

NEIGHBOURHOOD PLAN 2022

JUNE/JULY UPDATE

Work has been continuing with our consultants on producing Design Guidance and assessing those sites put forward for possible designation as Local Green Spaces. This leaflet provides an update, and an invitation to our next Consultation Workshop.

PUBLIC CONSULTATION WORKSHOP

Saturday 16th July at 10am

All Saints Church

a first look at our proposed

Design Guidance

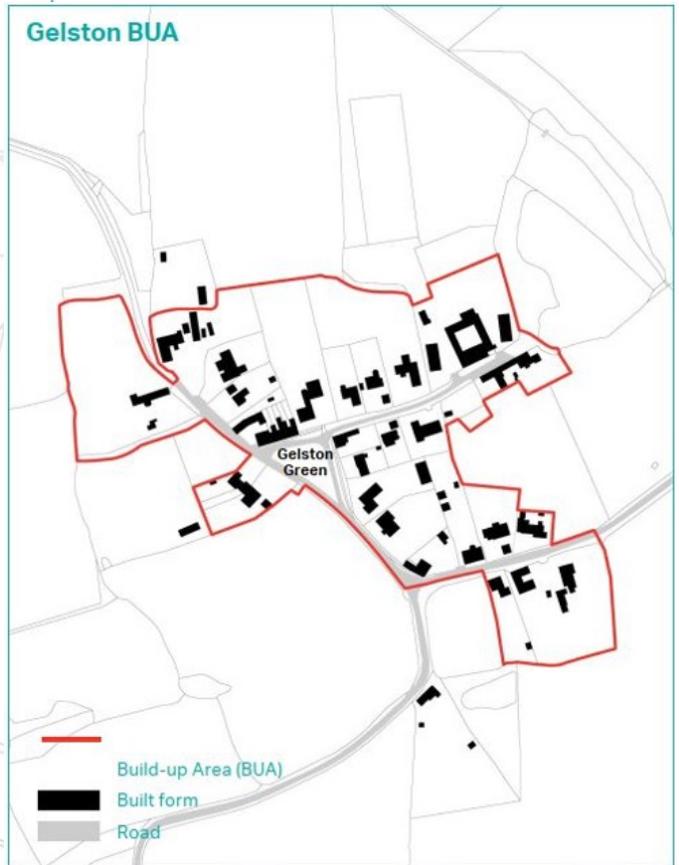
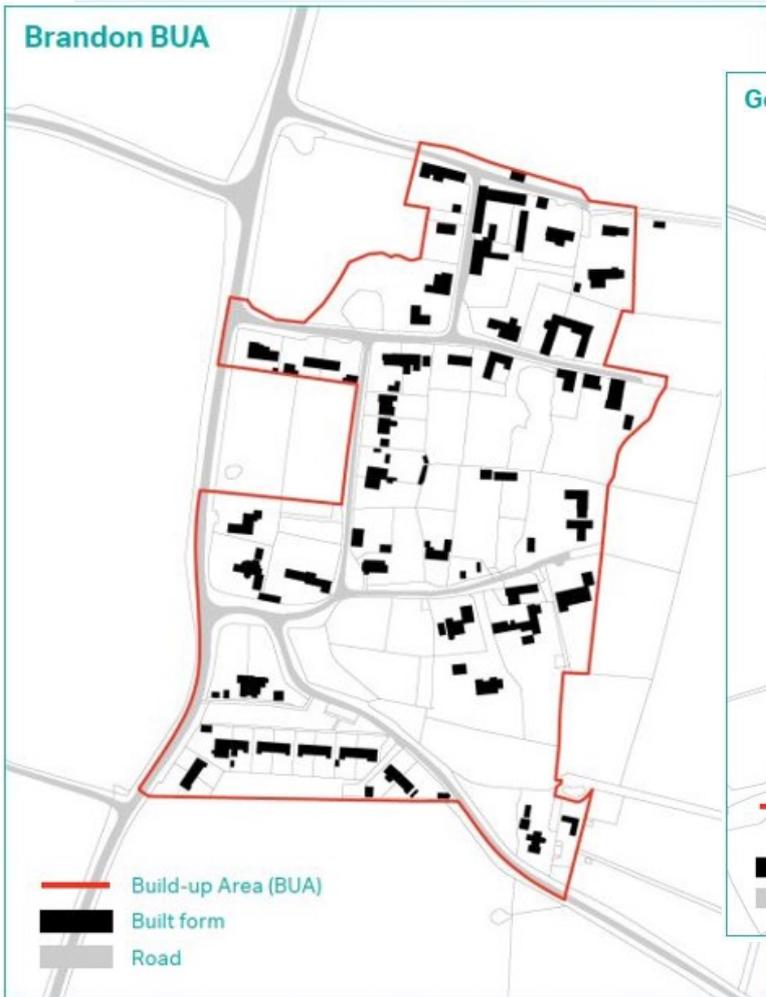
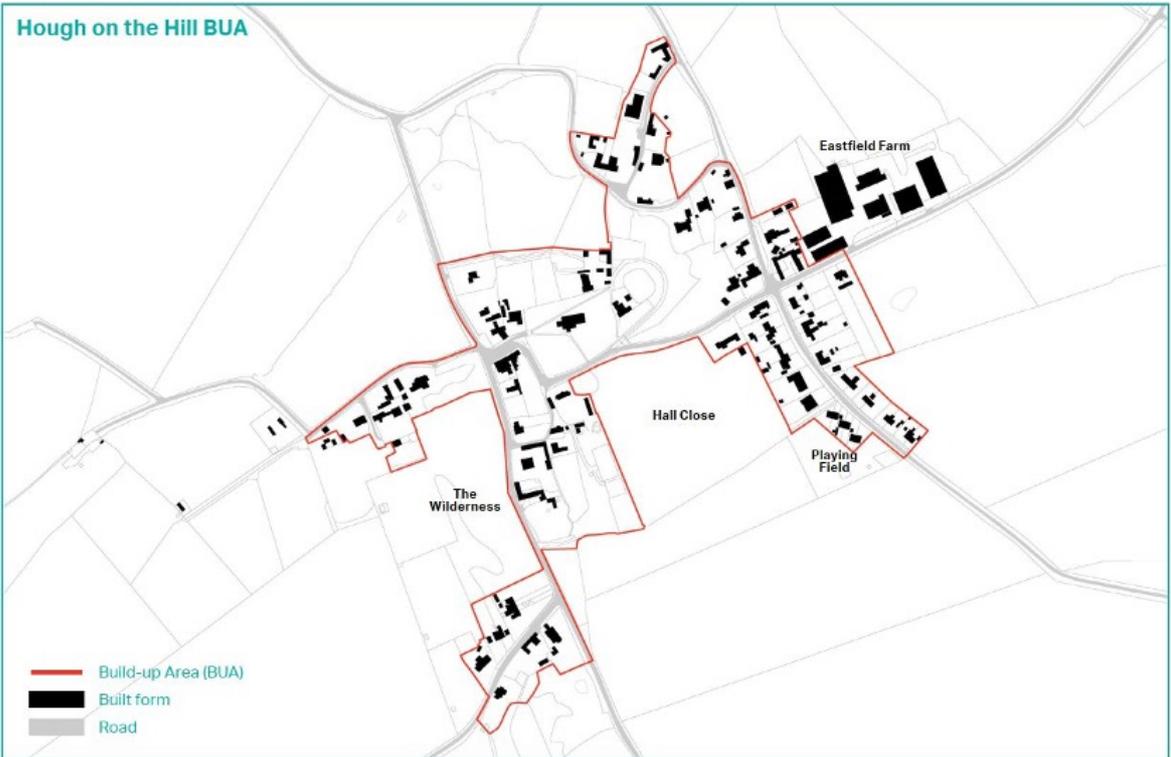
We are proposing comprehensive ‘design guidance’ to guide future approaches to new-build properties or conversions within the Parish.

This Workshop will give people a chance to see the types of requirements that are being put forward, to discuss them together and comment before they are finalised.

OUR BUILT-UP AREAS

We are showing (on the next page) the revised diagrams with the proposed ‘**Built-Up Areas**’ (the red line) for each of three main settlements. You may remember we are choosing to include these within the revised Neighbourhood Plan to help guide development classified as ‘infill’ or ‘edge of settlement’. The design principles applied are shown in this table:

Design Principle	Rationale	Example
Focus on the built form of the settlements	Areas of countryside extending into the villages are not part of the built form whilst being an essential part of their heritage and character.	The exclusion of green spaces from the BUA such as Hall Close and the Playing Field in Hough on the Hill. In Brandon, the exclusion of the fields in the north west of the village.
Exclusion of agricultural buildings on edge of settlement	Agricultural buildings on the edge of settlements relate to the countryside, rather than the villages.	Large livestock sheds belonging to Eastfield Farm have been excluded from the BUA.
Exclusion of isolated development	Buildings visibly and obviously separated from the core settlement should be viewed as independent entities. Instead they relate to the open countryside that surrounds their boundary.	Isolated farmsteads (i.e. Gelston Grange Farm) and dwellings (i.e. Brandon Lodge) distributed throughout the Neighbourhood area.
Inclusion of gardens	Gardens are generally managed, maintained, and manicured pieces of land that should be regarded as an extension of the home.	The extensive rear gardens north of Gelston Green fall within the BUA due to their close relation to dwellings.
Inclusion of roads that access and/or service buildings	Roads that either front or provide access/servicing to buildings directly relate to built form.	Grantham Road is included in the BUA as it provides access to multiple dwellings and is a ‘main’ road leading through the village.



EMERGING DESIGN GUIDANCE

Following their site visit - during which they took many photographs - the consultants who are preparing our proposed Design Guidance have begun to tease out the key characteristics of our three settlements, and we are showing here some extracts from their emerging analysis.

Factors	Appearance Characteristics
Building types	While there are a variety of dwelling typologies throughout the villages and the landscape between them, detached dwellings dominate the Neighbourhood area's built form.
Building height	Dwellings range between 1 and 2.5 storeys. However, 2 storeys is the prevailing building height.
Materials	Facades: Red brick; limestone; ironstone Roofing: Red pantile; grey Welsh slate
Boundaries	Limestone wall; limestone wall with brick capping; hedgerow.
Setbacks	Dwellings exhibit a variety of setbacks due to the informal (ie rural) pattern of development of each settlement.
Roofscape	Gable ends dominate the roofscape with the exception of several pockets of hip roof development. Side-facing gables are most common with the eaves generally in line with the street and the occasional front-facing gable. Several dwellings also exhibit dormers and projecting gable-ends.
Public realm	Lack of formal paving due to rural character of most streets. Where there is paving it is often one-sided or narrow. Grass verges are also dotted throughout each village. Notable public spaces are limited to the Playing Field in Hough on the Hill, Gelston Green and the Green in Brandon by the Chapel.

Hough on the Hill Key Characteristics:

- Built form is mostly made up of 17th to 19th century detached dwellings, many of which are former working and agricultural houses that have since been converted to purely residential.
- Brownlow family estate-style development throughout the village.
- Notable infill development dating late 20th century along Carlton Road.
- Settlement's position upon the escarpment produces topographical variety, particularly around All Saints Church and Castle Hill.
- Historic footpath network that provides attractive shortcuts between key spaces within the village.
- Extensive views of surrounding landscape from multiple locations, particularly along Folly Lane.
- Only notable public realm includes playing fields (incl. children's playground and MUGA) located off Carlton Road and a loose network of grass verges.

Brandon Key Characteristics:

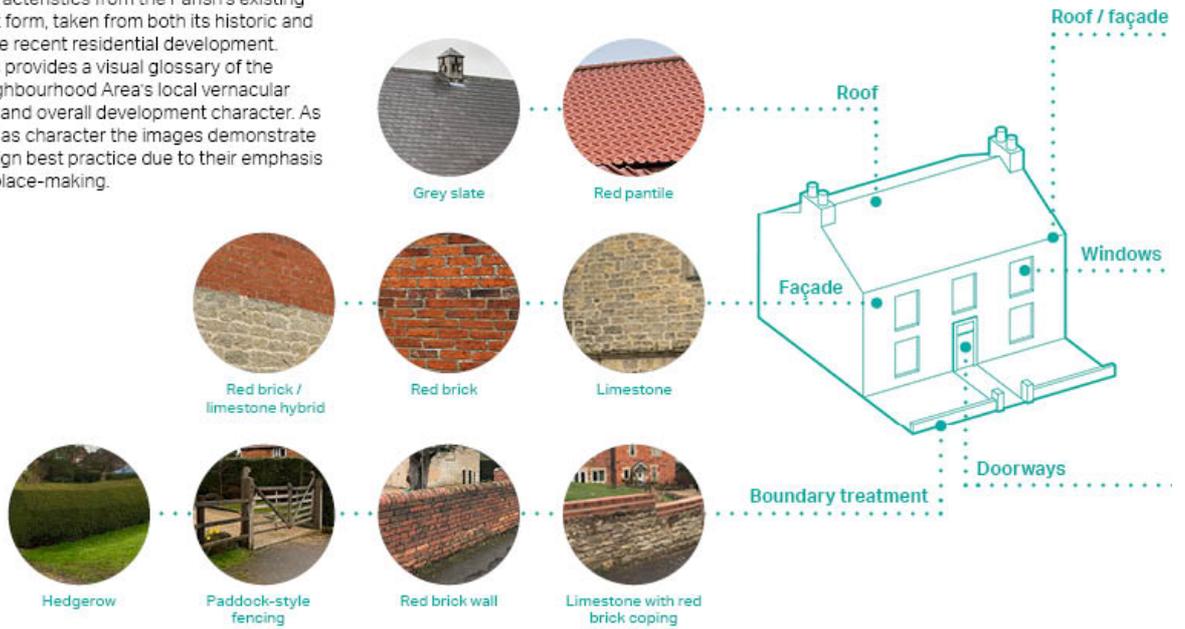
- Distinctive roofscape due to dominance of red pantile roofing.
- Development pattern forms a distinctive and uniquely rectangular layout.
- Historic and rural character due to surrounding surrounding farmland and traditional architectural styles.
- Entirely residential building use apart from the chapel.
- Several open green spaces throughout the village which loosely separate successive eras of development.
- Generally large building plots due to number of sizeable detached dwellings with extensive gardens (both front and back).
- Lack of formal paved footways reinforce village's small-scale and rural location.

Gelston Key Characteristics:

- Extensive views of the Trent Valley from Gelston Green due to settlements position high upon the escarpment.
- Gelston Green is the village 'core' and is a key open space. The green is host to the remnants of an Anglo-Saxon cross which is both Grade II Listed and a Scheduled Ancient Monument.
- Varied periods and styles of development a unique feature of the village. No particular building style can be identified.
- Entirely residential building use.
- Hedgerow bounded roads reinforce the village's green / rural character.
- Multiple grass verges located at a number of junctions.
- Lack of formal paved footways reinforce village's small-scale and rural location.

Built form characteristics

The following images are exemplar characteristics from the Parish's existing built form, taken from both its historic and more recent residential development. This provides a visual glossary of the Neighbourhood Area's local vernacular and overall development character. As well as character the images demonstrate design best practice due to their emphasis on place-making.



AECOM for: Hough on the Hill Neighbourhood Plan Steering Group

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detailing



AECOM

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We hope some of these extracts from the emerging Design Guidance will have given you an idea of how this is beginning to take shape. Consultants are now putting some detailing into the following types of development.

A	Materials and detailing
B	Boundary treatments
C	Infill development
D	Development in the open countryside
E	Outbuildings
F	Landscape, views and the settlement edge
G	Sustainable design

To find out more, and to contribute, please come to the
Consultation Workshop
Saturday 16th July 10am
at All Saints Church

LOCAL GREEN SPACES

What have we been doing about these?

All potential sites being considered for possible designation as Local Green Spaces have now been independently assessed against the national criteria by our AECOM consultant, using the national criteria.

Just to remind you, the designation of land as Local Green Space through a Neighbourhood Plan allows communities to identify and protect green areas of particular importance to them. The protection is similar to that of Green Belt status.

We are currently in consultation with the owners of all the potential sites and hope to be able to confirm those we propose to take forward shortly.

And finally, please note that the Parish Council were successful in their application for Government grant support to cover publicity and other costs associated with the updating of the Neighbourhood Plan.

This leaflet is from

Hough on the Hill Parish Council

<https://hough-hill.parish.lincolnshire.gov.uk>

keep an eye on the Parish Council website page on the Neighbourhood Plan for all updates, notes of meetings, background material etc.

To comment, make suggestions or raise anything of concern please contact:

Lesley Frances, Parish Clerk at houghpcclerk@gmail.com