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Hough on the Hill

Design Guidelines & Design Codes

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Quality information

Prepared by	Check by	Approved by
Joe Greenhalgh	Elliot Joddrell	Marilyn Taylor
Graduate Urban Designer	Senior Urban Designer	Neighbourhood Plan Steering Group Chair
Elliot Joddrell		
Senior Urban Designer		

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Contents

1	1. Introduction	5	4	4. Design guidance & codes	61
	1.1 Aims	5		4.1 Introduction	61
	1.2 Objectives	6		4.2 Materials and detailing	63
	1.3 Study area	6		4.3 Boundary treatments	65
	1.4 Who should use the guide	8		4.4 Infill development	67
	1.5 Planning policy and design guidance	9		4.5 Development in the open countryside	69
	1.6 Site visits and engagement	14		4.6 Conversions, extensions, and outbuildings	71
				4.7 Landscape, views and the settlement edge	73
2	2. Neighbourhood Context	16			
	2.1 Landscape character	16			
	2.2 Heritage	20			
	2.3 Flood risk	24			
3	3. Villagescape & character	27			
	3.1 Settlement origins and growth	27			
	3.2 Settlement pattern	28			
	3.3 Movement	32			
	3.4 Topography and views	36			
	3.5 Recreation & green space	42			
	3.6 Built-up Area (BUA)	44			
	3.7 Settlement Focus Areas	48			



Introduction

01

1. Introduction

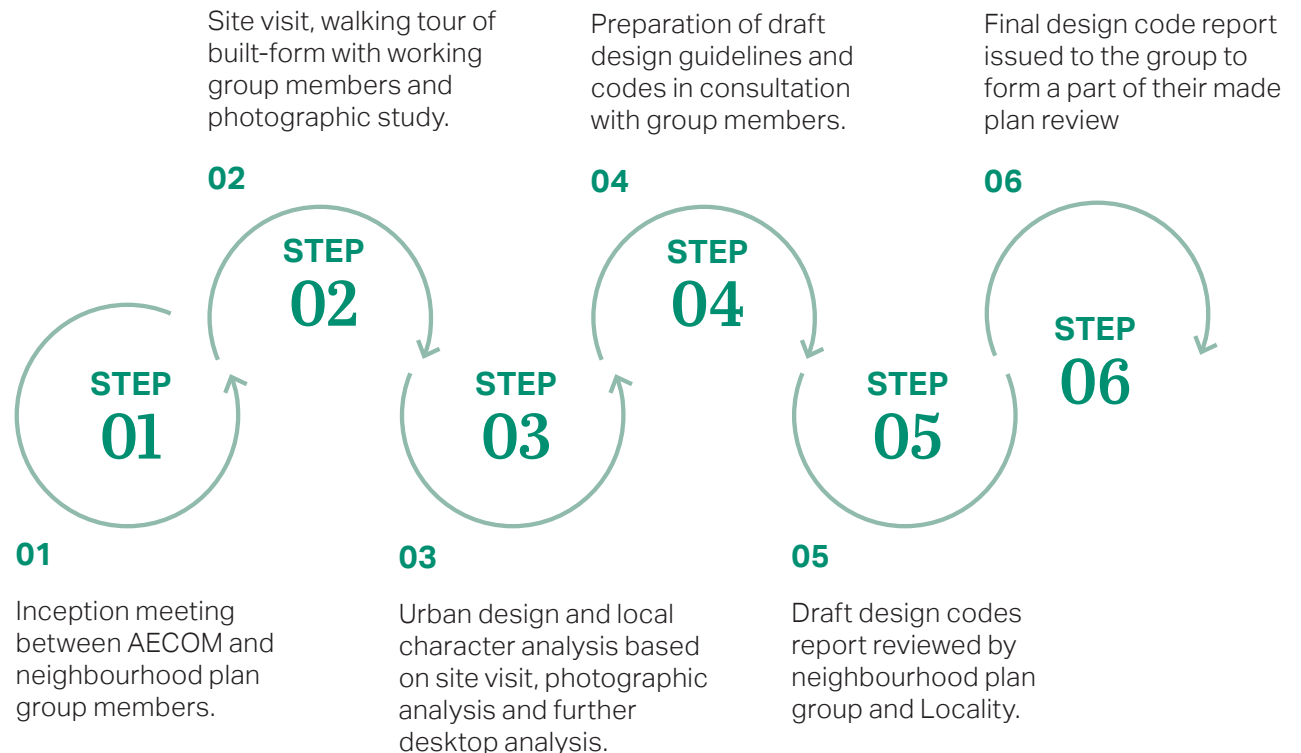
Hough on the Hill Parish Council were allocated AECOM's support by Locality to establish a design guide with a number of design codes to influence the character and design of new development within the Neighbourhood area.

It is envisaged that design guidance would help unlock the development potential of the area by providing important design principles and clarity for future development. We were also requested to include analysis of the shape and extent of the built-up areas (BUAs) of each settlement within the Parish. The NPG felt that a design-led analysis of settlement form would help ensure that the Plan promotes sensitive and appropriate development both within and beyond existing built-up areas.

This design guide covers the whole plan area. The guidance and design codes are underpinned by a baseline assessment of the character across the Neighbourhood area as well as the historic areas of the villages. The analysis also addresses the landscape context and subsequent views that are a defining feature of the Parish. Also, with each of the villages having distinctive and historic characters, an analysis of each village's built form was conducted.

1.1 Aims

- To positively influence the character and design of new development within the Neighbourhood area.
- To produce a Built-up Area analysis for each village alongside a design-led rationale.
- To identify the character and historic significance of the three villages within the Neighbourhood area.
- Provide design guidance to support contextual future development.



1.2 Objectives

The following objective will help to achieve the overarching aims set out on the previous page.

- Review of planning policy and landscape character studies covering the whole NP area
- Propose a 'built-up area' boundary for each of the settlements
- Individual character analysis of each village (Hough on the Hill, Brandon, and Gelston)
- Design guidance and codes covering the whole NP area

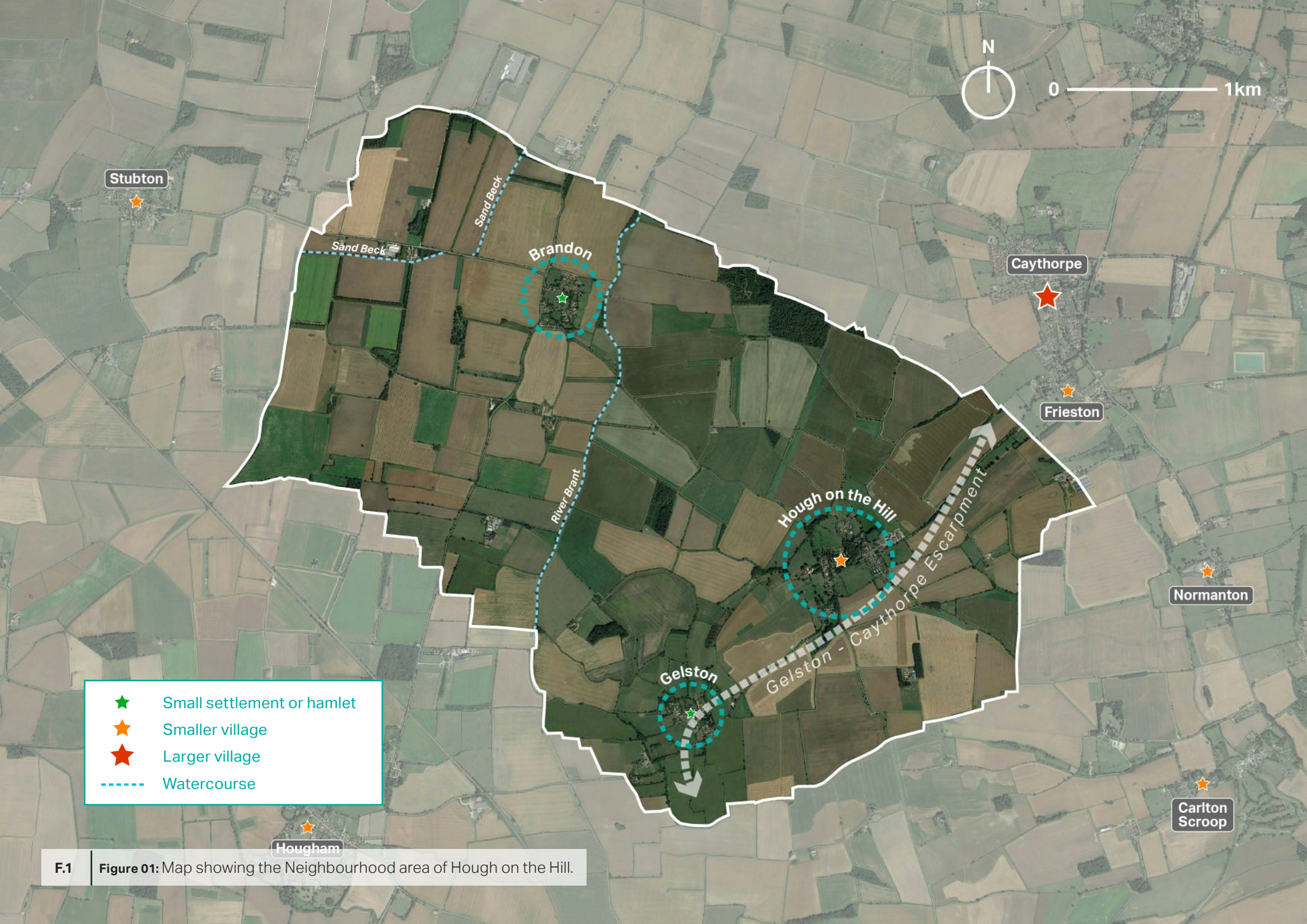
1.3 Study area

Hough on the Hill is a small village and civil parish in the South Kesteven district of Lincolnshire, within the East Midlands. The Parish has an estimated population of 400 people who primarily reside within its three settlements: Hough on the Hill, Brandon, and Gelston. There are several outlying buildings (i.e. historic farmsteads and cottages) distributed throughout the Neighbourhood area serving as either residential and/or agricultural uses.

The population reflects the Neighbourhood area's rural character whose landscape and views are a defining feature. The Parish is located 7 miles north of the market town of Grantham and 16 miles south of Lincoln. The River Brant and Sand Beck run through the Parish, along with several minor watercourses including drains, springs, and streams which feed into them.

The Parish landscape is predominantly low-lying with the exception of several hills, but most noticeably the escarpment which

Hough on the Hill and Gelston sit upon. From here there are unobstructed views of arable farmland as well as landmarks far beyond the Parish boundary. While landscape dominates the Parish, there is a strong historic character amongst its settlements, particularly Hough on the Hill. This document will provide a focus on the historic and rural character of the Neighbourhood area and how they can be both protected and enhanced through tailored Design Codes.



1.4 Who should use the guide

The Design Code should be a valuable tool in securing context driven, high-quality development in Hough on the Hill. It will be used in different ways by different actors in the planning and development process, as summarised in the table.

A valuable way the guidance and codes can be used is as part of a process of co-design and involvement that further understands, and takes account of, local preferences and expectations of design quality. In this way they can usefully facilitate conversations on key issues, helping to align expectations and achieve an informed and balanced approach. A Design Code alone will not automatically secure optimum design outcomes but should help to prevent many of the worst. They can also help to raise standards and overall design quality.

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

Table 01: Potential users

1.5 Planning policy and design guidance

There are several national and local planning policy and guidance documents that have been referred to in the development of this design guide and the codes featured in it. This section highlights recent government initiatives such as the National Design Guide and Homes England adoption of Building For a Healthy Life (formerly building for Life 12).

1.5.1 National Planning Policy & Guidance

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 particular relevance to this Design Code are:

- **Part 12: Achieving well-designed places** - this section stresses the creation of high-quality buildings and places as being fundamental to what the planning and development process should achieve. It sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality.

- **Part 15: Conserving and enhancing the natural environment** - this section covers the fundamentals of conserving valued local landscapes through appropriate planning practices. It includes a range of specific measures on habitat and biodiversity protection and enhancement.
- **Part 16: Conserving and enhancing the historic environment** - this section stipulates the value of heritage assets and how planning proposals should actively seek to conserve and enhance them. It includes a number of themes to consider during the planning stages, including local identity, character, and culture.

The NPPF notes that 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes'.



2021 - National Model Design Code DLUHC

This report provides detailed guidance 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 National Design Guide:

Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes & Buildings, Resources and Lifespan.

This guide should be used as an overarching reference for new development where topics are not covered in local guidance.



2020 - Building for a Healthy Life Homes England

Building for a Healthy Life (BHL) is the new name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the key role that the built environment has in promoting wellbeing.

The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed schemes, as well as useful prompts and questions for planning applicants to consider during the different stages of the design process.

1.5.2 National Design Guide (2019) & National Model Design Code (2021)

These companion documents set out characteristics of well-designed places. They support the ambitions of the NPPF to utilise the planning and development process in the creation of high-quality places. The National Design Guide states that 'specific, detailed and measurable criteria for good design are most appropriately set at the local level'. The guides are expected to be used by local authorities, applicants and local communities to establish further design codes (such as this) and guides that can deliver this in line with local preferences.

1.5.3 Local Planning Policy & Guidance

Hough on the Hill is a village and civil parish in the South Kesteven district of Lincolnshire. The locality is under the jurisdiction of three tiers of local government; Lincolnshire County Council, South Kesteven District Council, and Hough on the Hill Parish Council. The following planning documents were reviewed to understand the policy context under which this document was produced.

Local Planning Policy & Guidance	Date adopted
The Historic Character of The County of Lincolnshire	September 2011
South Kesteven District Council Local Plan	January 2020
Design Guidelines for Rutland and South Kesteven	November 2021
Hough on the Hill Conservation Area and Management Plan	June 2014
Hough on the Hill Parish Landscape Character Assessment	October 2013

County: Lincolnshire

The Historic Character of The County of Lincolnshire

Published by Lincolnshire County Council and produced in partnership with English Heritage, the Historic Landscape Character Zones document sets out the boundaries of historic character areas throughout Lincolnshire. Each area has been identified through careful analysis of its historic landscape features, including: topography, land use, settlement patterns, communications, and above-ground heritage assets. The Hough on the Hill parish lies within the West Grantham Farmlands, set within the Trent Valley Character Area:

The West Grantham Farmlands within the Trent Valley Character Area

This historic landscape character zone has a total area of 76.8 km² and is characterised by low-lying farmland and several small hills, on which the historic nucleated settlements are found. Most settlements have not undergone significant development since the 19th century and display extensive use of red-brick and pantile in their built form. Such historic settlements include Hough on the Hill where some of the area's most important heritage assets are found. These include a motte-and-

bailey castle and Anglo-Saxon church. The rural landscape surrounding the parish is made up of large irregular fields with straight hedgerow-lined boundaries. Settlements such as Gelston however are characterised by small irregularly shaped fields with sinuous boundaries. These are typically pasture fields and contain well preserved ridge and furrow earthworks.



Figure 02: Panoramic views of the surrounding landscape taken from Lower Road

Local Authority: South Kesteven

South Kesteven District Council Local Plan

This document sets out a strategic framework for the delivery of high quality and sustainable development across the South Kesteven district. The Local Plan is the council's long-term vision for the district, providing policies and proposals for guiding future growth between 2011 and 2036.

SP2: Settlement Hierarchy

Hough on the Hill is defined as a 'Smaller Village' where development should not compromise the village's nature and character.

SP3: Infill development

Infill development within the main settlement of any smaller village will be supported, when in accordance with other relevant Local Plan policies. It must not extend the pattern of development beyond the settlements' existing built form and it must be in keeping with the character of the area. Any infill development should also be in keeping with local character, ensuring an appropriate response to the historic or rural sensitivities surrounding a site.

SP4: Development on the Edge of Settlements

Proposals on the edge of a settlement will be supported where there is evidence of support from the community. The proposals should also be well designed and of appropriate size, scale, layout and character. Development must avoid extending obtrusively into the surrounding open countryside. Proposals delivering essential infrastructure in supporting local growth will also be supported. It should be noted that the SKDC 2020 Local Plan does not define settlement boundaries. This document will therefore include proposals for a 'built-up area' for each village.

SP5: Development in the Open Countryside

Development in the open countryside will be limited to that which has an essential need to be located outside of the developed area of each village. The following types of development will be supported in the countryside: agriculture, forestry, equine development, replacement dwellings, rural diversification projects, and the conversion of buildings. All other development types (i.e. residential) should therefore be focused within the existing settlements of Hough on the Hill, Gelston, and Brandon.

H2: Affordable Housing Contributions

All development comprising 11 or more dwellings should make a provision for 30% of units to be affordable housing. This should be provided within the site but where this cannot be achieved, the affordable requirement may be provided off-site. In such cases the developer must provide evidence why this exemption should be made based on the viability and specifics of the individual site. Affordable housing should be well integrated into any proposals for open market housing through appropriate layout, siting, design and style.

E7: Rural Economy

Proposals for the following types of small business schemes will be supported, provided that it is demonstrated that the business will help to support or regenerate the rural economy: farming; forestry; equine; rural enterprise; sport and recreation, and tourism. Such proposals must be of a scale and style appropriate to its rural location and provide local employment opportunities which make a positive contribution to the local rural economy.

EN6: The Historic Environment

The protection and enhancement of the district's heritage assets will be prioritised in the consideration of planning proposals.

Development that is considered to harm the significance of a heritage asset or its setting will only be granted permission where the public benefits outweigh this harm. Proposals should always seek to conserve or enhance the significance of the historic environment. Notable heritage assets within the parish are outlined in the Hough on the Hill Conservation Area Appraisal document.

DE1: Promoting Good Quality Design

Proposals should make a positive contribution to the local vernacular and character of an area. Development should reinforce local identity where possible, and not have an adverse impact on the streetscene, settlement pattern or the landscape/townscape character of its surroundings. This can be achieved through appropriate scale, density, height and material.

Design Guidelines for Rutland and South Kesteven

This document is to be applied alongside the Local Plan as a supplementary planning document. It was produced to improve the quality of new development across both South Kesteven and Rutland. The document sets out the design steps and considerations that planning applicants are expected to undertake. It provides applicants with an understanding and expectation of high-quality design at several scales and development types.

Civil Parish: Hough on the Hill

Hough on the Hill Conservation Area and Management Plan

This document outlines Hough on the Hill's Conservation Area's heritage assets, including: Listed Buildings, important views, and Scheduled Ancient Monuments. The heritage assets within the area are considered to present special historic qualities based on their unique architecture and materiality. As well as built form, it also outlines the area's historic landscape features such as the Ridge and Furrow that surrounds the village. The document also sets out a management plan that dictates how the area's unique historic character can be protected.

Hough on the Hill Parish Landscape Character Assessment

This document provides a detailed assessment of the Parish's specific historic landscape features. The document outlines the features of each of the three settlements, as well as geology, hydrology, topography, views, land use, vegetation, and footpaths. The Neighbourhood area has been separated into four distinct landscape character areas (LCA): Trent Valley Arable, Lower Escarpment Slopes, Caythorpe/Gelston Ridge, and the Upland Arable.

1.6 Site visits and engagement

A meeting on site, including a walkover of the Parish's three villages, was conducted on the 04-03-22 along with several members of the Neighbourhood Plan Group. A drive around areas of the wider plan area was also conducted by consultants and the group to appraise local character and key features informing its sense of place.

An informal meeting between consultants and members of the group was also conducted within the Brownlow Arms, in Hough on the Hill.

The exercise provided valuable insight into the area's key issues and opportunities, as well the overall context which the evidence-base of the Neighbourhood Plan will reflect. Landscape, key views, heritage, and the character of each village were the prevailing topics of the site visit.



Figure 03: Brownlow Arms, Hough on the Hill - location of meeting between consultants and members of the Neighbourhood Planning Committee during the site visit.



Neighbourhood Context

02

2. Neighbourhood Context

This chapter outlines the landscape character, planning constraints and context of the Neighbourhood area.

2.1 Landscape character

The Neighbourhood area is set within a rural region of Lincolnshire. The nearest city is Lincoln, which is 16 miles north of the Parish. Nottingham is also 22 miles west of the Parish. A majority of the Neighbourhood area is characterised by the Trent Valley's low-lying farmland. This along with the multiple farmsteads and agricultural buildings distributed throughout the Parish, contribute to the Neighbourhood area's rural setting.

There are four landscape character areas within the Hough on the Hill Neighbourhood Plan area (Hough on the Hill Parish Landscape Character Assessment, 2013):

- Trent Valley Arable
- Upland Arable

- Caythorpe/Gelston Ridge
- Lower Escarpment Slopes

The relevance of these is to understand the influence on the identity of the parish and what is rooted in the place, e.g. local materials, and in particular, how it can help inform future development in and around the three villages.

2.1.1 Trent Valley Arable

This is the dominant landscape character covering most of the Parish as well as extending beyond. The area is mostly within arable use and includes the village of Brandon along with several farms. The LCA is generally flat with only minor undulations.

2.1.2 Upland Arable

This area lies to the south and east of the Parish and comprises arable fields on a plateau between the two faces of the escarpment. Views to the east are towards the upper escarpment slope. The area has generally flat topography.

2.1.3 Caythorpe/Gelston Ridge

This area forms a narrow strip between the adjacent character areas but is distinct in that it forms a ridge, affording extensive views from several locations. Church towers and spires are visible across the landscape, including Lincoln Cathedral in the far distance. The land is a mixture of pasture with some arable fields. The area includes Hough on the Hill, Gelston, as well as Frieston and Caythorpe (both outside the Parish).

2.1.4 Lower Escarpment Slopes

The area comprises the undulating slopes of the limestone escarpment. The land is generally pasture with some arable fields on the more gently sloping areas. The northern section of Hough on the Hill sits within this LCA and includes the pasture to the south of Lower Road, as well as some houses and farm buildings on the edge of the village.

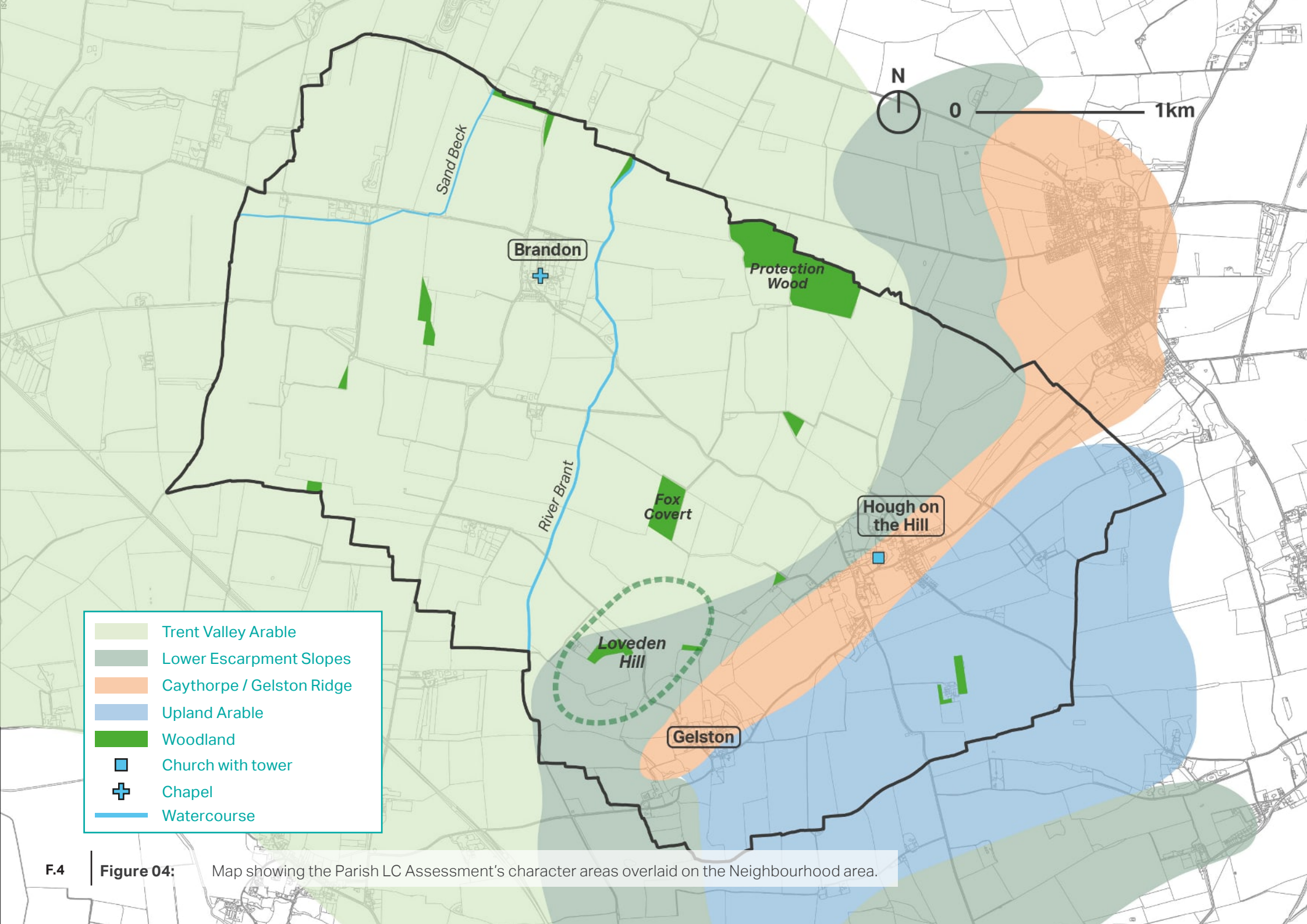


Figure 05: Loveden Hill (Lower Escarpment Slopes LCA) from Folly Lane Track (Trent Valley Arable LCA)

Figure 06: View down onto the Trent Valley LCA from Loveden Hill within the Lower Escarpment Slopes LCA



Figure 07: Track looking up towards the escarpment in the Lower Escarpment Slopes LCA

Figure 08: Gently undulating farmland extending into Hough on the Hill in the Lower Escarpment Slopes LCA

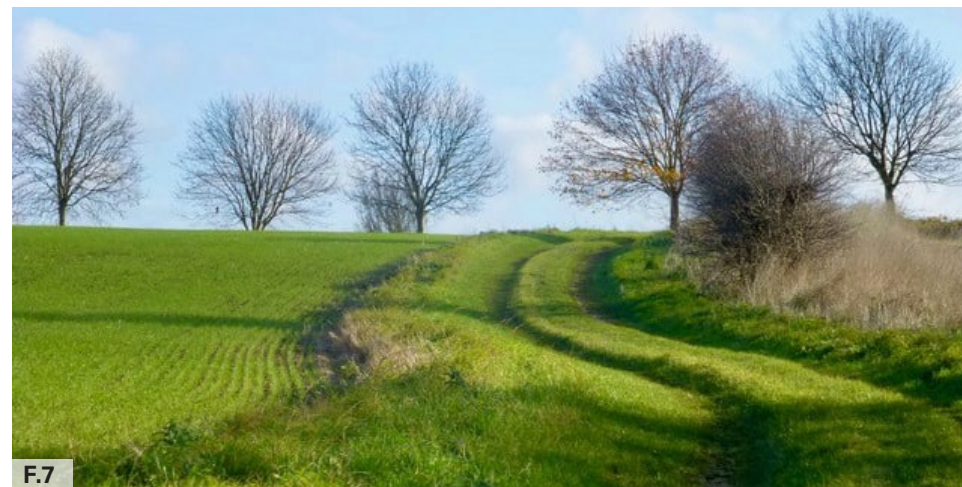


Figure 09: Low-lying fields surrounding Brandon in the Trent Valley Arable LCA

Figure 10: View of All Saints Church (Caythorpe/Gelston Ridge LCA) from farmland at the foot of the ridge (Trent Valley Arable LCA)



Figure 11: Folly Lane Track leading down towards the woodland at Fox Covert (Trent Valley Arable LCA)

Figure 12: Open fields surrounding Temple Hill within the Trent Valley Arable LCA



2.2 Heritage

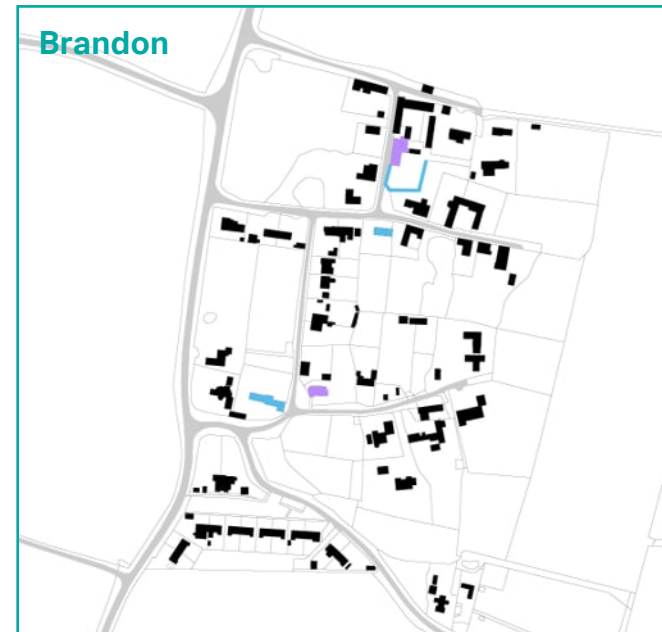
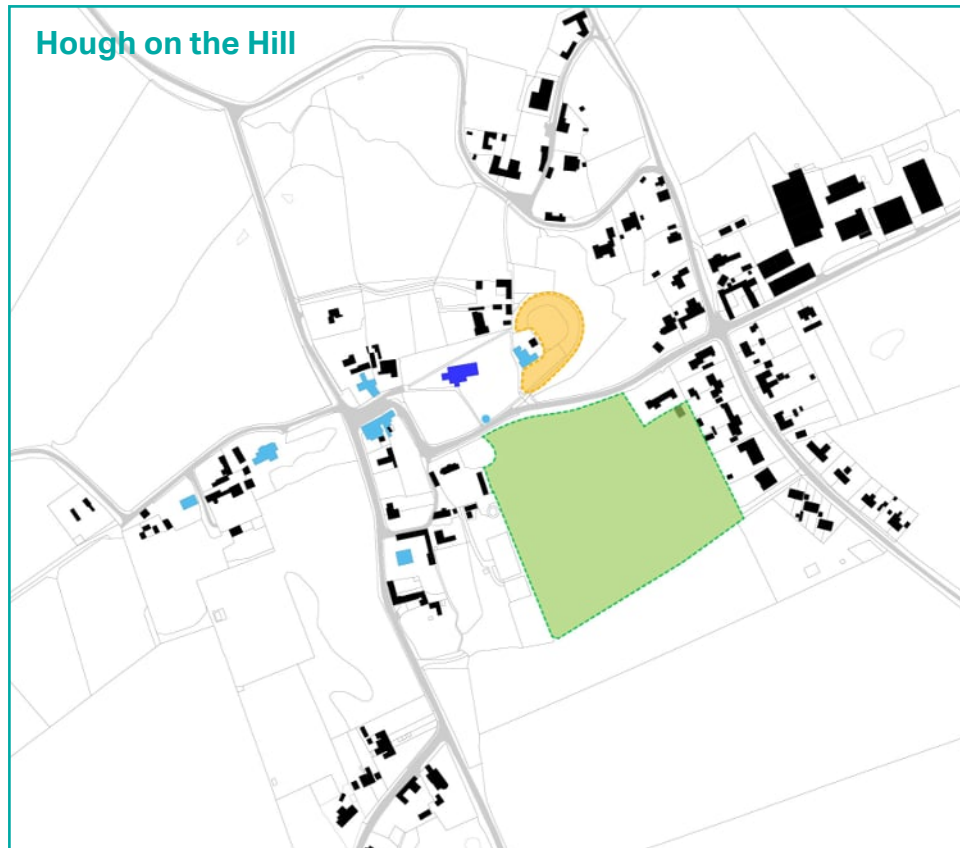
2.2.1 Listed buildings

The Neighbourhood area has 15 Listed Buildings, 13 of which are Grade II Listed, 2 that are Grade II* Listed and 1 that is Grade I Listed. They are all located within the parameters of the three settlements built-up areas, with Hough on the Hill hosting a majority of them. Notable listings include the Grade I Listed Church of All Saints, and the Grade II* Listed Brandon Old Hall and St John the Evangelist Chapel. The remaining Grade II Listed buildings are a mix of farmhouses and historic village amenities.

2.2.2 Scheduled Ancient Monuments

There are two Scheduled Ancient Monuments in the Neighbourhood area including the Gelston Cross and Castle Hill. The Cross is Anglo-Saxon and is located within the centre of Gelston Green. Castle Hill is what remains of a Motte-and-bailey castle, located to the east of the old Schoolhouse in Hough on the Hill.

Designation type:	Listing name:
Grade I Listed	Church of All Saints
Grade II* Listed	Brandon Old Hall St John the Evangelist Chapel
Grade II Listed	School and Attached Schoolhouse Hough on the Hill War Memorial Hough House Post Office and Attached House Brownlow Arms Public House The Red House, Farmhouse Manor House Manor Farmhouse Cross Wall around Brandon Old Hall garden and attached building Greystones Church Farmhouse
Scheduled Ancient Monument	Gelston Cross Castle Hill



- Grade I Listed
- Grade II* Listed
- Grade II Listed
- Scheduled Ancient Monument
- Hall Close (non-designated site of Hough Priory)



F.13



F.14



F.15



F.16

Figure 13: Grade I Listed All Saints Church, Hough on the Hill

Figure 14: Grade II* Listed St John the Evangelist Chapel (right) and Grade II Church Farmhouse (left)

Figure 15: Distinctive ironstone and limestone facade of the Grade II* Listed Brandon Old Hall

Figure 16: Grade II Listed The Red House Farmhouse, Hough on the Hill



Figure 17: Grade II Listed Post Office and Attached House (left) and Brownlow Arms (corner)

Figure 18: Grade II Listed Hough House in Hough on the Hill

Figure 19: Dual designated Gelston Cross both Grade II Listed and a Scheduled Ancient Monument

Figure 20: Grade II Listed School and Attached Schoolhouse in Hough on the Hill



2.3 Flood risk

There are areas of flood risk identified by the Environment Agency as well as those identified as being at risk of surface water flooding. Brandon in particular experiences significant surface water flooding due to its low-lying land. Hough on the Hill and Gelston are unaffected by major flood risk due to their positions upon the escarpment.

More localised flooding has however been identified by members of the community within Hough on the Hill where surface water runs down Castle Hill towards Lower Road, as well as other locations. The village's surface water drains into the River Brant catchment, and is also served by a small Anglian Water Sewage Treatment Works.

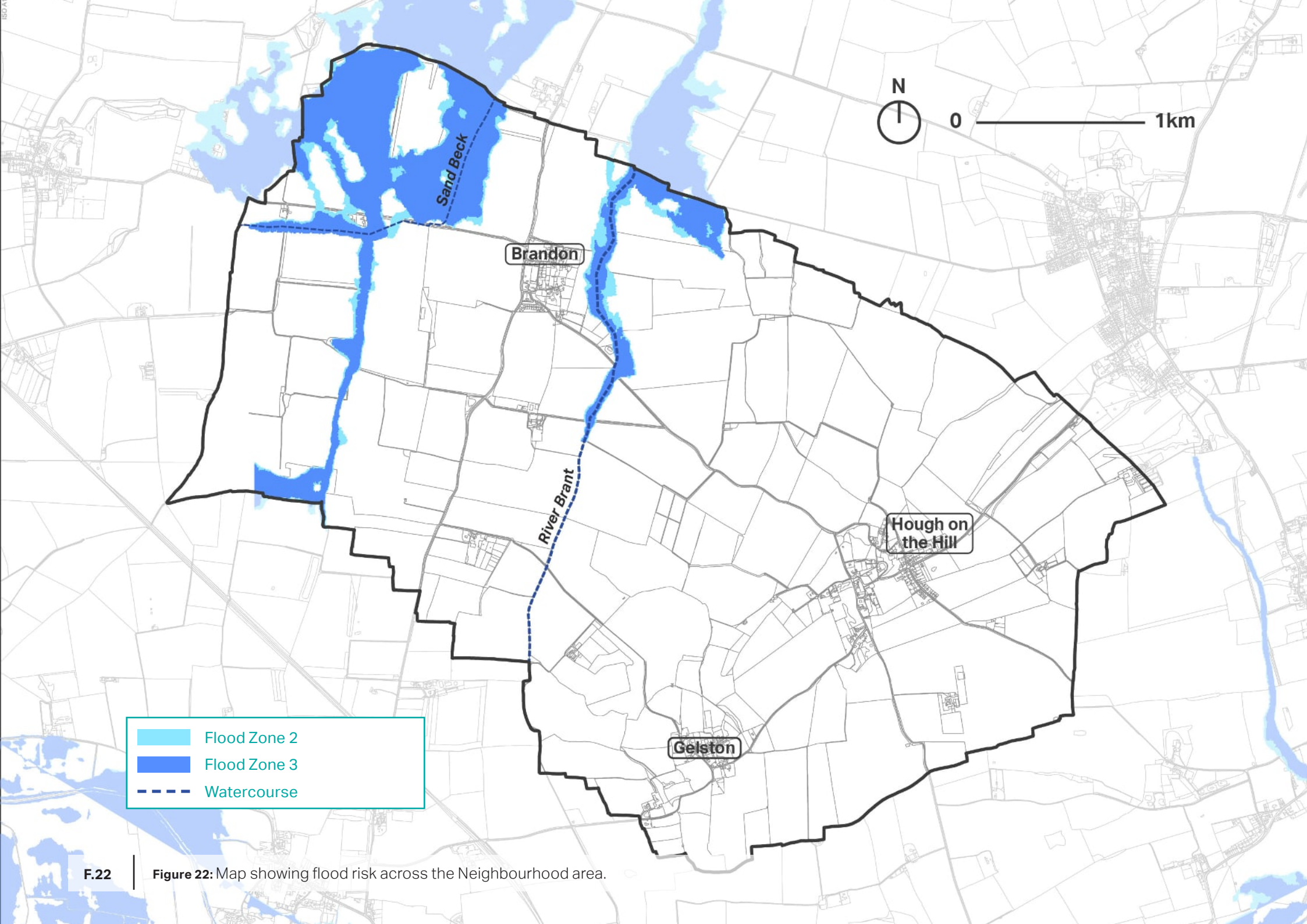
The River Brant is a 14 mile long tributary of the River Witham which in turn flows into the River Trent. The Brant rises on the flank of the Summerfields Hill, south-west of Gelston, before curving round and flowing parallel to the Neighbourhood area's limestone escarpment.

Flood risk is concentrated towards the north west of the Parish, particularly around the River Brant and the fields between Stubton Road and the parish boundary. There are several other watercourses running through these fields such as Sand Beck. All of these locations are host to Flood Zones 2 and 3.

A majority of the Parish's development avoids these areas with the exception of a small cluster of buildings to the north west (Brownlow Cottages and Lodge Farm). Brandon is the closest settlement to any flood zone designation, with the River Brant running along the east of the village.

Figure 21: Surface water flooding near Brandon







Villagescape & Character

03

3. Villagescape & character

This section begins with analysis of the whole parish under a series of themes that help to understand the overall spatial character and key features of the Neighbourhood area.

3.1 Settlement origins and growth

The name Hough is derived from the Old English *haga* which means 'enclosure'. The suffix of 'on the hill' was added later to differentiate itself from similarly named nearby places such as Hougham. It was recorded in the Domesday Book as *Hag* or *Hach(e)* and comprised of four mills, a church, and 100 acres of meadow.

The village of Hough on the Hill evolved as a small agricultural community and has retained its rural character with very little post war expansion. During the 19th to mid 20th century the Manor House and most of the property within the village was owned by the Brownlow family who also owned Belton House nearby (now National Trust). Many of the houses were built in a typical Brownlow

estate style creating a unified appearance across the village. The Brownlow estate was sold in the 1970s.

Brandon forms part of the ecclesiastical parish of Hough on the Hill, as part of the Loveden Deanery of the Diocese of Lincoln. Brandon Chapel is a chapel of ease dedicated to St John the Evangelist and is linked to the main parish church of All Saints Church in Hough on the Hill. The chapel was restored in 1872 and includes fragments of Saxon stonework, as well as a Norman doorway. The name Brandon likely derived from the name of the river, thus meaning 'hill by the River Brant'. The name is composed of two Old English elements: *brant* (meaning 'steep' or 'deep') and *dun* (meaning 'hill').

The third and final village of Gelston also forms part of the ecclesiastical parish of Hough on the Hill. Gelston is referred to in the Domesday Book as 'Chevelstune' where it had 26 households and 18 villagers. The placename is said to refer to a farmstead or a village of a man called *Gjofull*. *Gels* is an Old Scandinavian name and *ton* is Old English for enclosure, farmstead, village, manor, or estate.

Figure 23: Manor House in Hough on the Hill

Figure 24: Brandon Chapel



3.2 Settlement pattern

The following three historic Ordnance Survey (OS) maps are dated 1956 and highlight some of the key buildings and infrastructure originating from each village. Some common characteristics include religious institutions (i.e. Brandon Chapel and All Saints Church), historic farmsteads, and grandiose houses such as the Old Hall and Manor House.

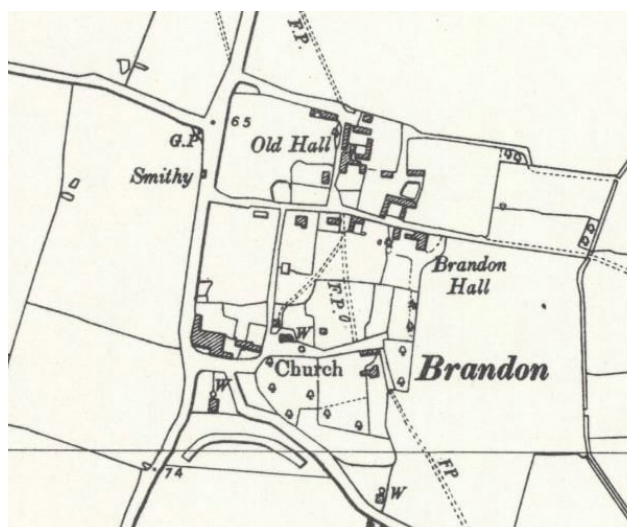
Each village has organically grown over time via (mostly) successive waves of infill development. Almost all of this development has been residential and has contributed to a gradual intensification of the density within each settlement.

There are also several distinctions between the villages settlement patterns such as Brandon's rectangular layout and Hough on the Hill's single-plot depth development.



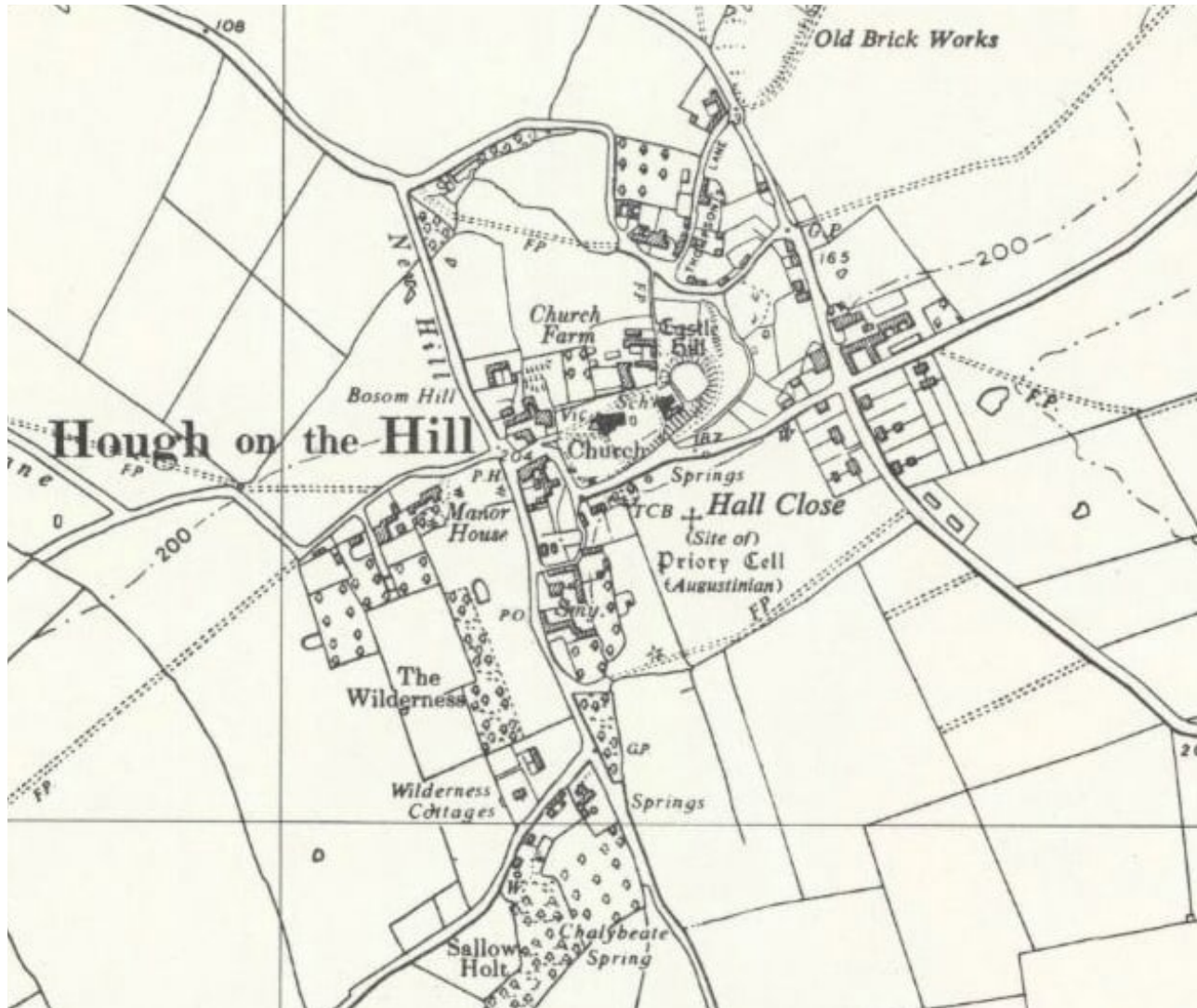
Gelston

Gelston has organically developed from several farmsteads, cottages, and a Methodist Church into what exists there today. Historic development has been concentrated around Gelston Green, arguably the village's core. Many of the gaps between buildings have gradually closed by successive eras of infill development. This has contributed to Gelston's character, which unlike Brandon and Hough on the Hill, is defined by a mix of architectural styles.



Brandon

Similar to Gelston, Brandon has developed around two historic farmsteads, Old Hall and Hall Farm. Today both are split into a number of separate plots (i.e. Old Hall, Old Hall Barn, Grooms Cottage etc.). Again, like Gelston, the green spaces between the settlements historic buildings have gradually shrunk due to infill development. Both Brandon's built form and road network have produced a rectangular-shaped layout which form part of its distinctive settlement character.



Hough on the Hill

As the Neighbourhood area's largest village it has a more obvious development pattern centred around several historic buildings including All Saints Church, the old Post Office, and the Brownlow Arms. These amenities, along with other key historic buildings (i.e, Manor House and Hough House) are concentrated at the Folly Lane, Grantham Road, High Road, and New Hill junction. The latter three roads are key corridors, providing primary access to and from the village. These characteristics signify a 'historic core' from which successive development has gradually radiated. Built form throughout has a linear and single-plot depth along its radial routes.

Hall Close, the former Hough Priory site, extends along the south of High Road, loosely splitting the village into two halves. A second key junction between High Road, Lower Road, Frieston Road, and Carlton Road intersects here. Both Victorian and later (20th century onwards) development is concentrated around this junction, particularly around Carlton Road.

3.2.1 Figure ground

The plans on the next page show the individual figure-ground for each of the villages. This plan type is a great indicator of different characters, or periods of development, throughout the villages. Like the development of many villages, both Brandon and Hough on the Hill have developed around their respective church / chapel, typically seen as the core of a settlement.

The overall area of built-form is noticeably minimal within all three villages. This reflects both the rural character and historic periods of development that to this day remain a defining feature of each village.

Notable characteristics:

- Hough on the Hill is visibly the largest (followed by Brandon and then Gelston) of the three villages due to it having the largest area of developed land.
- Multiple farmhouses, barns, and sheds are distributed within, and outside of, the villages. Many of these structures are

much larger than the typical residential dwelling in the Parish. For example, the cluster of agricultural sheds fronting Frieston Road to the north-east of Hough on the Hill are sizeable.

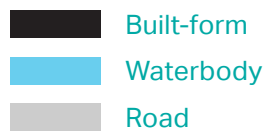
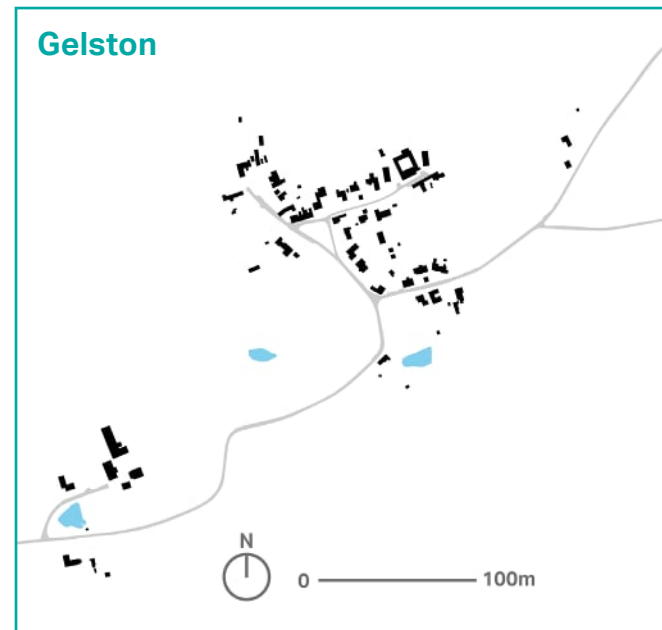
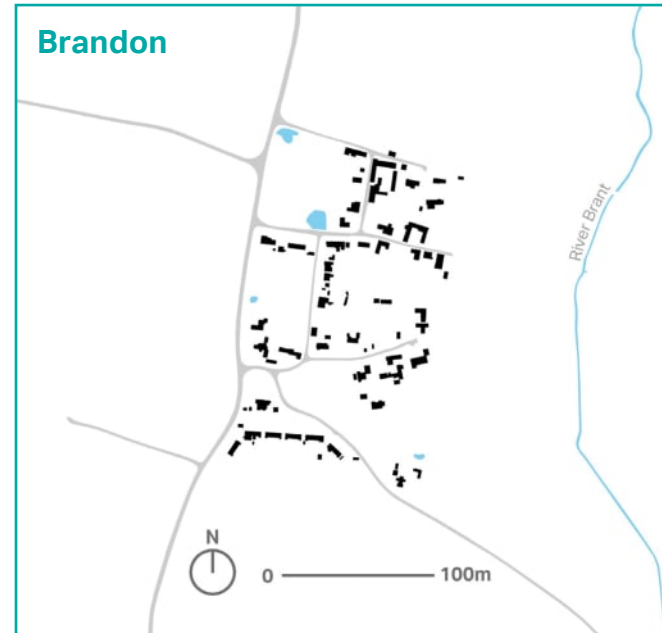
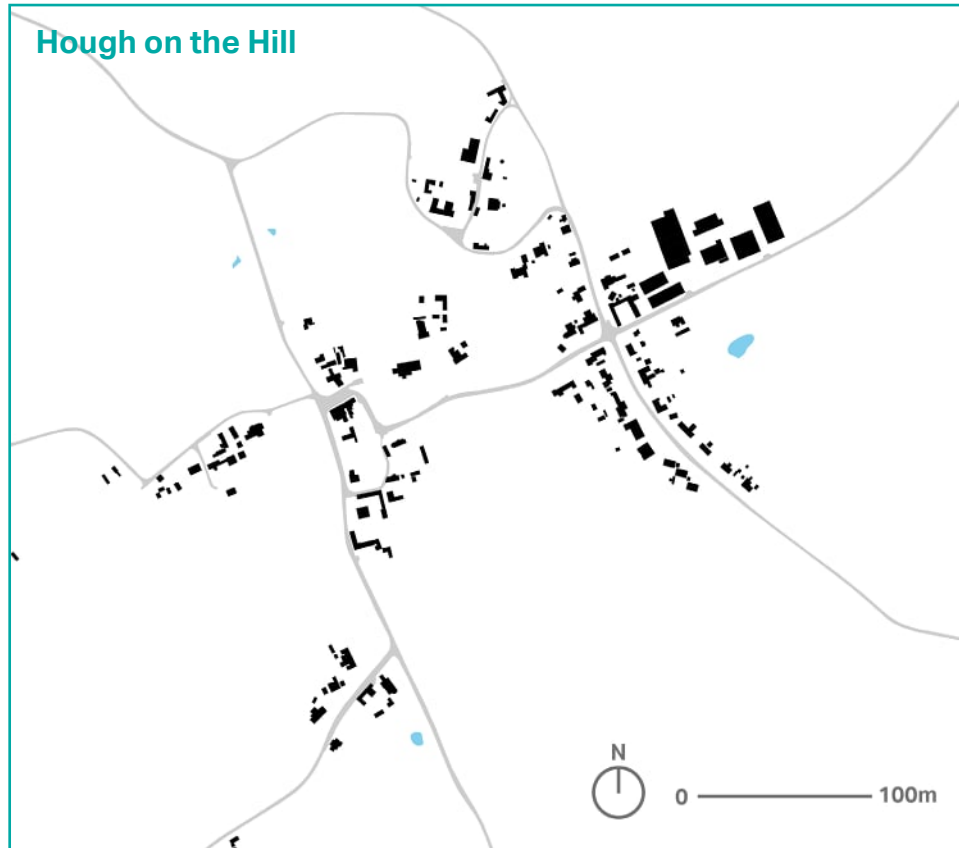
- The growth of each village has originated from a gradual and organic extension of historic farmsteads.
- Many residential dwellings have out-buildings serving as mostly storage and / or garage facilities. These structures vary in size, some being very large relative to the original dwelling.
- Built-form typically fronts key access routes such as Gelston Road, Carlton Road, Grantham Road, and Frieston Road in Hough on the Hill.
- Development has been mostly organic infill, due to the lack of any large-scale development.

Figure 25: Detached dwellings dominate the Parish

Figure 26: Large agricultural sheds at Eastfield Farm

Figure 27: Large residential out-building in Brandon





F.28 | **Figure 28:** Figure-ground demonstrating built-form in each village.

3.3 Movement

The Neighbourhood area's movement network is reflective of its rural character. It's small and sporadically distributed populations don't therefore require an extensive movement network. It's existing transport network is also illustrative of its overall lack of development and community infrastructure. Inhabitants have to travel to nearby settlements (i.e. Caythorpe, Grantham, Newark-on-Trent etc.) beyond the Parish to access amenities and services such as a supermarkets, medical practices, and general retail.

3.3.1 Vehicular movement

Movement throughout the Parish is primarily made via private vehicles due to the lack of development and transport infrastructure. Both the lack of public transport and distribution of development make car travel the most feasible travel mode. The nearest railway stations are Grantham and Newark Northgate which both provide inter-regional and national connectivity, with London King's Cross just over an hour away.

The Parish is however strategically located between two A roads. The A1 runs along the south west of the Parish, a national highway providing connectivity to multiple major cities and regions, including to Edinburgh in Scotland. Travelling to London via the A1 would take an estimated 2 hours 42 minutes. The A17 then runs north east of the Parish, an inter-regional highway linking the nearby town of Newark-on-Trent to King's Lynn in Norfolk.

Figure 29: New Hill leading up into Hough on the Hill

Figure 30: Main intersection (High Road, Grantham Road, New Hill, and Folly Lane) in Hough on the Hill





3.3.2 Pedestrian movement

A Public Right of Way (PROW) network provides protected pedestrian corridors between, as well as within, the Parish's settlements and landscape. Bridleways, footpaths, restricted byways, and permissive byways are included in the network.

There are several PROW radiating from Hough on the Hill which link to key settlements such as Gelston and Caythorpe (beyond the Parish boundary), along the escarpment they all lie on. Other PROW routes lead out to the surrounding countryside via open fields and farmland.

Hough on the Hill has a historic network of narrow footpaths (or snickelways) which provide attractive shortcuts between the settlements key areas. The adjacent graphic illustrates the detail of the footpath network in the village. These paths are one of the villages several defining features, and are cited in the Hough on the Hill Conservation Area Appraisal.

Horse riding is also popular throughout the neighbourhood area and beyond, with several equine businesses based within the Parish. There are therefore a number of horse riders who make use of the multiple tracks and country lanes for riding.



Figure 32: Wheatgrass Lane from Caythorpe

Figure 33: Folly Lane Track leading to Fox Covert

Figure 34: Historic footpath leading from Castle Hill to Lower Road, Hough on the Hill



- Footpath
- Restricted Byway



Figure 36: Map showing extent of footpath network in Hough on the Hill

Figure 35: Map showing pedestrian networks throughout the Parish.

3.4 Topography and views

The Neighbourhood area has a varied topography characterised by its low-lying farmland, which is typical of Lincolnshire, juxtaposed against the escarpment (or ridge) extending between Gelston and Hough on the Hill. This variation has produced spectacular views of the surrounding landscape.

3.4.1 Topography

Despite a majority of the Neighbourhood area falling within the low-lying Trent Valley there are some key topographic features. Most notably the Caythorpe / Gelston Ridge, as cited in the Hough on the Hill Landscape Character Assessment. The ridge runs along the south east of the Parish connecting Gelston and Hough on the Hill, as well as Caythorpe, a large village just beyond the Parish. The ridge peaks at circa 90 metres to the south east of Gelston and is the highest point in the Parish. Unlike Gelston and Hough on the Hill, Brandon lies within the low-lying Trent Valley.

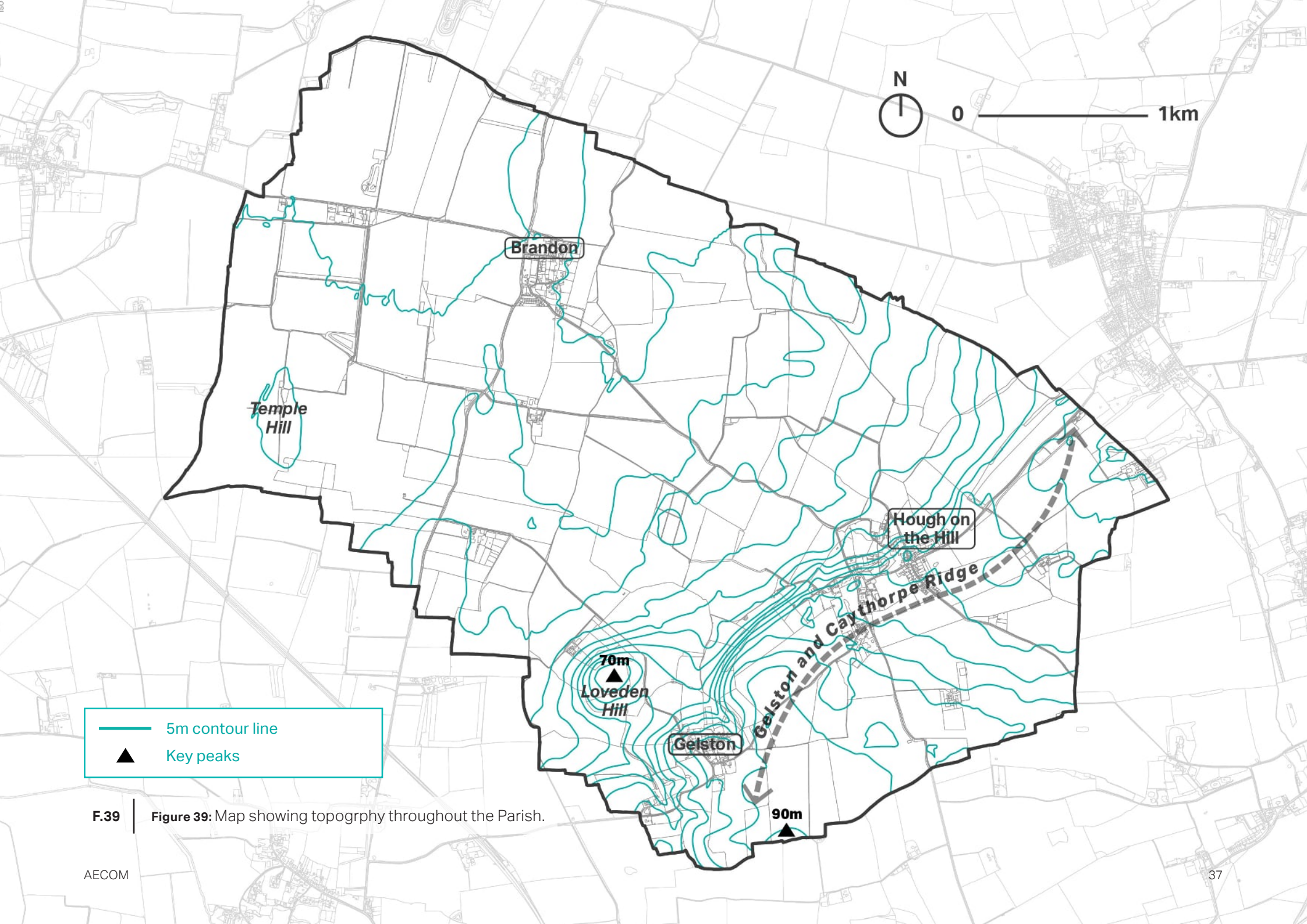
All Saints Church in Hough on the Hill is set upon Castle Hill, which once formed part of a motte-and-bailey castle in the village. The site is currently designated as a Scheduled Ancient Monument. The church's prominent position on Castle Hill and the Caythorpe / Gelston Ridge, along with its landmark tower, makes it one of the Parish's most readily viewable buildings. It can be seen from multiple locations from both within the village, further along the ridge, and from down in the low-lying fields of the Trent Valley.

Loveden Hill is another key topographical feature, peaking at circa 70 metres. The hill is the site of one of England's, and Lincolnshire's largest, Anglo-Saxon burial grounds. The footpaths and areas surrounding the hill are frequently visited for recreational use and are for this reason highly valued by nearby communities. The area affords extensive views of the surrounding landscape.

Figure 37: Low-lying farmland of the Trent Valley

Figure 38: Extensive views from upon the ridge





F.39

Figure 39: Map showing topography throughout the Parish.

3.4.2 Views

Views across the Parish and wider Trent Valley are a defining feature of the Neighbourhood area. The most extensive and notable views are from the highest point in the Parish, along the escarpment around both Hough on the Hill and Gelston.

As well as views out towards the natural features of the surrounding landscape, there are multiple note-worthy views both into and within villages themselves. Many of these provide important views of local landmarks such as the All Saints Church and other key buildings. The arrangement of several streets within the villages have produced natural vistas, idyllically framing both built form and the landscape.

These views not only contribute to the character of the area, but also local way-finding. Such views aid the legibility of the landscape making them important assets to the Parish.

Hough on the Hill

As its name suggests Hough on the Hill is set upon a hill (Castle Hill) affording it unobstructed views of the surrounding landscape. Folly Lane in particular provides panoramic views to the north where on a clear day, Lincoln Cathedral is clearly visible.

Brandon

While Brandon is located within the low-lying Trent Valley there are attractive views in and out of the village. The village's arrangement has produced streets with natural vistas out onto surrounding farmland. Key locations such as The Church of All Saints and Loveden Hill are both clearly visible from Brandon.

Gelston

Gelston is set upon one of the highest points of the escarpment, slightly more than neighbouring Hough on the Hill. Gelston Green and Hough Road produce far reaching views of Loveden Hill and the wider Trent Valley, also incorporating Belvoir Castle, Newark, and Southwell.



Figure 40: Extensive views of the surrounding landscape from Folly Lane, Hough on the Hill

A - Views to the escarpment including:
i) Belmont Tower, ii) Hilltop villages & Loveden Hill, iii) All Saints Church, Hough on the Hill, iv) St Vincents Church, Caythorpe, v) St Martins Church, Stubton, vi) St James Church, Dry Doddington, v) Church of St. Mary, Marston

B - Views to the escarpment including:
i) Hilltop villages & Loveden Hill, ii) All Saints Church, Hough on the Hill, iii) St Vincents Church, Caythorpe, iv) Church of St Nicholas, Fulbeck

C - View from Loveden Hill overlooking the Trent & Belvoir Vale. Villages depicted by Church Steeples. Power Station on the horizon on clear days.

D - Extensive panoramic view of the valley and church spires.

E - Millennium Beacon site with extensive panoramic view of the valley and historic features, including: i) Caythorpe Village, ii) Brandon Village, iii) Stubton Village, iv) Church of St Helen, Brant Broughton, v) Hough Grange, vi) All Saints Church, Fenton, vii) Church of St. Peter, Claypole, viii) All Saints Church, Hough on the Hill

F - Picturesque setting illustrating the contours of the land including ridge & furrow. Strong picture card view of All Saints Church, Hough on the Hill nestled among the trees. Contours of the land frame an extensive 90 degree view of the Trent & Belvoir Vale.

G - Key approach into Brandon Village with view of Brandon roofscape, The Old Hall, Loveden Hill and the Escarpment.

H - Strong view towards Stubton Hall and approach to Stubton

J - Extensive panoramic view of the vale looking west towards Nottinghamshire and south towards Leicestershire including Belvoir Castle.

* All views taken from public thoroughfares
** Position of ridge and furrow is approximate

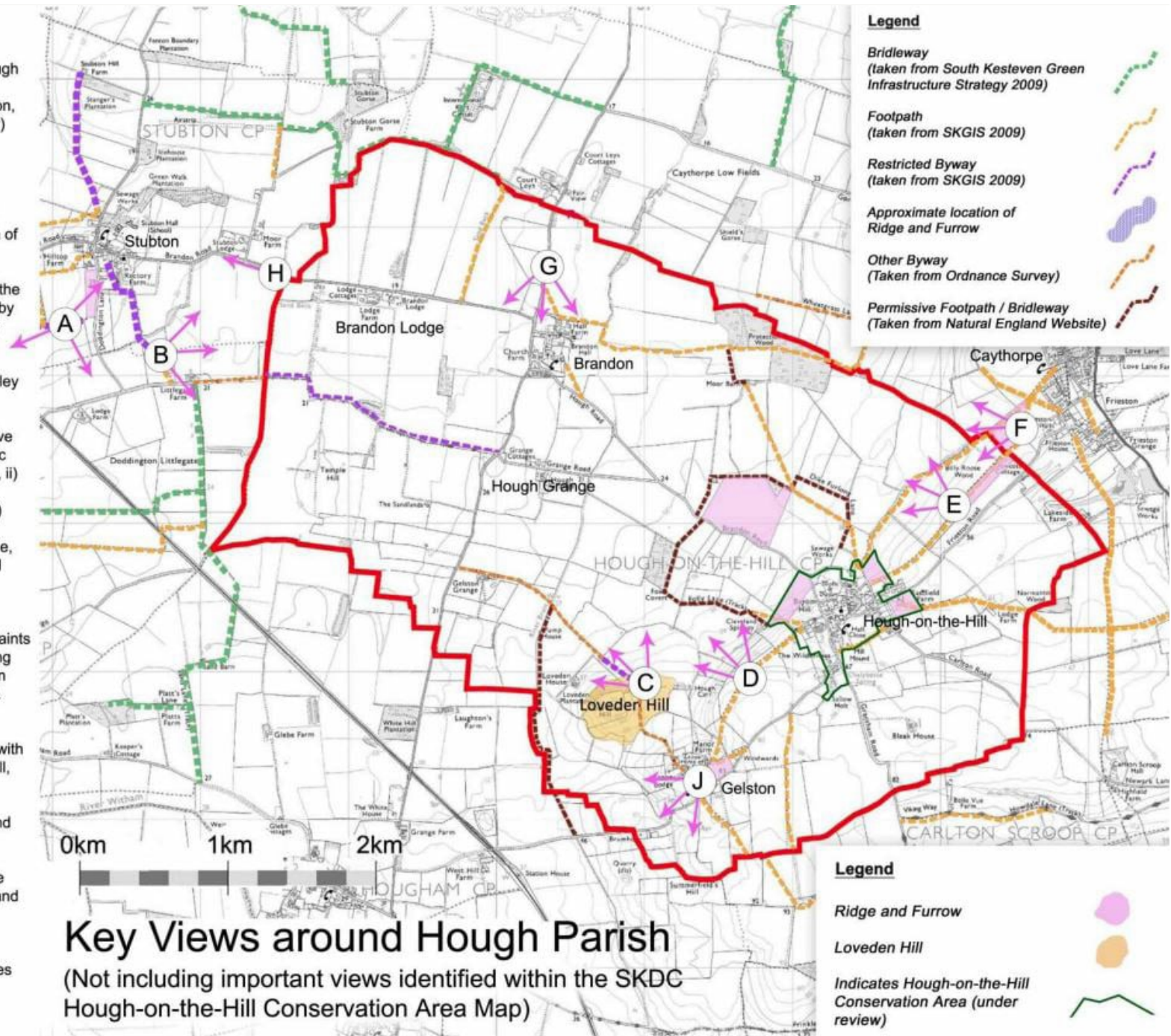


Figure 42: View of Trent Valley from Folly Lane, Hough on the Hill

Figure 43: View of Brandon from North West



Figure 44: All Saints Church on Castle Hill from High Road

Figure 45: View of Manor House from the foot of Bosom Hill



Figure 46: Hall Close looking out towards All Saints Church in Hough on the Hill

Figure 47: View of several of Hough on the Hill’s landmark buildings from Gelston



Figure 48: View of Trent Valley from Manor House in Hough on the Hill

Figure 49: Vista towards All Saints Church from Folly Lane in Hough on the Hill



3.5 Recreation & green space

With the Parish having only a small population there are limited recreational spaces. There is an abundance of open space due to the rural character and openness of the area. Historic farmland dominates the Parish, much of which is still under agricultural use today. Some key green spaces include:

Playing Fields, Hough on the Hill

The most notable space is the Playing Fields located off Carlton Road in Hough on the Hill. The space is owned by the Parish Council which also includes a small, enclosed playground with swings and other play equipment and a small multi-use games area (MUGA).

Green beside Brandon Chapel, Brandon

The green is located beside Brandon Chapel and is an informal green space with no official title. It is however an important community space where residents from Brandon and beyond gather for a range of events throughout the year.

Gelston Green, Gelston

Gelston Green is a defining feature of the village due to its central location and medieval cross which is both Grade II Listed and a Scheduled Ancient Monument. The triangular green is a focal point of the village with many of the settlement's dwellings fronting either of its three sides.



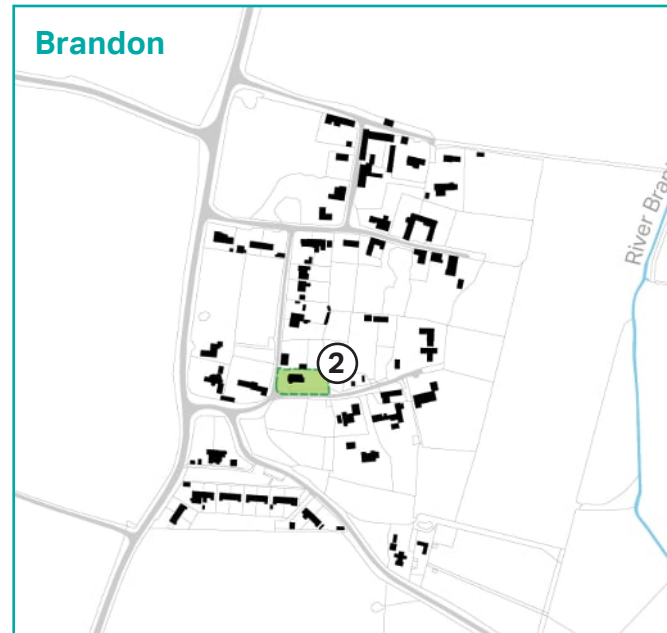
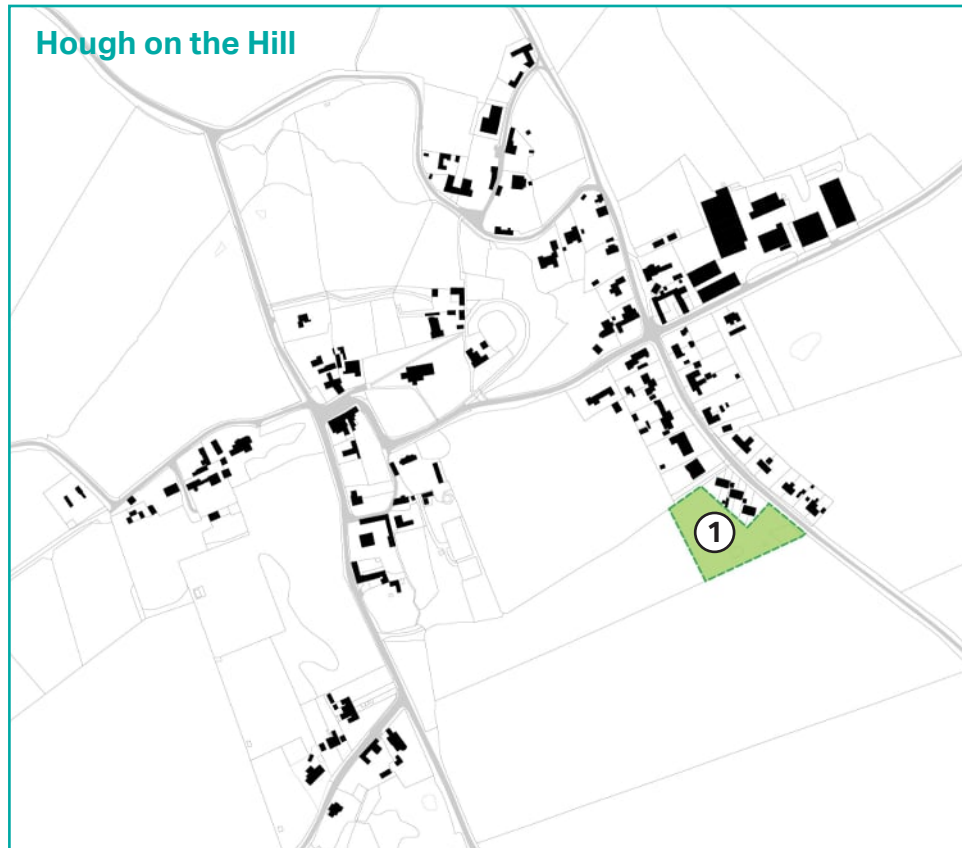
Figure 50: Playing Fields fronting Carlton Road in Hough on the Hill




Figure 51: Green beside Brandon Chapel



Figure 52: Gelston Green taken from within the historic pinfold



-  Key green spaces
- ① Playing Fields
- ② Green beside Brandon Chapel
- ③ Gelston green

F.53 | **Figure 53:** Recreation and open spaces within each village

3.6 Built-up Area (BUA)

The NP Group, in seeking to ensure that the Plan promotes high quality development, wanted to clarify the shape and extent of the built-up area (BUA) of each settlement to assist with maintaining the integrity of both historic and landscape character. They felt that this work should be designed and requested that BUA analysis be added to our brief. In discussion with the Neighbourhood group, the adjacent design principles and rationale were used to guide the design of the BUA boundary across the three villages.

3.6.1 BUA design principles & rationale

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 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 Hough on the Hill BUA (see adjacent diagram).
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 the 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.

3.6.2 BUA illustrative examples



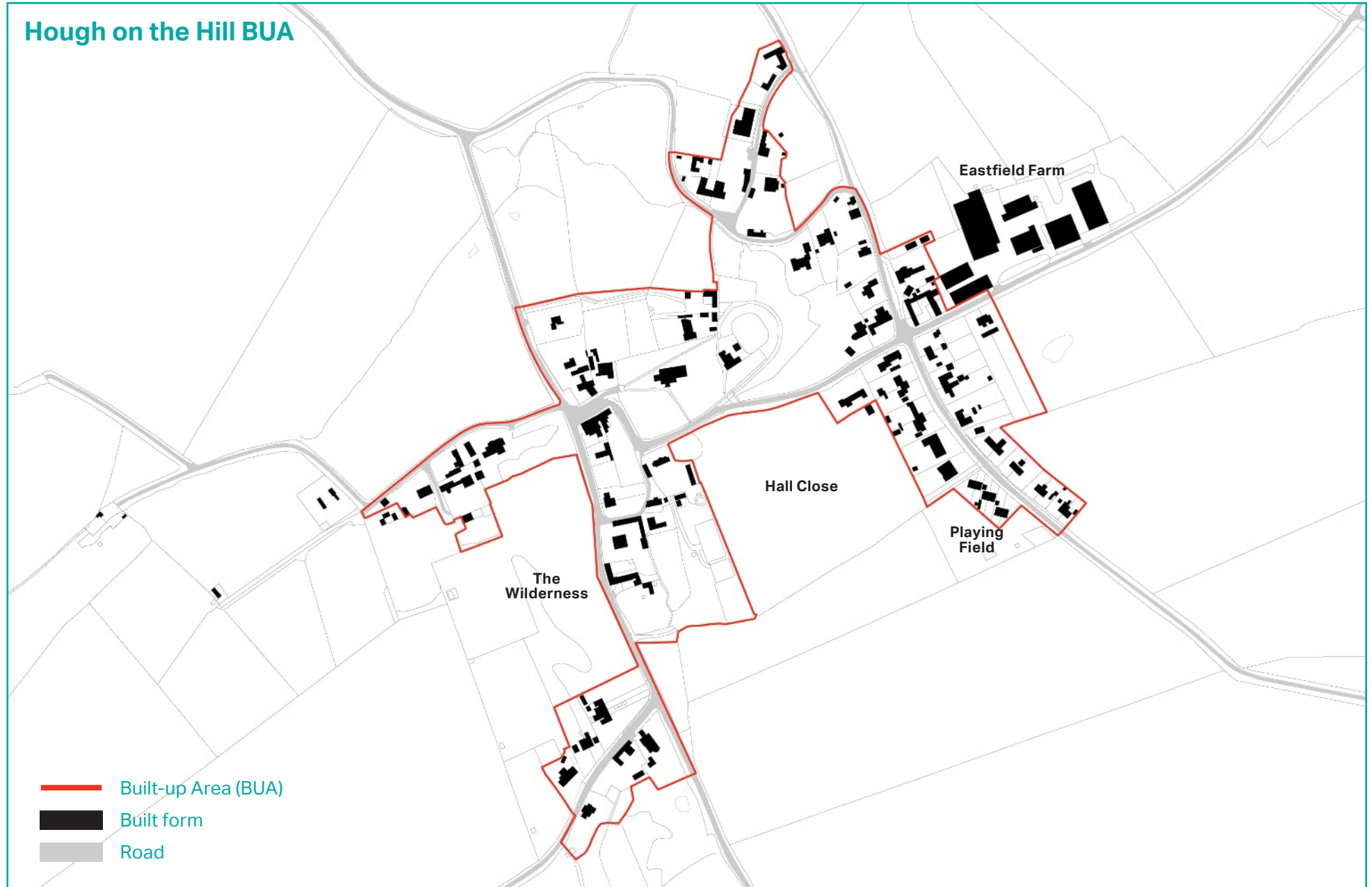
Figure 59: Paddocks off Folly Lane - excluded from the Hough on the Hill BUA as they relate to the character of the open countryside

Figure 60: Eastfield Farm - excluded from the Hough on the Hill BUA due to it being more closely related to the character of the open countryside over that of the residential / village character of Hough on the Hill

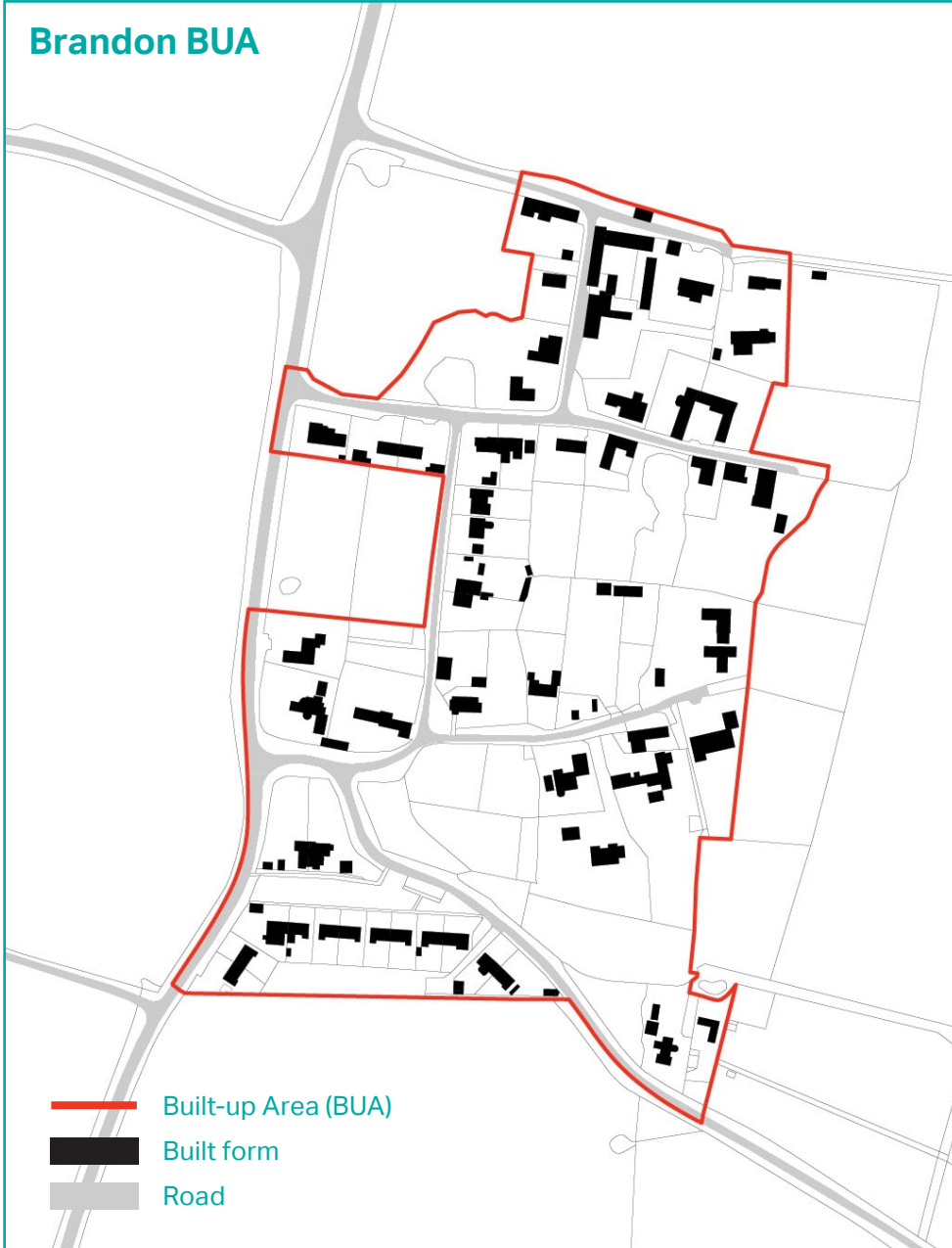
Figure 61: Gelston Green - included within the BUA as the road surrounding it provides access to multiple dwellings fronting the Green

Figure 62: Brownlow's Cottage - excluded from any BUA due to its distance from any village

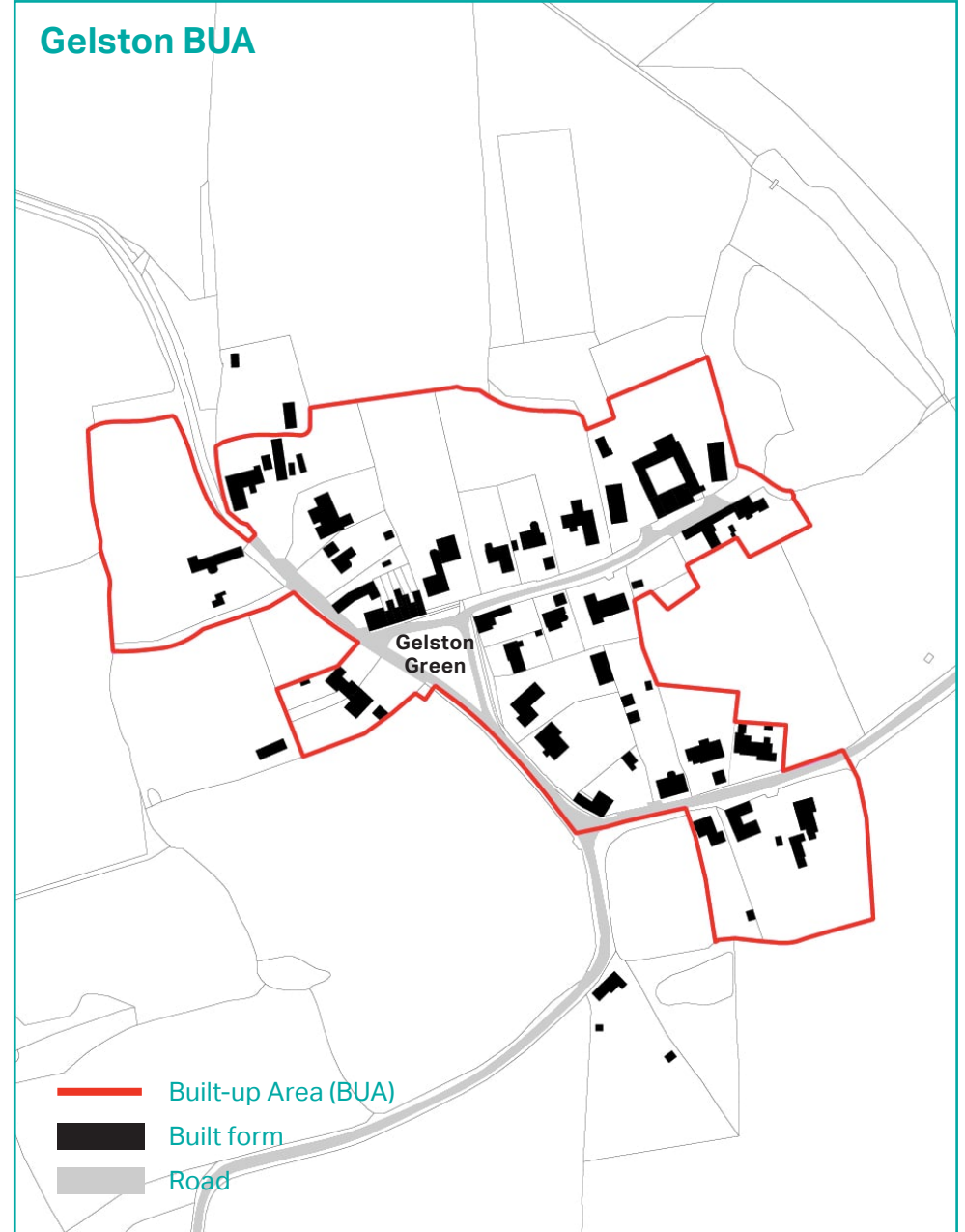
Hough on the Hill BUA



Brandon BUA



Gelston BUA



3.7 Settlement Focus Areas

A primary purpose of this Design Code is to help generate authentic and locally distinctive design responses to the existing settlements and their landscape context.

Within each settlement focus area further analysis of their individual characteristics will be explored. This will include analysing building use; public realm; landscape features; topography; key views, and ending with what makes them distinct from one another. This will inform the evidence base for the village-specific design codes and guidelines in the latter half of this document.

Any future development sites will require a different design response to set the tone for either infill or edge of settlement development. Future proposals should respond to the unique characteristics of the three villages (i.e. focus areas), while responding to the specific location and context of the site itself and the overarching characteristics of the wider Neighbourhood area.

3.7.1 Focus Areas

In order to draw out key lessons and to understand the variations in character across the Parish, each of the three villages will be an area of focus for further character assessment.

Focus Area 1: Hough on the Hill - largest of the villages characterised by a distinctive estate-style development from the Brownlow family and its hill-top location.

Focus Area 2: Brandon - surrounded by low-lying farmland and characterised by a distinctive red pantile roofscape and unique rectangular development pattern.

Focus Area 3: Gelston - smallest of the villages and characterised by extensive views of the surrounding landscape from the escarpment. Has notable variation in its built form.

1

Hough on the Hill

2

Brandon

3

Gelston



0

1km

2. Brandon

1. Hough on the Hill

3. Gelston

Settlement character

While there are variations in character between each settlement, the Parish as a whole exhibits an array of common characteristics which are more easily identified. Many of these reflect local geology and historical developments in what has produced the Neighbourhood area's local vernacular. Some common characteristics within the Parish include red pantile roofing and limestone boundary treatments. These materials are typical of the built form within, and also beyond, the Neighbourhood area boundary.

Given the size and scale of each village, there is little development which has deviated from the area's vernacular architecture. This is particularly evident in Hough on the Hill and Brandon where traditional housing typologies still to this day dominate the built form. This has produced a distinctive character distinguishable by the factors listed in the adjacent table.

Factors	Appearance characteristics
Building types	While there are a variety of dwelling typologies throughout the villages and the landscape between them, detached dwellings are the dominant building type. Semi-detached dwellings are also prominent within several areas, particularly Brandon.
Building height	Dwellings range between 1 and 2.5 storeys. However, 2 storeys is the prevailing building height.
Materials	Facades: red brick; limestone; ironstone; render Roofing: Red pantile; grey slate, Staffordshire blue clay tiles
Boundaries	Limestone wall; limestone wall with brick capping; hedgerow
Setbacks	Dwellings exhibit a variety of setbacks due to the informal (i.e. 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 (incl. children's playground) in Hough on the Hill, Gelston Green and the Green in Brandon by the Chapel.



F.63



F.65



F.64



F.66

Figure 63: Limestone, red brick, and red pantile dwellings fronting Grantham Road, Hough on the Hill

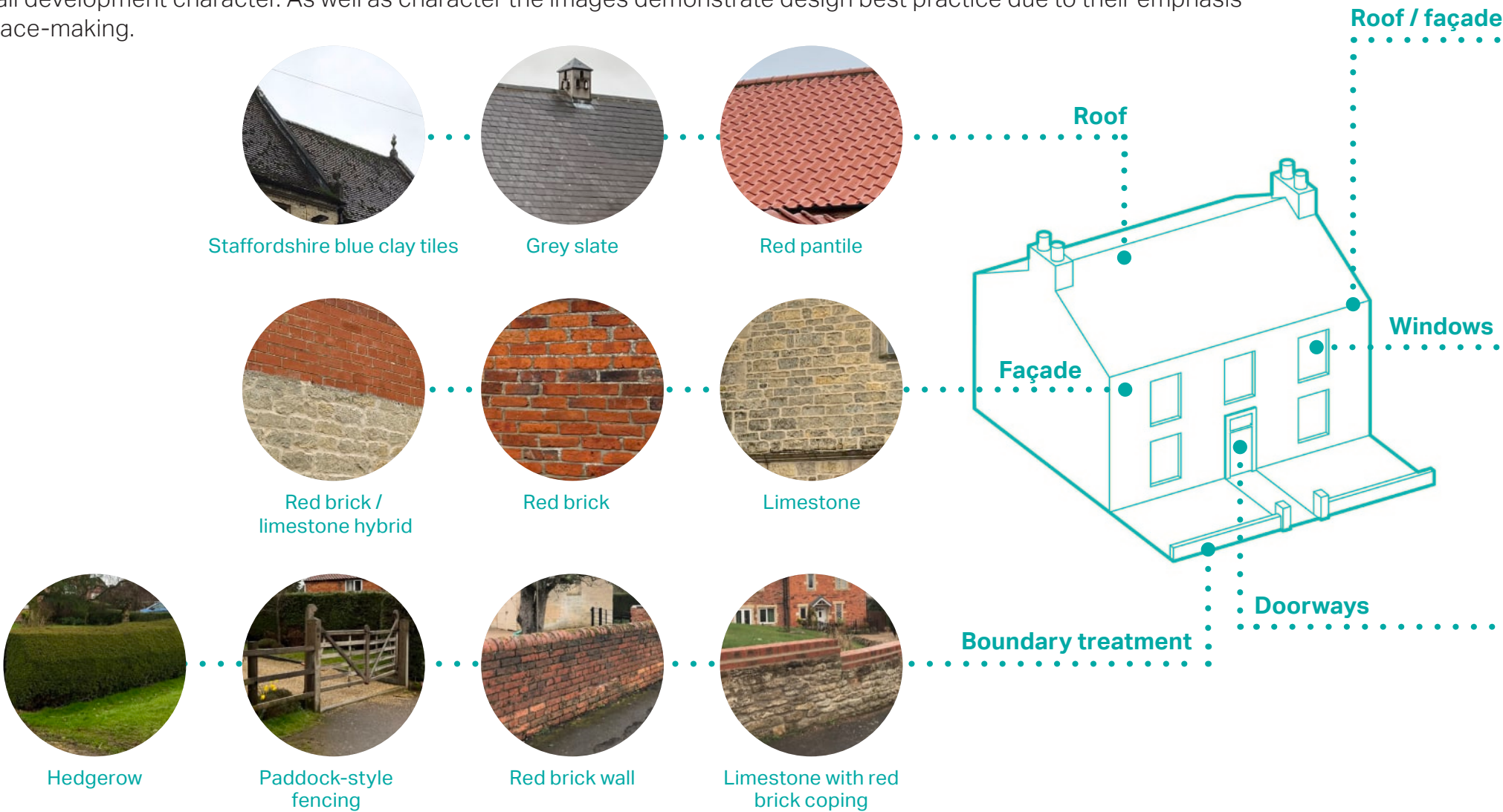
Figure 64: Manor House from Folly Lane, Hough on the Hill

Figure 65: The old Post Office and Brownlow Arms fronting High Road, Hough on the Hill

Figure 66: Red brick and grey slate dwellings fronting Frieston Road, Hough on the Hill

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.



detailing



Brick string courses



Stone (or metal) house name plaques



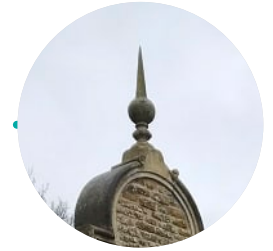
Stone quoins



Brick cornice



Stone gable coping



Stone (or wood) finials



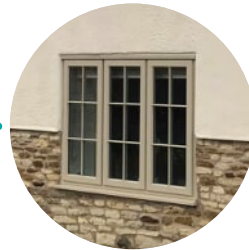
Timber sash and paned window



Leaded window with stone surround



UPVC Barn-style arched window



Painted timber sash window



Dormer window



Wood panelled door



Stone surround and transom window



Ornate stone surround and fanlight window



Wood framed porch

1

Hough on the Hill

Hough on the Hill is the largest of the Parish's three settlements and is host to an array of historic buildings. The village's historic 'core' is roughly sited at the High Road, Folly Lane, Grantham Road, and New Hill intersection. Many of the village's listed buildings are concentrated here including Manor House, Hough House, the old Post Office, the Brownlow Arms, and the Grade I Listed All Saints Church which dates back to the 11th century.



F.67

Figure 67: Built-up Area of 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. childrens playground and MUGA) located off Carlton Road and a loose network of grass verges

Distinctive features



'B' for Brownlow
adorning several
buildings



Network of
wells around the
village



Informal network
of footpaths and
ginnels



Figure 68: The old schoolhouse from All Saints Churchyard

Figure 69: All Saints Church from footpath running through the churchyard

Figure 70: Former post office and Brownlow Arms along High Road

Figure 71: The Old Vicarage from High Road

Figure 72: The Red Farm House fronting Grantham Road

2

Brandon

Brandon is a small village located to the north-west of Hough on the Hill. It has a strong rural character with it being set amongst the arable low-lying farmland of the Trent Valley. There are also several historic buildings including the Grade II* Listed chapel. The village has a distinctive and eye-catching roofscape characterised by the prevailing use of red pantile.



F.73

Figure 73: Built-up Area of 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 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
- Mix of detached and semi-detached dwellings
- Row of semi-detached dwellings featuring white cement render facades
- Lack of formal paved footways reinforce village's small-scale and rural location

Distinctive features



Brick boundaries with red pantile capping



Distinctive red pantile roofscape



Surrounded by low-lying landscape



Figure 74: The Old Hall from Hall Road

Figure 75: Old Hall Cottage from Hall Road

Figure 76: Old Hall Barn from Hall Road

Figure 77: Row of semi-detached dwellings fronting Hough Road but setback via a large grass verge

Figure 78: Distinctive red pantile roofscape seen from Brandon Chapel Tower

3

Gelston

Gelston is the smallest of the villages and is located upon the highest point of the escarpment, south-east of Hough on the Hill. Extensive views from Gelston Green of the surrounding valley dominate the village character. Gelston Green is the settlement's key open space which also constitutes the village 'core' and which surrounding dwellings front onto. Gelston has a strong village and rural character due to its small-scale, irregular development pattern.



Figure 79: Built-up Area of Gelston

Key characteristics:

- Extensive views of the Trent Valley from Gelston Green due to settlement's 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 are 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

Distinctive features



Anglo-Saxon cross on Gelston Green



Historic pinfold adjacent Gelston Green



Figure 80: Manor Grange frontage along back road

Figure 81: Gelston Green

Figure 82: Rendered cottage fronting road through village

Figure 83: 20th century terraces fronting Gelston Green

Figure 84: Rendered cottage fronting Gelston Road



Design guidance & codes

04

4. Design guidance & codes

This section sets out the principles that will influence the design of potential new development and inform the retrofit of existing properties in the Neighbourhood area. Where possible, local images are used to exemplify the design guidelines and codes. Where these images are not available, best practice examples from elsewhere are used.

4.1 Introduction

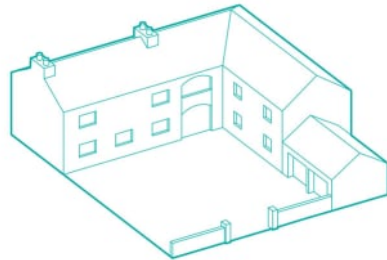
This section provides guidance on the design of development, setting out expectations that relevant planning applications in the Neighbourhood area will be expected to address.

The guidelines developed in this section focus on residential environments. However, new housing development should not be viewed in isolation and mixed-uses are encouraged generally. First and foremost the design and layout of development must respond to the context of the focus area (or village) it falls within, as well as the wider urban pattern and landscape context this document has outlined in sections 1-3.

The design codes and guidance set out in this section will provide that context and direction in relation to infill and edge of settlement development sites in particular. It will also provide detailed guidance on topics of local concern such as the design of outbuildings, development in the open countryside, and sustainable design.

Based on the understanding gained in the previous sections, this section will identify design codes for future developments to adhere to. As identified in the diagnostic report, the following design codes have been created to apply to the whole Neighbourhood area:

- **Code A:** Materials and detailing
- **Code B:** Boundary treatments
- **Code C:** Infill development
- **Code D:** Development in the open countryside
- **Code E:** Conversions, extensions, and outbuildings
- **Code F:** Landscape, views and the settlement edge
- **Code G:** Sustainable design



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



Materials and detailing

4.2 Materials and detailing

The Neighbourhood area's built form reflects several architectural periods. However, there are dominant materials and architectural styles that should be referenced in any new development. This is vital to upholding its local identity, which is strongly featured in the detailing of its built form. Some design guidelines for materials and detailing include:

A1 - Architectural detailing:

Decorative brick, stone and wood detailing is encouraged to provide references to the Parish's past and promote place-making. Architectural detailing should reference the Neighbourhood area's historic built form and character features. This will vary slightly depending on the area or settlement in which a site lies. Appropriate detailing

includes: quoining, string courses, finials, and coping. Further detail of this is illustrated in the Built Form Characteristics graphic in Section 3 (page 52 and 53).

A2 - Reflecting local identity:

Reflect local identity by using traditional building materials that make a valuable contribution to the rural character of each village. For example:

Facades = limestone; ironstone; red brick; render

Roofs = red pantile; Staffordshire blue clay tiles

A3 - Using muted and contextual material colours:

Muted or darker tones of material are encouraged to minimise visibility of development from the surrounding landscape. The choice of colour and finish is an important design consideration in mitigating adverse impacts on the surrounding landscape. Subtle or muted colours should be used to ensure cohesion with the historic and rural character of each village.

A4 - Innovative materials and design:

Deviating from traditional materials and aesthetics should be considered where innovative design and sustainability is demonstrated. For example, innovative designs can both be sustainable and enhance local character by using traditional materials and referencing local character with architectural detailing.

A5 - Avoiding low quality precedent:

Nearby examples of low quality design should not be referenced or replicated. Instead, proposals should refer to high-quality contextual features such as those outlined in the Built Form Characteristics graphic in Section 3 (page 52 and 53).

A6 - Avoiding overly complicated design:

Proposals should employ a simple and focused palette that responds to the streetscape and space in which it relates. Overly complicated and random mixes of styles, materials, and palettes should be avoided.

Facade

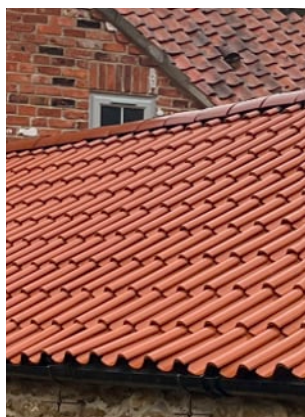


Local limestone



Red brick

Roofing



Red pantiles

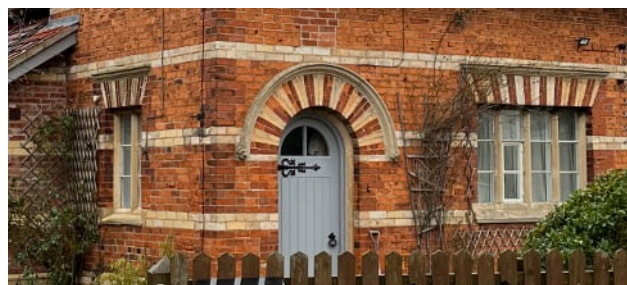


Staffordshire blue clay tiles

Detailing



Limestone window surround and corner quoining



Brick detailing including brick string courses

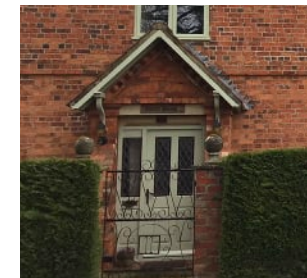


Elaborate roof and chimney detailing

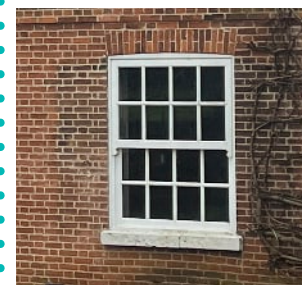
Doors and windows



Door surround



Projecting porchway



Timber sash window



Imitation PVC window



Timber framed window



Diamond leaded window



Boundary treatments

4.3 Boundary treatments

The Neighbourhood area has multiple examples of high-quality boundary treatments, which future development should reference. As dominant street features, proposals should include boundaries that will positively contribute to local character and overall design quality. Some guidelines for boundary treatments include:

B1 - Referencing nearby boundary treatments:

Where there are examples of high-quality boundary treatments nearby to a site, proposals should either reference or take inspiration from these.

B2 - Durable boundary treatments:

Boundary treatments should be made of high-quality and durable materials that will stand the test of time. Low-quality wooden fencing is therefore discouraged.

B3 - Minimising the impact of wooden fencing:

Use high-quality and characterful wooden fencing such as paddock-style fencing, which is characteristic of the area. Also avoid positioning wooden fencing along publicly viewable property boundaries (i.e. typically front and rear), unless it is of a particularly high aesthetic and material quality.

B4 - Clear-cut boundary treatments:

Avoid ambiguous plot boundaries by providing clear visual and physical boundaries between public and private spaces, as well as between dwellings. A mere change in materiality (i.e. grass to tarmac) should be avoided as this is not considered a strong boundary treatment for dwellings.

B5 - Contextual and quality boundary treatments:

High-quality and characteristic boundary treatments are encouraged. These include red brick walls, limestone walls, and hedgerow. The appropriate style of boundary treatment will vary depending on the properties adjacent or nearby to the proposed site.

B6 - Producing interesting boundary treatments:

The use of decorative wrought iron and planting is encouraged to soften and provide interest amongst walled boundaries. For example, combining wrought iron and/or planting with red brick or limestone boundary walls will produce a strong and attractive boundary treatment that will positively contribute to a streets character.

B7 - Muted wooden fencing:

Where wooden fencing is used its colour should be muted or of darker tones so not to look out of place or unnatural.

B8 - Size and scale of boundary treatments:

The size and scale of boundary treatments should respond to both its positioning (i.e. whether its a front, side or rear boundary), its surroundings, and the size and scale of the dwelling it serves.

Walls



Limestone wall with limestone capping



Red brick wall with limestone capping

Fencing



Timber paddock fencing and gateway



Wrought iron fencing

Planting



Mature hedgerow



Mature hedgerow



Infill development

4.4 Infill development

Given the size and scale of Hough on the Hill, smaller-scale infill development will make up a majority of future planning applications. Infill proposals should respond to what directly surrounds the site, as well as to the characteristics and context of the wider Neighbourhood area. Some guidelines for infill development include:

C1 - Contextual materiality:

Materials of infill development should aim to reflect the character of the village, as well as harmonise with adjacent homes.

C2 - Contextual rooflines: Building heights should vary between 1 and 2.5 storeys depending on adjacent plots. A variable eaves line and ridge line is allowed to create interest but variation between adjacent buildings should be a maximum of 0.5 storeys in general.

C3 - Innovative and sustainable construction: The use of innovative materials, construction techniques, and styles may be appropriate where considerable levels of sustainability can be demonstrated.

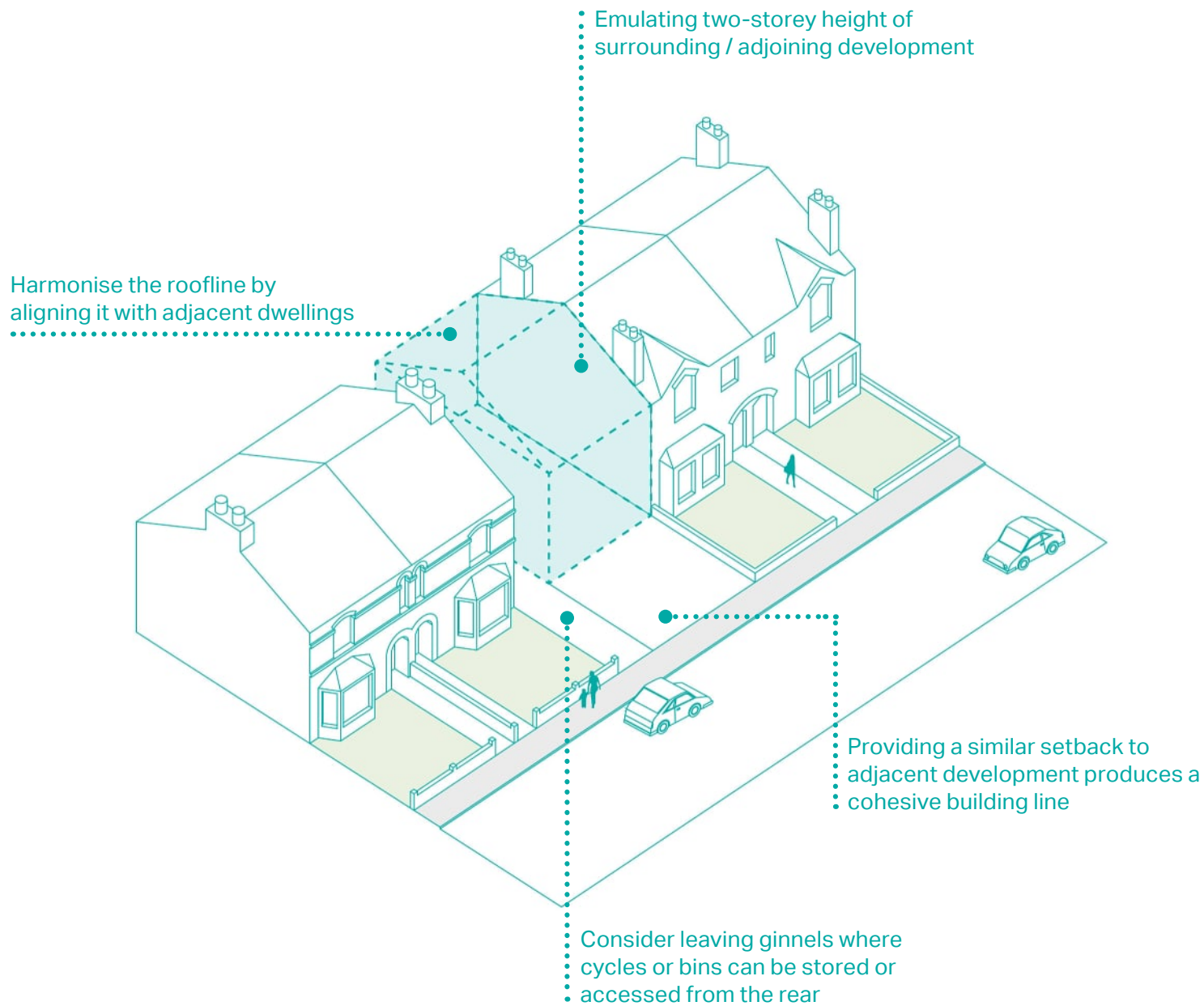
C4 - Accessing infill development: Dwelling entrances should front the street with a main access and main fenestration.

C5 - Setbacks and building lines: The building line should reflect the street and not be setback more than 2m from adjacent buildings. Where buildings are setback from the pavement a red brick or limestone boundary wall should define the plot and link to adjacent buildings. Several streets are characterised by irregular building lines and setbacks. Infill should respond to this accordingly.

C6 - Staying within the BUA: Infill development should be within the Built Up Area of the settlement and not extend the pattern of development beyond the existing built form.

C7- Rural street character: Even when only serving a small number of dwellings, any new highway should reflect the character of the surrounding/original street. Many streets in the Neighbourhood area have a rural, informal, and village character and any new street or street extension should reflect this.

C8 - Amenity provision: Careful consideration of parking for both inhabitants and visitors is required. Proposals must be able to comfortably accommodate anticipated parking demand without detriment to neighbouring properties or streets. The collection and storage of refuse must also be considered. Bins should ideally be stored away from public view, such as at the side elevation of properties or behind screening.





Development in the open countryside

4.5 Development in the open countryside

This code builds on Policy SP5 (Development in the open countryside). The following guidelines generally relate to proposals well outside of the built-up area (BUA) boundaries identified for each village. Some guidelines for development in the open countryside include:

D1 - Exceptional architecture:

Proposals showcasing exceptional and innovative architectural styling (i.e. contemporary) should be considered where they can provide harmony with the character of the surrounding open countryside.

D2 - Converting existing buildings:

The conversion or reuse of existing buildings in the open countryside should be encouraged. External works to any conversion should be mostly cosmetic and have a minimal

visual impact on the landscape in which it relates.

D3 - Screening development in the open countryside: Proposals should be positioned behind natural screening (i.e. trees, planting) so not to obstruct views of the surrounding landscape. Additional screening should be incorporated into any given proposal where necessary.

D4 - Visual impact of agricultural development: With agricultural development outside of a BUA relating to the open countryside, such proposals should refrain from using materials and colours that contrast with the surrounding landscape. Muted and contextual colour palettes are encouraged so not to disturb the local landscape character.

D5 - Renewable energy sources in the open countryside: Sustainable-led proposals such as renewable energy infrastructure (i.e. solar farms) should be considered on the grounds that its positive legacy will outweigh its impact on the open countryside.

D6 - Innovative and sustainable screening methods: Innovative and sustainable screening methods include green roofs and plant walls. Such screening will help outbuildings to blend into natural surroundings such as a domestic garden or open space.



D1 EXAMPLE: Examples of sustainable and contemporary development that reference vernacular architecture in the open countryside.

D3 EXAMPLE: Example of dwellings and outbuildings that are partially screened by trees and planting.



Conversions, extensions, and outbuildings

4.6 Conversions, extensions, and outbuildings

With most planning applications being either a conversion or extension, it is paramount they adhere to their local context. Outbuildings are also a characteristic of many plots, making their impact on the surroundings a design consideration. Some guidelines for conversions, extensions and outbuildings include:

E1 - Quality and durable

construction: Conversions, extensions and outbuildings should be made from high-quality and durable materials so to maintain their integrity and aesthetics over time. They should use both the high-quality construction methods of nearby development as well as the latest sustainable construction techniques on the market at the time. The lifespan of any new construction should be maximised wherever possible.

E2 - Matching the existing

dwelling: Conversions, extensions, and outbuildings should emulate or reference the architectural detailing and character of the primary dwelling. The architectural details (i.e. finials, coping, string courses, and window and door surrounds) of the existing dwelling should be carefully considered in any new construction within the plot.

E3 - Dormers: Dormer windows should be modest in size and either match, complement, or reference the existing building.

E4 - Doors and windows: New windows and doors should reflect the rural character of each village, as well as that of the original dwelling. Both the material and colour of doors and windows are an important design consideration and should complement both plot and setting.

E5 - Chimneys: Chimneys contribute to the local roofscape and overall character of the area, particularly in Hough on the Hill. They should therefore be retained or emulated.

E6 - Screening outbuildings: They should ideally be positioned behind screening so to be out of public view (e.g. trees, planting, existing buildings).

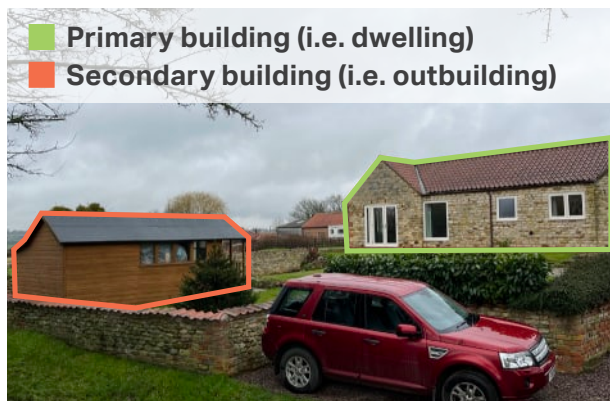
E7 - Positioning outbuildings: Outbuildings should be positioned alongside, or close to, the primary dwelling. This will help to minimise the visual impact of any outbuilding due to screening provided by the dwelling.

E8 - Aesthetic quality of outbuildings: Where screening is not possible, the aesthetic quality of the structure should be of a higher quality, so to positively contribute to the character and context of the surrounding area.

E9 - Outbuildings as secondary tier buildings: There should be a clear building hierarchy with outbuildings being secondary to the primary dwelling within a plot.

E10 - Office conversions and outbuildings: Offices can be housed within outbuildings, whether it be a converted existing outbuilding or new construction.

D9 EXAMPLE: Local examples of outbuildings that are secondary to the primary dwelling within the plot.





Landscape, views and the settlement edge

4.7 Landscape, views and the settlement edge

With both views and landscape dominant and inter-related features of the Neighbourhood area, the following guidelines seek to enhance them. In particular, development at the settlement edge will have the greatest impact on either feature. Some guidelines for landscape, views, and the settlement edge include:

F1 - Protecting views at the settlement edge: Proposals on the settlement edge should be unobstructive of key views looking both inwards and outwards of the settlement. Views of the Neighbourhood area's landscape and built form are a locally defining feature that contribute to the legibility and way-finding credentials of the area. Refer to the views analysis (page 38 and 39) in Section 3 for further detail on locally important key views.

F2 - Utilising lower densities:

Proposals that include buildings of lower densities (i.e. 1 - 1.5 storeys) should be considered in areas with key view and landscape sensitivities.

F3 - Transitioning between

village and landscape: Proposals on the settlement edge should be configured to produce a harmonious transition between both the surrounding landscape and the built form of the settlement. This can be achieved via a mixture of lower density development and using natural screening (i.e. hedgerows, tree cover, green roofs etc.) to soften a developments visual impact.

F4 - Protecting and creating views

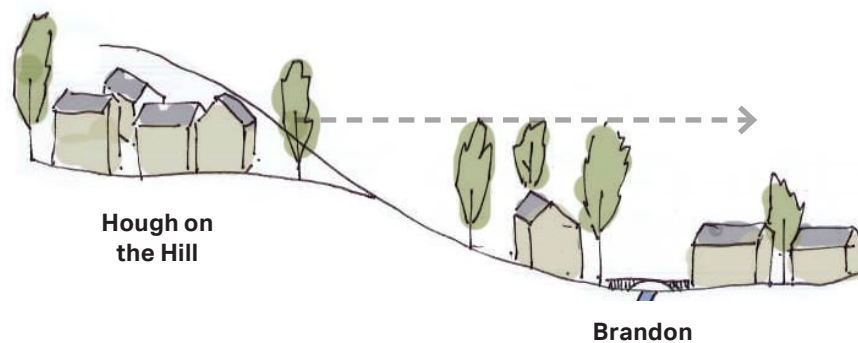
for way-finding: Buildings should be oriented to maintain existing key views or to create new views/ vistas which can contribute to local way-finding. Views of both landmark buildings (i.e. church spires) and landscape features (i.e. hills) should be utilised to promote legibility within the area.

F5 - Contextual backland

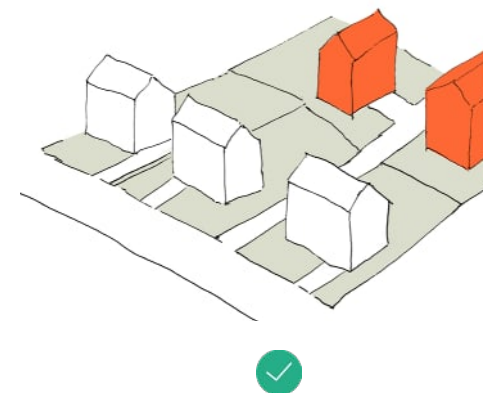
development: In the event of backland development, such proposals should ensure the density, scale, and appearance reflect its immediate context (i.e. the original dwelling). Backland developments should not be larger in height, massing, or scale than the existing dwelling. The privacy, integrity, and amenity of the existing dwelling must be protected that of the backland proposal. Only on exceptionally large plots would it be deemed acceptable for any backland proposal to be larger or vary in character to that of the original dwelling.

F6 - Access and spacing within

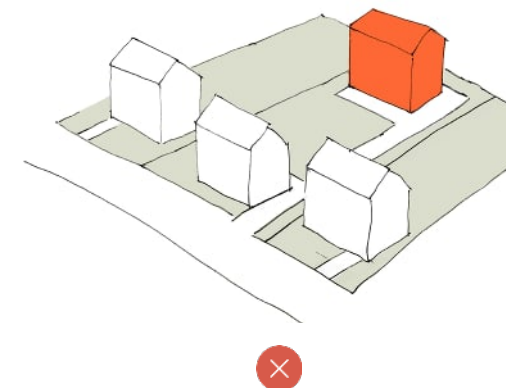
backland development: Backland development must avoid tandem development by ensuring appropriate spacing, access, and the overall configuration does not adversely affect the amenity of the original (or surrounding) dwelling/dwellings.



F1 EXAMPLE: The views identified on page ____ should be unobstructed by any future development. This includes the long distance views from upon the escarpment which are an important character feature that should be conserved.

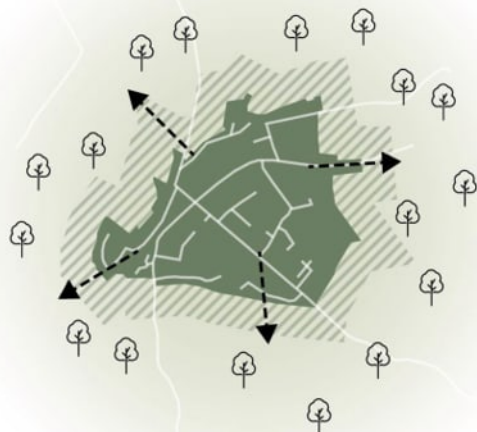


Backland development with appropriately separated access and configuration

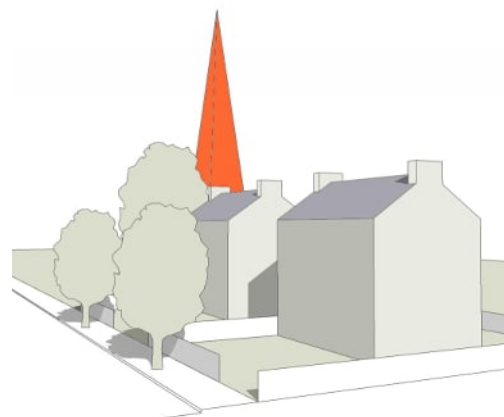


Tandem development will generally be unacceptable

F5 and F6 EXAMPLE: Proposed backland development needs to avoid tandem development which is where a dwelling placed immediately behind an existing dwelling and is served by the same vehicular access. Backland proposals should ensure there is appropriate spacing between existing dwellings.



F2 and F3 EXAMPLE: Development at the settlement edge should have lower densities to achieve a soft transition in to the surrounding landscape.



F4 EXAMPLE: Views of important landmarks such as church spires/towers should be protected to enhance way-finding in and around each village.



Sustainable design

4.8 Sustainable design

These guidelines are in response to the Climate Emergency facing the world. Every locality has a part to play in decarbonising and moving towards achieving net-zero. This can be achieved by incorporating innovative design features and techniques into both new and existing developments. Some guidelines for sustainable design include:

G1 - Connecting people with green spaces:

Open spaces should be located within walking distance of residential areas and linked through a series of green networks or corridors. Such linkages support a Green Infrastructure approach to development, allowing wildlife to move along corridors to access foraging opportunities and habitats and people to access a range of different recreational facilities.

G2 - Visual impact of sustainable infrastructure:

Ensure sustainable energy infrastructure has a minimal visual impact on a dwelling or development. Consider locating such infrastructure at the rear or side elevation of a dwelling and/or by using screening (i.e. covers, trees, planting).

G3 - Trees and planting: Retain existing trees and planting (i.e. hedgerow) where possible. Where this isn't possible, replace any loss with native species in order to promote local biodiversity. It is also encouraged to provide additional planting along sensitive landscape edges to provide natural screening.

G4 - Sustainable conversions:

Where existing buildings are being converted or extended every effort should be made to introduce energy saving measures and new technologies to make the building more efficient and sustainable.

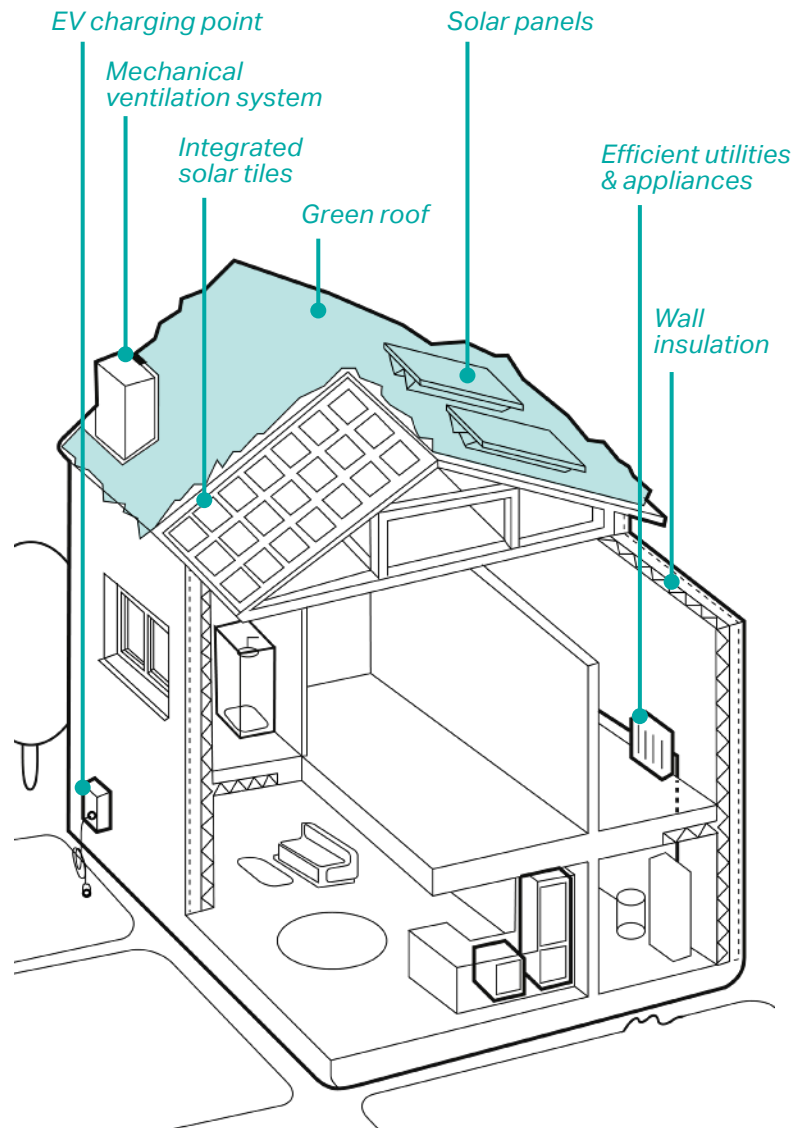
G5 - Gardens and parking areas:

The majority of both garden and parking areas should be landscaped and have permeable surfacing. This will enable rainwater absorption and reduce the rate of run off which is a characteristic of areas such as Brandon and Hough on the Hill.

G6 - Maximise landscaping: As well as the above (G5), landscaping should be maximised in all external areas of a development. This can include boundary treatments, front and rear gardens, driveways, and more innovative landscape installations can include plant walls and green roofs. This

G7 - Smart homes: Smart home design approaches including features such as solar panels, air source heat pumps, and electric vehicle charging points are not only encouraged, but will also be more likely to receive planning approval.

FEATURES OF A SUSTAINABLE HOME:



AIR SOURCE HEAT PUMP

Air source heat pump housing covers the unit and harmonises with the building aesthetic



INTEGRATED SOLAR PANELS

Solar panels that are flush against the roof can help disguise unsightly solar infrastructure



ELECTRIC VEHICLE (EV) CHARGING POINT

EV charging points should be screened from public view by being mounted on the rear or side elevation of a house.

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 incorporate renewable energy sources.

2

Street grid and layout:

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

3 (continues)

Local green spaces, views & character:

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

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 villagescape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

5

Buildings layout and grouping:

- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment:

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

7

Building heights and roof-line:

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

8

Household extensions:

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

9

Building materials & surface treatment:

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

9

Building materials & surface treatment:

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

10

Car parking:

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

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