**

Achieving density diversity across the village



Below are the different density types which could be adopted by developments:

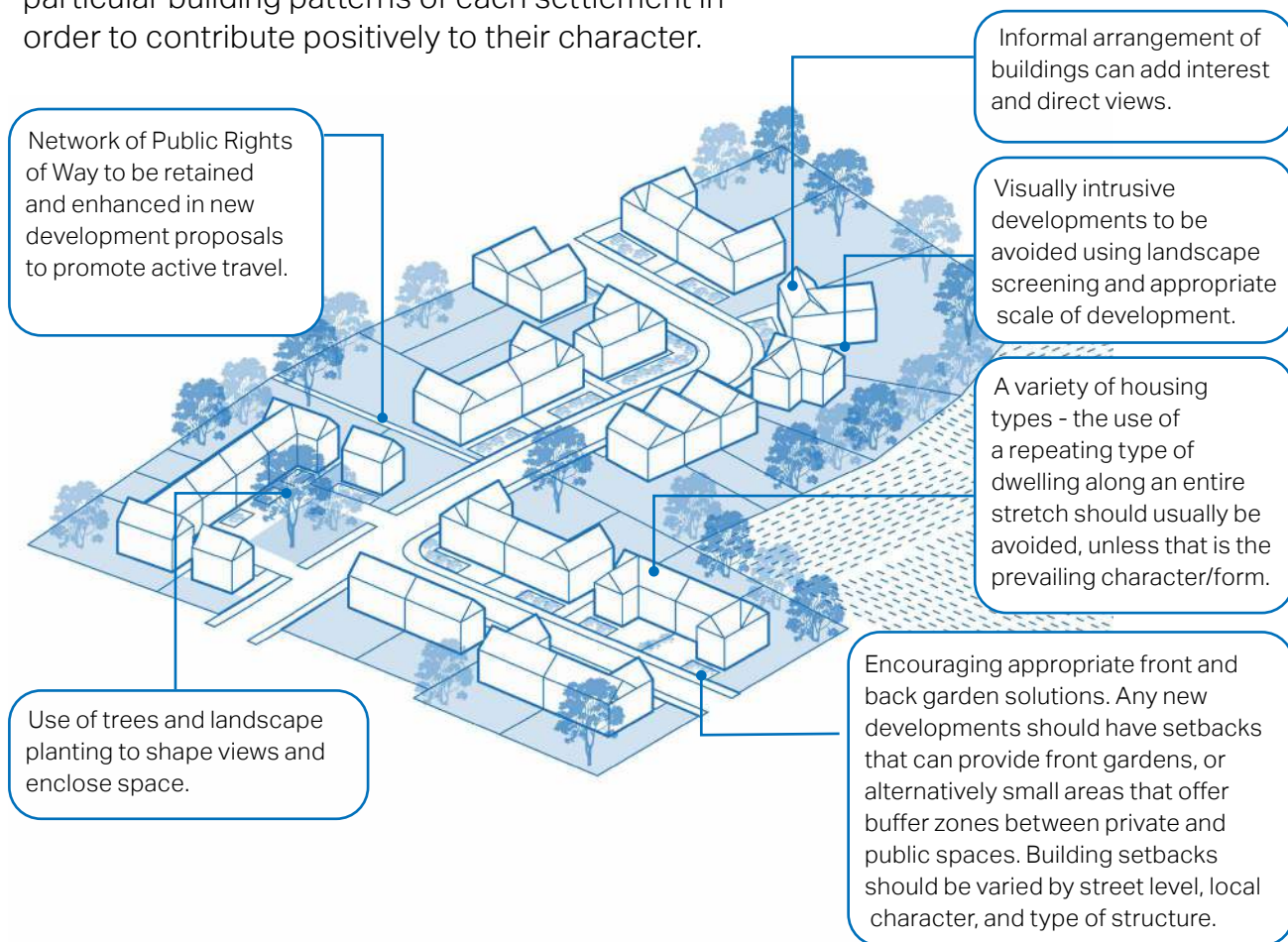
- **Higher Density** includes terraced dwellings, town houses and apartments (both new build and reconfigured existing buildings). Dwellings should be orientated to create overlooked streets, with a strong, active frontage and incorporate a formal arrangement of buildings with strong linearity which is softened by surrounding landscaping.

- **Medium Density** includes semi-detached dwellings are encouraged. Houses should be positioned and orientated to overlook the streets and town boundaries, whilst frontages along the internal primary roads should be active. A mixture of a formal and informally arranged dwellings will be required.

- **Lower Density** includes detached dwellings or bungalows, which is reduced in scale and proximity of adjacent dwellings.

4.8 Building Layout and Context

The Parish has a simple and rural character as a small village. New developments should respect the particular building patterns of each settlement in order to contribute positively to their character.



Building Layout (LB-LB)

Development should adopt the enclosure characteristics demonstrated in the village. New development should strive to knit in with the existing settlement morphology by adopting similar characteristics:

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

Figure 53: Diagram showing layout of building elements such as enhancing PRoW networks, respecting views and front and back garden solution which could positively contribute to local character

Overlook Public Space (LB-OPS)

In order to provide a sense of security and natural surveillance, the windowed front elevation of a dwelling should face the street where this is in keeping with local character.

The rear boundaries facing the street should be avoided as this has a negative impact on the character of a street and reduces levels of security and natural surveillance. Rear boundaries should back on to other rear boundaries or provide a soft transition into the natural environment such as at the settlement edge.

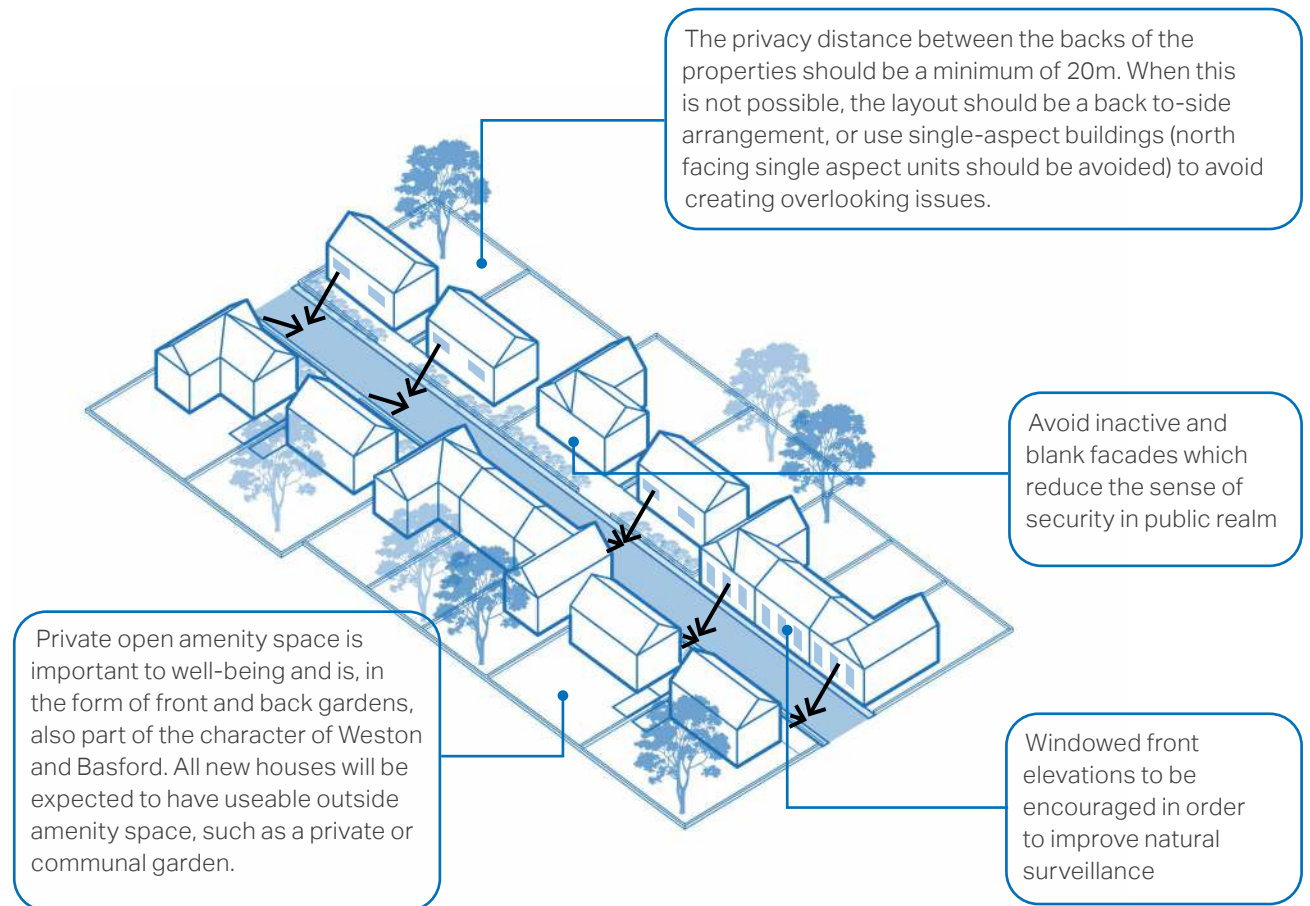


Figure 54:

Diagram to highlight the importance of natural surveillance to improve the security

4.9 Streets and Parking

The following pages set out guidelines to consider when developing both existing and new development within Newton & Biggin. They apply to all areas of the village and are not specific to one character area.

General Street (GS)

- The general street type is the prevalent street across the new development. The desired design features for this street type are:
- Where applicable and practical, speed limits should be 20mph with low traffic volumes and low speed and include design elements for traffic calming e.g. minimising the corner kerb radius, horizontal deflection, and the like.
- Carriageways should accommodate two-way traffic and parking bays should be designed for cyclists to mix safely with motor vehicles.
- Front gardens should be well planted to create an attractive environment.
- Preferably, locate parking to the side of the property to mitigate the impact of cars on the streetscape.

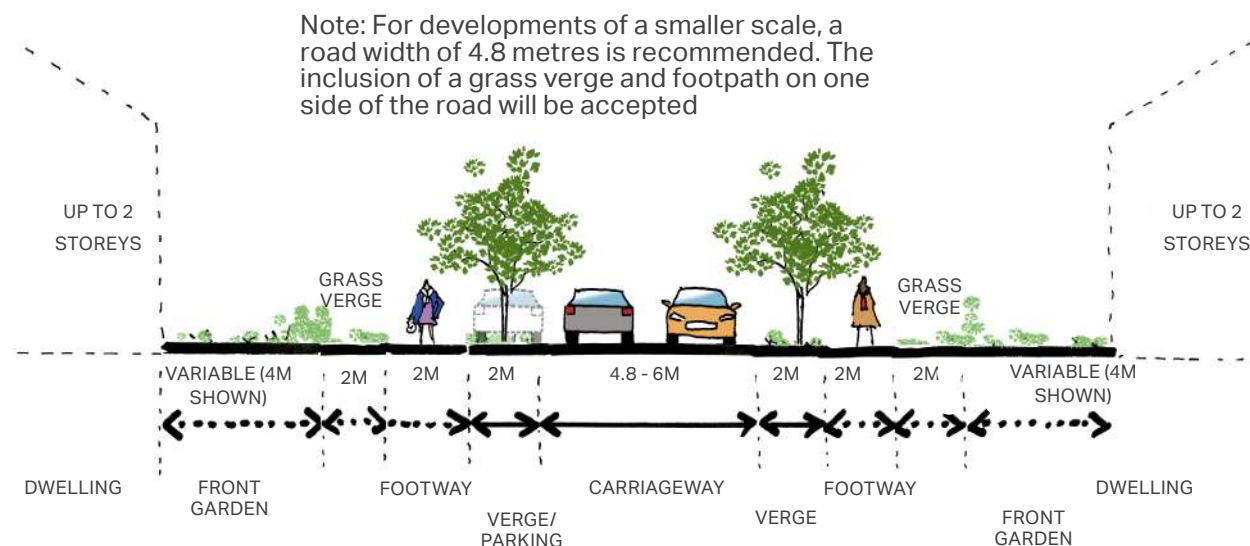


Figure 55: Illustrated section of a street that can be considered in new development.

- If cars are parked at the front, at least 50% of the frontage should be landscaped and with a property boundary treatment.
- As part of Newton & Biggin's defining character, street trees are important and also help to mitigate climate change. If this is not possible, front gardens should be deep enough to plant trees.
- Avoid using cul-de-sac solutions; instead use street furniture (e.g. bollards) to stop vehicle circulation whilst allowing other movement types.

Car Parking Solutions (CPS)

Parking areas are a necessity of modern development. However, they do not need to be unsightly or dominate views towards the house. Parking provision should be undertaken as an exercise of placemaking.

- When placing parking at the front of a property, the area should be designed to minimise visual impact and to blend with the existing streetscape and materials;
- When needed, residential car parking can be translated into a mix of on-plot side, front, and, garage, complemented by courtyard parking;
- For family homes, cars should be placed at the side (preferably) or front of the property. For small pockets of housing, a rear courtyard is acceptable;
- Parking areas and driveways should be designed to improve impervious surfaces, for example, through the use of permeable paving. 1 or 2 bedroom dwellings should provide at least 1 on-plot parking space. Dwellings with 3 or more bedrooms should provide 2 on-plot parking spaces.

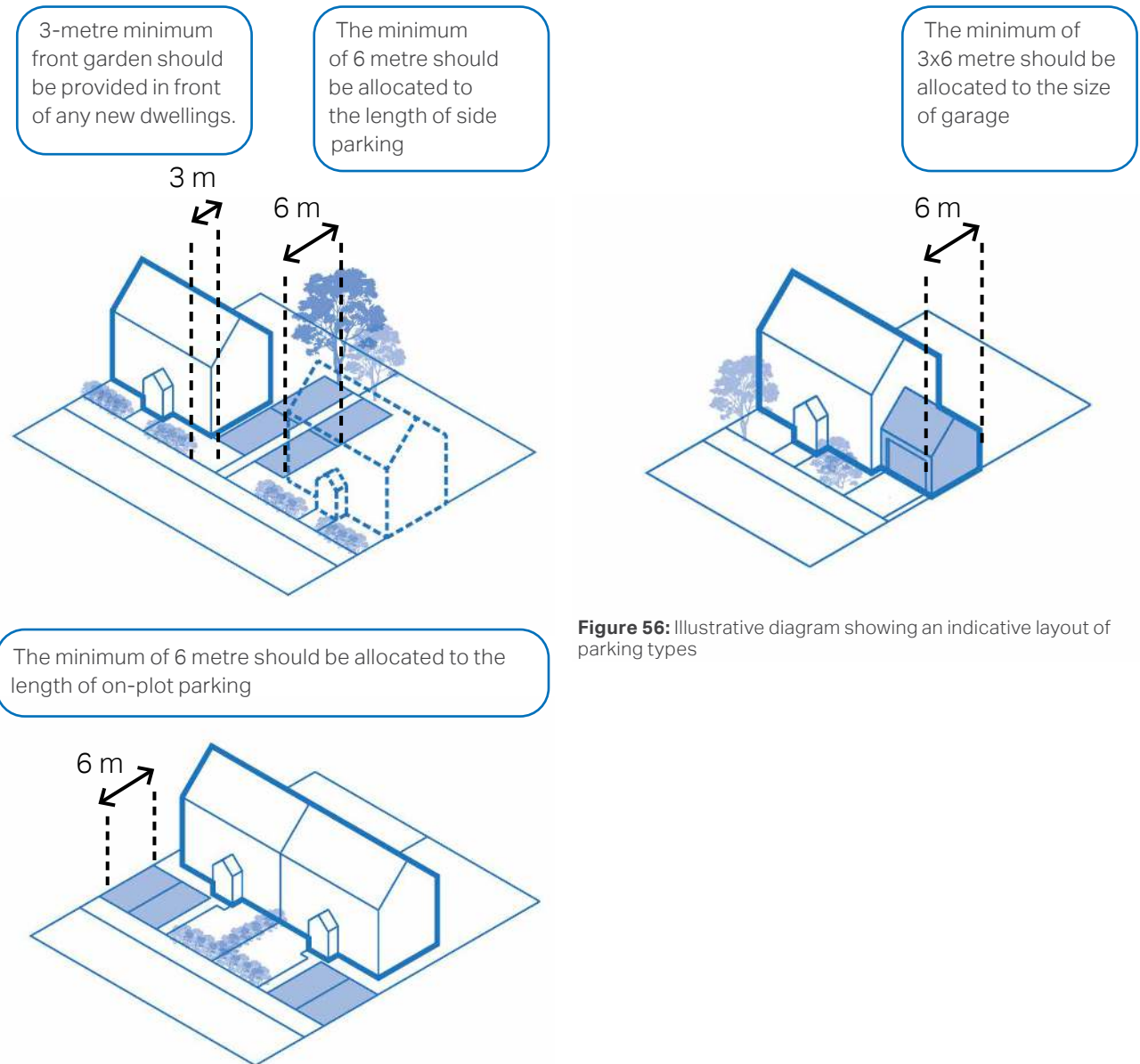


Figure 56: Illustrative diagram showing an indicative layout of parking types

Cycle Parking (CP)

Houses without garages

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

Houses with garages

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

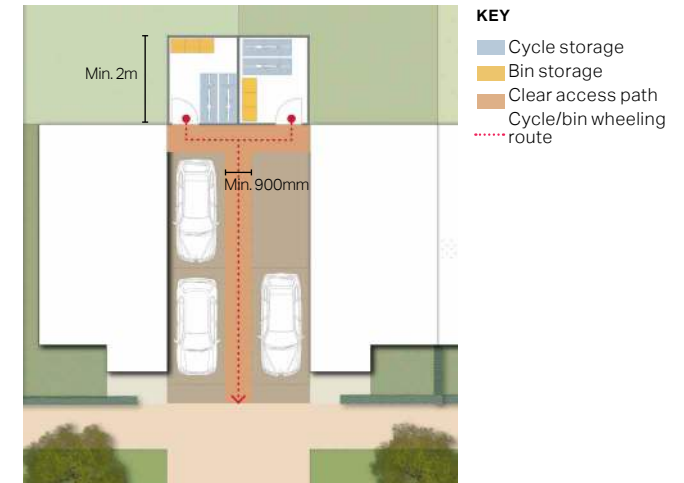


Figure 57: Indicative layout of a bicycle and bin storage area at the back of semi-detached properties

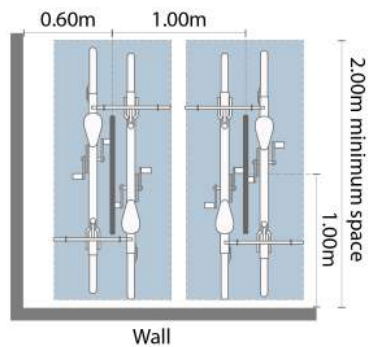


Figure 58: Sheffield cycle stands for visitors and cycle parking illustration

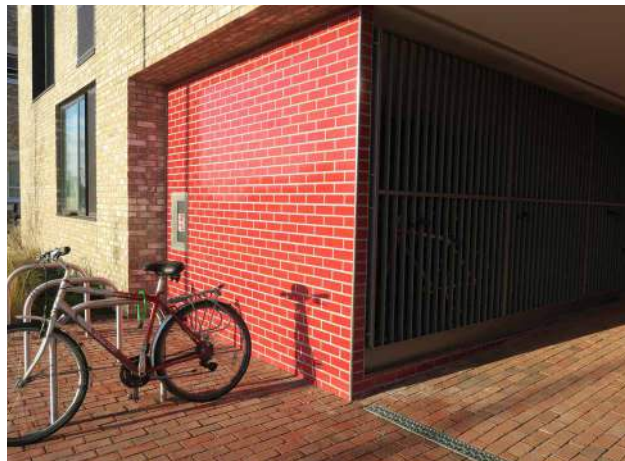


Figure 59: Example of cycle parking for houses without garages, Cambridge



Figure 60: Examples of successful storage design solutions for accommodating bicycles at the front of buildings

Non-Vehicular Movement Routes (MA-NV)

- Pedestrian and cycle routes should be encouraged and predominantly located to pass in front of buildings rather than behind them. All routes must be well overlooked, with opportunities for natural surveillance provided from adjacent buildings. All new residential developments should have regards to the location, spatial requirements and aesthetic of these features.
- Pedestrian and cycle routes should be designed to be accessible by those with both full and restricted mobility. Careful attention should be afforded to the use of street clutter that can block or impede routes for those in wheelchairs, or those pushing prams or pushchairs.
- The intended purpose of the canal, such as navigation, recreation or irrigation, should be retained and enhanced.
- Safety and hydrology should be considered to ensure the functions of the canals can be delivered in a long term.



Figure 61: Example of footpaths in the village

4.10 Employment Buildings and Industrial Units

The guidelines below aim to guide the potential inclusion of employment and light industrial units in the industrial areas. These typologies tend to be highly visible and thus will require to be treated with sensitivity towards the more traditional pattern of the seven parishes.

Building layout and groupings (BLG)

- **Proposals for new industrial developments should avoid the creation of access conflicts with surrounding residential areas;**
- **Building height and mass should not create abrupt changes in proximity to existing residential areas, but should be integrated within the surrounding context.**

Building architecture and appearance (BAA)

- **New buildings should provide facade solutions which are visually attractive from the street and engaging and respectful of the streetscape;**
- **The design of new buildings in the industrial area should be consistent in scale with nearby industrial buildings;**
- **New developments should be attractively designed and use high quality contemporary building forms and materials;**
- **Buildings adjacent to open space areas and residential land uses should use a transitional scale and appearance to interface the adjoining environs;**
- **Parking and servicing areas should not dominate the area and should be screened by vegetation and mature trees and where possible located to the rear of buildings;**



Boundary treatment (BT)

- Buildings should be well set back from main roads to provide opportunity for landscape planting to improve the visual quality of the streetscape;
- Boundary treatment for new developments should be designed to frame the building and improve the overall streetscape;
- Plot boundaries should be screened with native vegetation or other landscape design solutions.



Employment Buildings and Industrial Units

Site layout & frontage (BIU)

- Yards and loading space should be located away from the street edge towards the middle or rear of the site;
- Position the most active uses or operational making areas at ground floor along the street; and
- Ensure that ground floor uses adjacent to the street have high levels of windows.

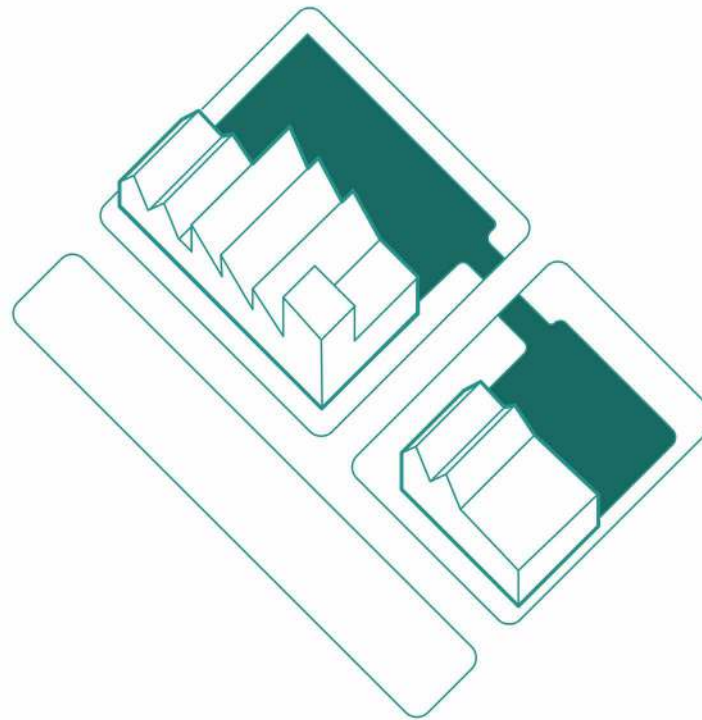


Figure 62: Yards and loading space should be located to the rear

Movement for Employment Areas (MEA)

- Ensure Heavy Goods Vehicle (HGV) routes connect to the strategic road network as efficiently as possible to reduce conflict between HGVs and other road users;
- Separate modes of transport where necessary and consider limiting the types of vehicles that can use particular routes;
- Promote businesses working together to consolidate deliveries where possible to reduce HGV movements;
- Design junctions that are safe and easy to cross for pedestrians and cyclists; and
- Higher employment densities such as B1c and studio space should be located with better connectivity.

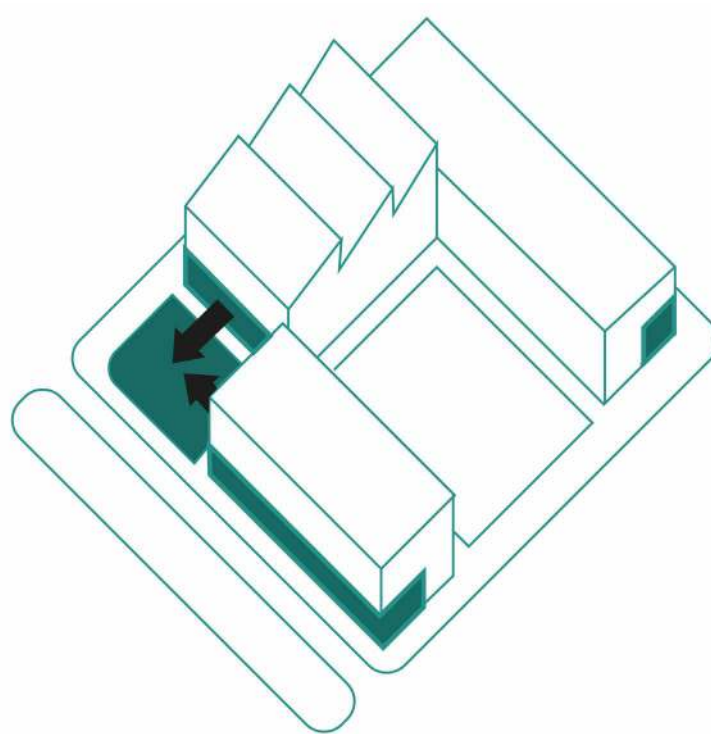


Figure 63: The most active uses to be located on the ground floor fronting the street and enhance their visual permeability

4.11 Natural Environment Features

The neighbourhood area is host to both statutory and non-statutory environmental designations. This comprises the network of green spaces, water bodies, biodiversity habitats and other natural elements. All of these spaces need to be well maintained to ensure they continue to meet the needs of the local people, as well as the animal and plant species within its ecosystem.

The neighbourhood area's open countryside is a defining feature of its landscape character, making it all the more important to preserve such areas where possible. A majority of these spaces fall within the countryside, adding an extra layer of protection to these locally and naturally important spaces.



Figure 64:
Examples of good quality green spaces in communities

Environmental Designations (ED)

- Any development should enhance biodiversity and landscape characteristics wherever possible. This will involve restoring and increasing the total area of natural habitats and landscape features, and provision of a clear landscaping scheme to demonstrate how new development will create positive green linkages and contribute to these assets.
- New developments should strengthen biodiversity and the natural environment. Biodiversity Net Gain (BNG) should be adopted as a requirement for all relevant development.
- New development proposals should aim for the creation of new habitats and wildlife corridors, e.g. by aligning back and front gardens, and new areas of woodland, stone walls/hedgerows, grassland or wetland habitats. Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species. Signs and safe crossing points for wildlife such as amphibians, ducks and hedgehogs should be considered as part of proposals.

4.11.1 Green Infrastructure and Open Spaces

The neighbourhood area has a strong well connected Green Infrastructure network, including allocated open spaces, and playing fields. These various types of green infrastructure often play an essential role in the character of that particular settlement and in separating villages regarding setting and local amenity. With these open countryside areas, development is resisted to conserve the character and boundaries of each settlement.

Any development should consider these open spaces as an integral aspect of the developments layout. Where possible, any existing open spaces should be retained and enhanced, and with new developments ensuring they contribute to the enhancement of the neighbourhood area's open spaces. Any new development needs to provide a contextually appropriate and high-quality volume of open space.

Figure 65:
Examples of countryside around the village



Green Infrastructure (GI)

- **Developments adjoining public open spaces should arrange main building façades and entrances to face the open space. This will enhance the character of the space, which will help create a sense of place, improve natural surveillance, and foster social interaction.**
- **Open spaces should offer a variety of uses related to the surrounding activities and buildings. Where play areas are required, these should not be isolated, and should be located within short walking distances of housing and should promote natural surveillance with buildings overlooking them.**
- **Proposals for new open space or improved open space, especially in areas with a deficiency of provision, will be encouraged.**

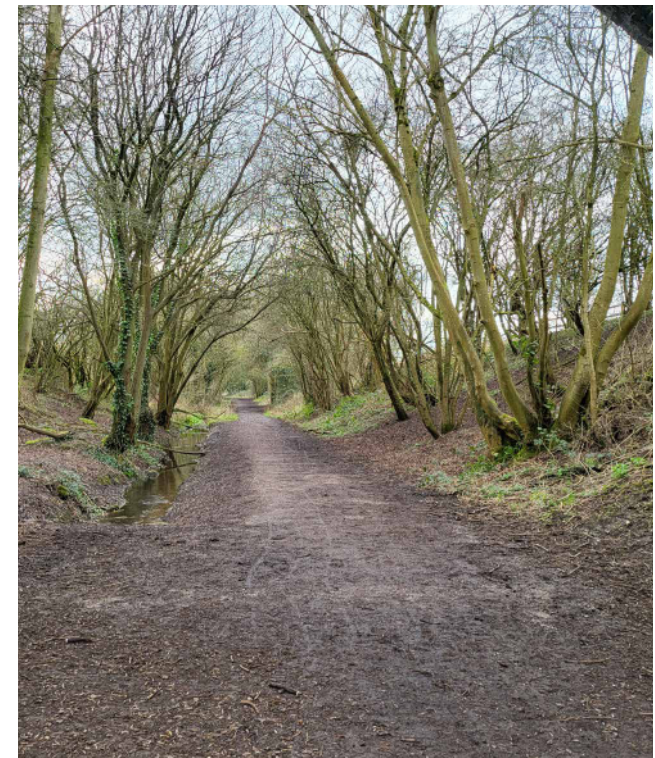
4.11.2 Woodland, Trees and Hedgerows

Woodland, trees and hedgerows have a significant contribution to both the built and rural environment of the Neighbourhood area. Their visual amenity helps define the rural and natural character of the wider Neighbourhood area. Development should therefore seek to enhance and protect groups of high quality trees, hedgerow and woodland.

Development should also aim to preserve and enhance trees and tree groups where appropriate. Selected existing trees along the parcel edges are to be retained to create a maturity of the place and define boundaries. Planting of trees is encouraged to help strengthen borders and to help maintain the strong edges of any development.

This Design Code acknowledges that many residents value the woodlands around the neighbourhood area as well as its Local Wildlife Sites and other open areas. The Design Code stresses the importance of green areas and aims to support the ways and means by which local residents can connect more with the natural environment, even within the cores of each of the settlements.

Figure 66:
Woodlands within the village



Woodland, Trees and Hedgerows (WTH)

- Developments should be designed to retain trees, particularly those of landscape and biodiversity importance, with a view to increasing tree cover.
- The spacing of development should reflect the rural character and allow for long distance views of the countryside from the public realm. Trees and landscaping should be incorporated in the design.
- In outer neighbourhood area, the rural character should be preserved and enhanced through the retention of grass verges, hedgerows and trees and new plantings to improve biodiversity.
- Species choice should be predominantly native but not completely; a 2:1 ratio would be appropriate to help build a tree population that supports UK wildlife but is also capable of responding to new disease and climate threats.
- Provision of parks, allotments, green links, open green spaces and any proposals by which local residents can connect more with the natural environment, even in the village centre, are encouraged by any potential development.

4.11.3 Local Strategic Gap

The Design Code illustrates a plan featuring areas of potential Strategic Gap and Height Control Zone around Newton and Biggin village. These areas are defined by existing natural boundaries, such as watercourses and M6, and future Coton Valley Park open spaces, to maintain the distinct identities of local settlements by preventing their physical and visual coalescence.

Additionally, a Height Control Zone is designated along the eastern edges of the Coton Valley Park, to regulate the skyline and preserve sightlines, ensuring any new development respects the prevailing scale and character of the village.

These strategies aim to protect the rural essence while guiding sustainable development. The extent of the zones should be clarified at later stages based on further landscape visual impact assessment.



Figure 67:
Examples of Areas of Local Strategic Gap around the village

Local Strategic Gap (LSG)

- Areas designated as the Local Strategic Gaps must be preserved and enhanced; development within these gaps will only be permitted if it can conclusively show that it will safeguard and enrich the rural nature of the area.
- The Design Code will facilitate the identification and preservation of these strategic gaps as protected green spaces.
- Within the Height Control Zone, buildings should not exceed a height of 9 metres, or two storeys for residential projects, to maintain the visual harmony and character of the surroundings.

KEY



Flood Zone 2 - Medium risk: means that this area has a chance of flooding of between 1% and 3.3% each year.



Flood Zone 3 - High risk: means that this area has a chance of flooding of greater than 3.3% each year.



Watercourses



Settlement Boundary



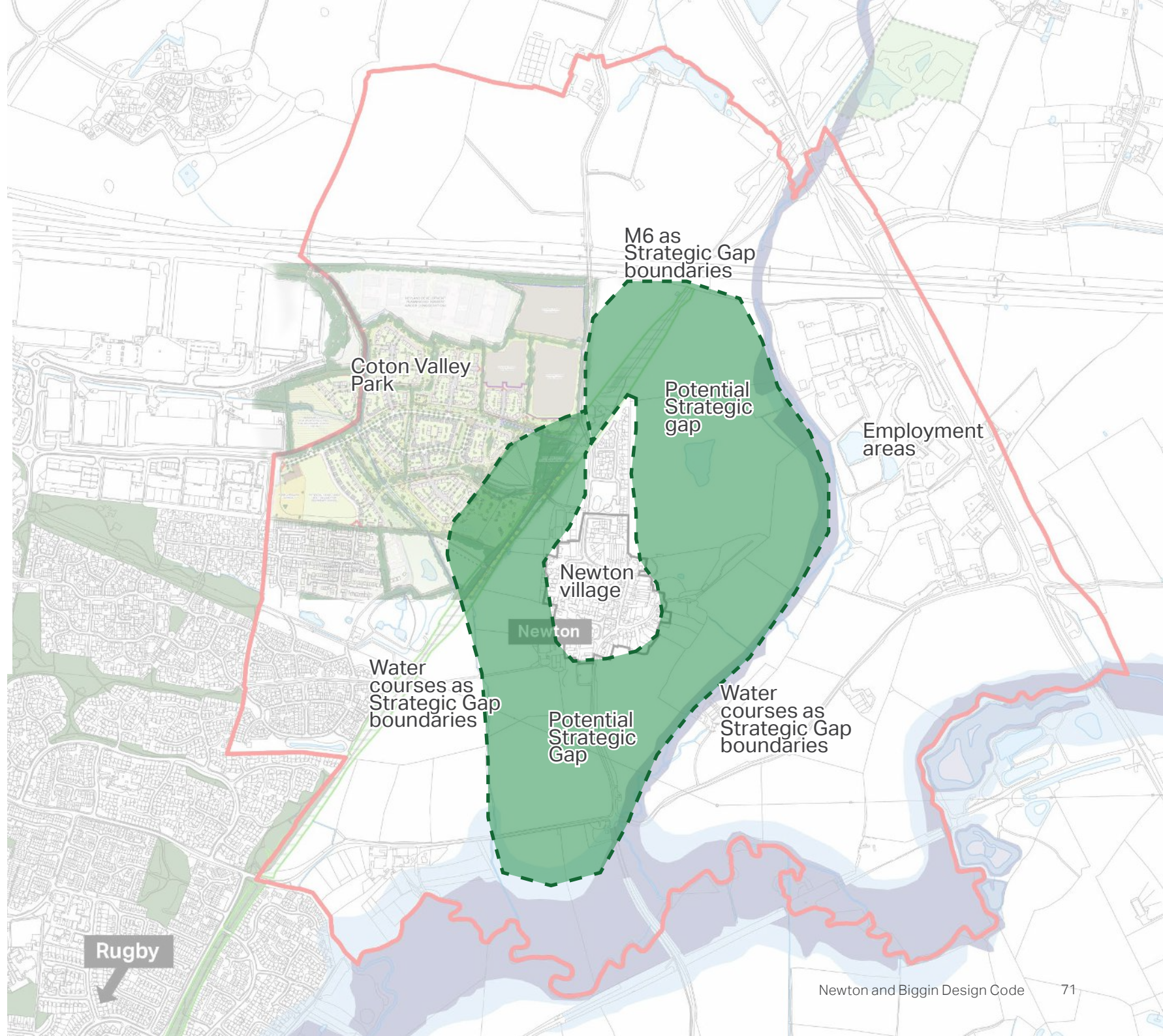
Neighbourhood Area (NA) Boundary



Potential Strategic Gap

Figure 68:

Suggested areas of potential Strategic Gap around the village



4.12 Sustainable Design

The Local Plan encourages creating buildings and spaces with reduced environmental impact, offering people opportunities to live lower carbon lifestyles. Buildings should be suitable for future adaptation, conversion or expansion. The sustainable design and construction of new buildings and extensions to existing buildings have an essential role in reducing running costs, improving energy efficiency, and reducing greenhouse gas emissions.

Integration of sustainability should be considered from the concept stage, considering passive solar heating, cooling and energy-efficient strategies. The energy hierarchy should be adopted through the implementation of passive environmental design principles (considering how the site layout can optimise beneficial solar gain and reduce energy demands, e.g. insulation while reducing the risk of overheating),

then specification of energy-efficient building services before the incorporation of renewable energy sources. The climate emergency has created the need to decrease our carbon footprint to net-zero by providing innovative solutions to transportation (electrification) and the energy use of buildings.

Sustainable design incorporates innovative practices at all scales of design to achieve less impactful development footprints, whilst future proofing homes, settlements and natural environments.

Reducing the use of limited natural resources whilst increasing utilisation of local resources and sustainable natural resources can help to achieve this.



Figure 69: Precedent image - example of integrated solar panelling

Resilience to the Climate Emergency (RCE)

All new development should work to moderate extremes of temperature, wind, humidity, local flooding and pollution within the neighbourhood area:

- Avoid siting homes in high risk flood areas and mitigate increased risk of storms and flooding with sustainable drainage systems (SuDS). These reduce the amount and rate at which surface water reaches sewers and watercourses. Often, the most sustainable option is collecting water for reuse, for example in a water butt or a rainwater harvesting system. This reduces pressure on valuable water sources.
- Eco-systems cannot adapt as fast as the climate is changing, leading to loss of biodiversity. Protecting and enhancing woodlands, watercourses and green infrastructure can combat this. Aim to increase ecology through biodiversity net-gain on major development sites. Use street trees and planting to moderate and improve micro-climates for streets and spaces.

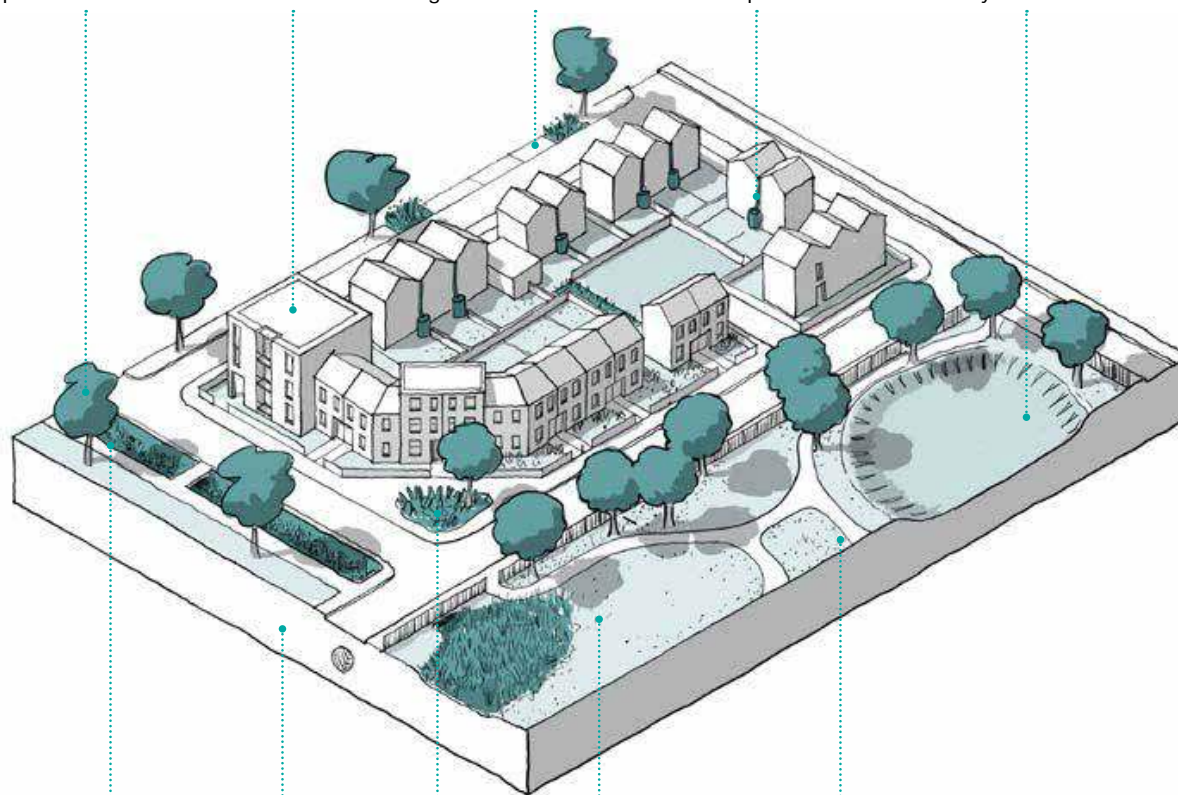
Street tree planting: SuDS designed into highway provision can provide dual-use benefits when integrated with street tree provision.

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

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

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

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



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

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

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

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

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

Energy Efficiency (EE)

- Active measures may include the specification of energy efficient building services and controls to facilitate efficient operation.
- All heated pipes and ducts should be insulated, and service penetrations sealed, to improve system efficiency, prevent heat loss and minimise the risk of overheating.
- Lighting in the commercial buildings should be on zone control with presence and daylight detection where suitable. LED light fittings should be specified, both internally and externally, with automatic switch off at night where not required for safety or security.

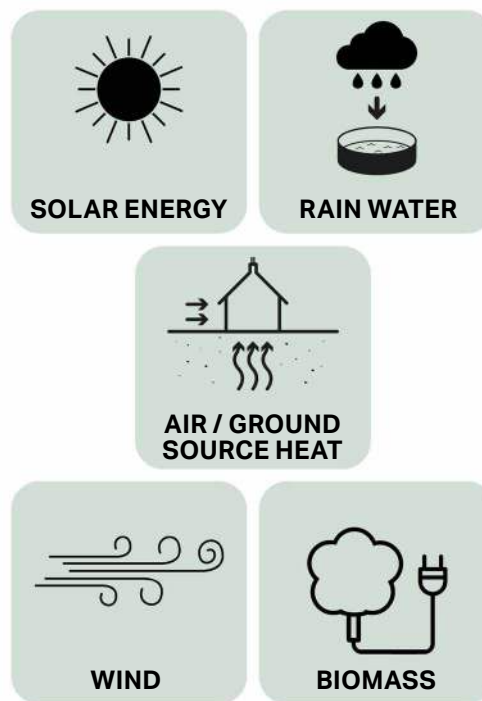


Figure 70: Key alternative natural energy sources

Electric Vehicle Charging (EVC)

Current transition to electric vehicle technology and ownership comes with related issues that must be addressed by new development. Two key areas are explored below - public parking areas and private parking for homes.

Design issues to address for public parking:

- Provision of adequate new charging points and spaces and retrofitting existing parking areas.
- Serving remote or isolated car parks (e.g. in woodland areas).
- Retrofitting existing public parking and upkeeping design quality of streets and spaces (attractiveness and ease of servicing/maintenance).
- Integrating charging infrastructure sensitively within streets and spaces, for example, by aligning with green infrastructure and street furniture.
- Sensitive integration of charging infrastructure within Conservation Areas.



Figure 71: Public electric vehicles charging points



Figure 72: Home electric vehicles charging point

Design issues to address for parking at the home:

- Convenient on plot parking and charging points close to homes.
- Potential to incorporate charging points under cover within car ports and garages.
- Still need to integrate car parking sensitively within the streetscene. For example, parking set behind the building line or front of plot spaces lined with native hedgerow planting.
- Need to consider visitor parking / charging needs.
- Existing unallocated / on-street parking areas and feasibility to provide electric charging infrastructure not linked to the home.
- Potential for providing secure, serviced communal parking areas for higher density homes.

Net Zero Carbon (NZC)

Key considerations in the assessment of alternative energy sources for development may include (but are not limited to):

- Optimise solar orientation of streets and buildings. Aim to increase the numbers of buildings on site that are oriented within 30° of south (both main fenestration and roof plane) for solar gain, solar energy (solar panels) and natural daylighting.
- Ground conditions to accommodate loops for ground source heat and space for air source heat pump units.
- Links to local estates for sustainable coppicing, harvesting or recycling of biomass fuels.
- Local wind speed and direction for micro-generation wind turbines.

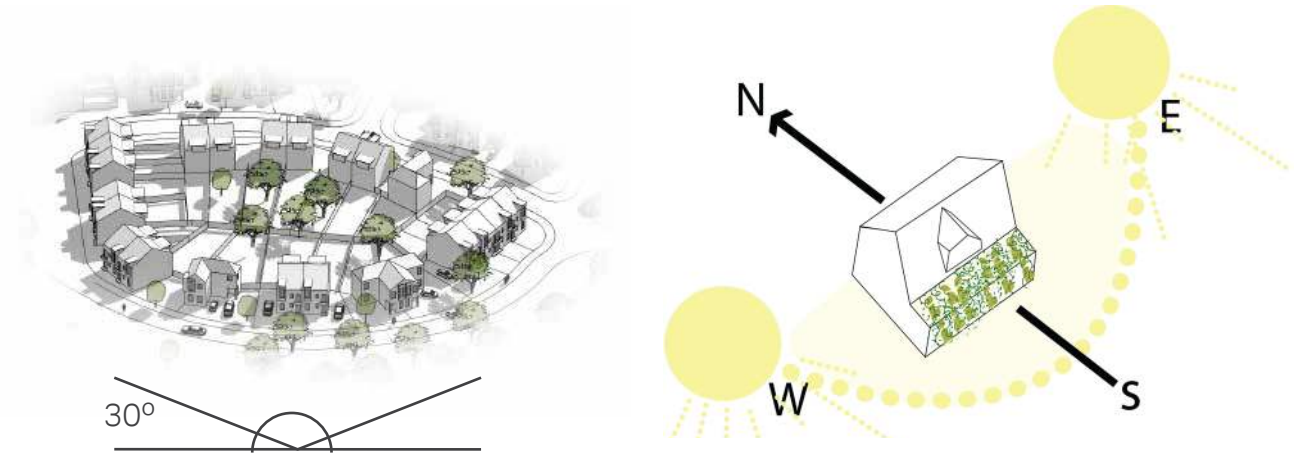


Figure 73: Dwellings oriented within 30° of south for solar gain



Figure 74: Carefully angled solar panels that harness every moment of the sun

By default, new development should adopt a fabric first approach in line with the governments emerging Future Homes Standard, to attain higher standards of insulation and energy conservation.

- Reducing energy demand further by employing passive design guidelines for homes is desirable and can make some forms of development more acceptable to the community (window orientation, solar gain, solar shading, increased insulation, ventilation with heat-recovery).
- Maximise on-site renewable energy generation (solar, ground source, air source and wind driven).
- Consider building form and thermal efficiency: point-block/ terraced / semi-detached / detached all have different energy efficiency profiles. This must be balanced with local design preference and character considerations to ease acceptance for development.



Figure 77: Air source heat pump unit located to the rear / side elevation of a dwelling, so to avoid its visual impact on the dwellings frontage and wider streetscape



Figure 75:
Precedent image - example of energy efficiency design

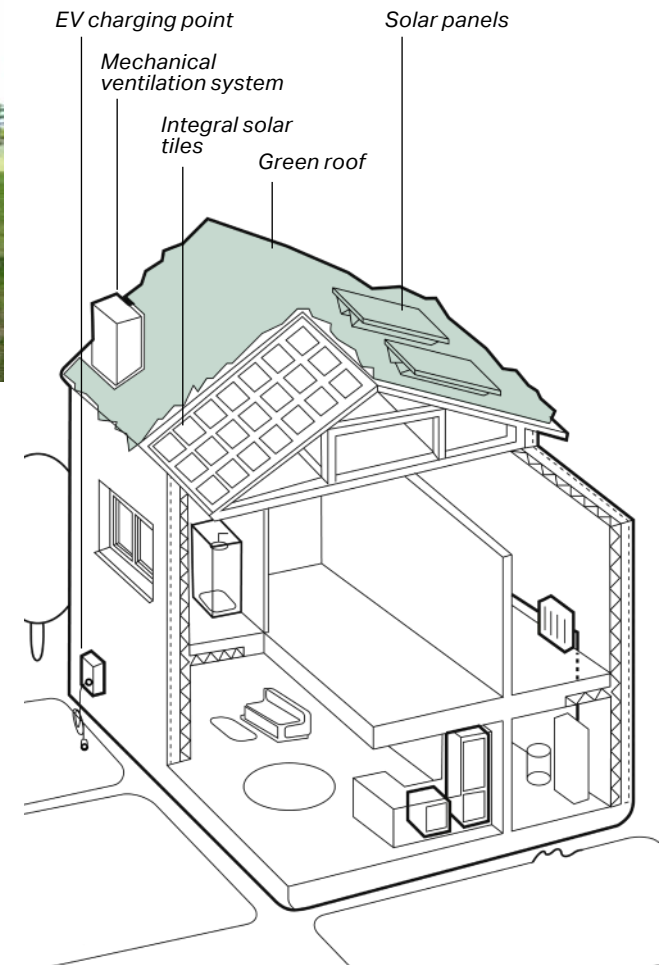


Figure 76: Cut-through diagram of an energy efficient home and its features

4.13 Designing out crime

It is recommended to adopt the principles outlined in the 'Secured by Design Homes Guide 2024' to enhance safety. This police-backed initiative, supported by the Home Office and mentioned by the Ministry of Housing, Communities and Local Government, emphasises design features that promote visibility, directness, usage, and neighbourhood security.

Key considerations for new developments include distinct public/private boundaries, open routes flanked by buildings, supervised communal areas, secure boundaries, and strategic planting to deter intrusion. These measures aim to create safer, more defensible spaces within the community.

Design Out Crime (DOC)

- **Where possible, dwellings should front towards areas of open space, allowing for natural surveillance to the public realm and create active frontages.**
- **The residential development should be designed in such a way that resident vehicles are secured and overlooked.**
- **Pedestrian links to surrounding open space should not be incorporated due to the ease of access it offers to offenders. With this in mind, it is highly recommended that employment areas are enclosed with a single, formalised entrance point.**
- **Pedestrian and cycle routes which link to adjacent open space should be well-overlooked at their access points and set away from immediately adjacent dwellings and parking spaces.**

4.14 Minimising light pollution

The Campaign to Protect Rural England (CPRE) 'night blight map' shows that Newton & Biggin is an area of relatively dark skies. The 'dark skies' character of the countryside should be protected. Dark skies benefit both people and wildlife. Any new development should minimise impact on the existing 'dark skies' within the settlements and reduce light pollution that disrupts the natural habitat and human health.

The following guidelines aim to ensure there is enough consideration given at the design stage:

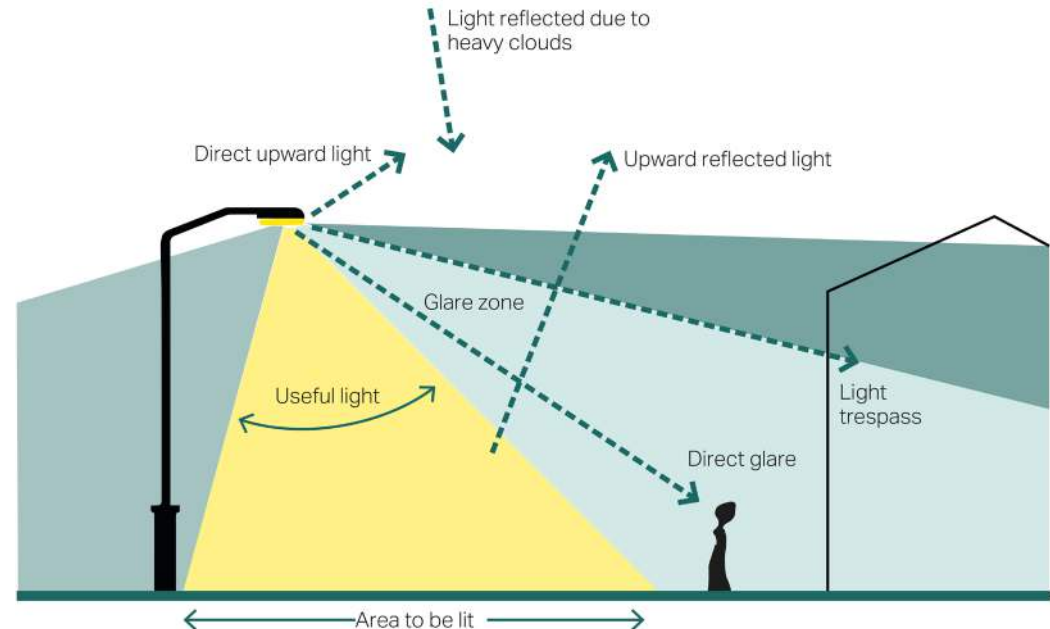
Minimising Light Pollution (MLP)

- Any new developments and house extensions designs should be encouraged to use natural light.
- Foot/cycle path light should be introduced sensitively and in harmony with surrounding rural landscape. Light fittings such as solar cat's-eye lighting, reflective paint and ground-based lighting could be introduced. Full-height lighting should be avoided.
- Ensure that lighting schemes will not cause unacceptable levels of light

pollution, particularly in intrinsically dark areas. These can be areas very close to the countryside or where dark skies are enjoyed.

- Street lighting in new developments should conform to the established pattern of the existing street lights.
- Impact on sensitive wildlife receptors throughout the year, or at particular times (e.g. on migration routes), may be mitigated by the design of the lighting or by turning it off or down at sensitive times.

Figure 78:
Diagram to illustrate the different components of light pollution and what 'good' lighting means



4.15 Design Quality: General guidelines when presented with a development proposal

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

1

General design guidelines for new development:

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

2

Street grid and layout:

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

3 (Continues)

Local green spaces, views & character:

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

3

Local green spaces, views & character:

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

4

Gateway and access features:

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

5 (Continues)

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles?

5

Buildings layout and grouping:

- If any of the buildings were to be heated by an individual air source heat pump (ASHP), is there space to site it within the property boundary without infringing on noise and visual requirements?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to the supply multiple buildings that might require energy at different times of day or night to reduce peak loads? And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Buildings heights and roofline:

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

7

Building line and boundary treatment:

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

8

Household extensions:

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

9 (Continues)

Building materials and surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Do the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?

9

Building materials and surface treatment:

- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

Car parking:

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

11

Architectural details and design:

- If the proposal is within a conservation area, how are the characteristics reflected in the design?
- Does the proposal harmonise with the adjacent properties? This means that it follows the height, massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
- Does the proposal maintain or enhance the existing landscape features?
- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?
- Is it possible to incorporate passive environmental design features such as larger roof overhangs, deeper window reveals and/or external louvres/shutters to provide shading in hotter months?
- Can the building designs utilise thermal mass to minimise heat transfer and provide free cooling?
- Can any external structures such as balconies be fixed to the outside of the building, as opposed to cantilevering through the building fabric to reduce thermal bridge?



Next Steps

05

5. Next Steps

This document provides a series of design guidelines, Design Code and recommendations for the Newton & Biggin neighbourhood area. The document is based on high-level reviews regarding the context, constraints, history, and characteristics of the village and surrounding countryside areas. The reviews suggest that any future development should be in line with the local characteristics and the existing context. The Design Code provided within the document will guide future developments across the whole neighbourhood area to respect, conserve and improve the existing character, heritage, links, and villagescape features.

Newton & Biggin Parish Council is recommended to use this document to embed design policies within the Neighbourhood Plan to achieve the objectives set out in this document. Developers should also observe this document to understand the design quality they are expected to accomplish within the neighbourhood area.

We would like to thank the Newton & Biggin Neighbourhood Plan Advisory Committee for their efforts in assisting with the content of this report.

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