Dymock

Design Guide

Final report
December 2023

AECOM

locality
the power of community

Delivering a better world

Quality information

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Revision History

Issue no.	Issue date	Details	Issued by	Position
3	12/12/2023	V3 (after steering group review)	Dee Chamberlain	Dymock Neighbourhood Plan Steering Group
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1	01/11/2023	V1	Daniel Mather	Graduate Urban Designer

Delivering a better world

Contents

Introduction

01

1. Introduction

Through the Government's Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support to Dymock Parish Council.

1.1 The purpose of this document

Design guidance informs development proposals to provide guidance and clarity on design and reflect local character and preferences. Design guidance exists to provide a framework for creating high quality places with high quality design standards, particularly for new developments. This document is tailored to the Dymock Neighbourhood Area and as such, is specific to the character of the place, views and aspirations of the local community.

Design parameters aid the local authority in making planning decisions. This document sets out design requirements in a simple and concise way and should be referred to in the development application process. The Government is placing significant importance on the development of design guidance in order to set standards for design upfront and provide firm instruction on how sites should be developed. It is intended that this report becomes an integral part of the Neighbourhood Plan

and should be given weight in the planning process. The Government intends to make it clear that decisions on design should be made in line with design advice.

1.2 The importance of good design

As the National Planning Policy Framework (NPPF) notes, *'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'* (Paragraph 126).

Research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council; see, for example, The Value of Good Design) has shown that good design of buildings and places can have numerous benefits including, improve health and well-being, increase civic pride and reduce crime, anti-social behaviour and pollution.

This document seeks to harness an

understanding of how good design can make future development align sensitively with the positive aspects of character that currently exist.

Following analysis of the Neighbourhood Area and good design practice, elements of good design are set out clearly as design advice. Any development within the Dymock Neighbourhood Area should adhere to design advice in order to comply with this document.

1.3 Delivery

The design guidance will be a valuable tool in securing context-driven, high quality development. Design guidelines will be used in different ways by different actors in the planning and development process, as summarised in Table 1.

Actors	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	As a guide when commenting on planning applications, ensuring that the Design Guidelines are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

Table 01: Delivery of the Design Guidance.

1.4 General design considerations

Below are some general design principles against which new development proposals should be evaluated. As an initial appraisal, there should be evidence that development proposals have considered and applied the following:

- Harmonise with and enhance existing character in terms of land use, physical form, and movement pattern.

- Avoid uniformity of design styles and layouts, which erode rural character.

- Reflect, respect and reinforce local architecture and historic distinctiveness.

- Relate well to local topography and landscape features, including long-distance views.

- Reinforce or enhance the established character of streets and other spaces.

- Retain and incorporate important existing landscape and built form features into the development.

- Integrate with existing paths, streets, circulation networks and patterns of activity.

- Provide adequate open space for the development in terms of both quantity and quality.

- Ensure all components e.g. buildings, landscape, access routes, parking and open space are well related to each other, to provide a safe, attractive and cohesive environment.

- Respect surrounding buildings in terms of scale, height, form and massing.

- Adopt contextually appropriate materials and details.

- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.

- Make enough provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) energy needs, water provision and high-speed broadband, without adverse impact on the street scene, local landscape character or the amenities of neighbours.

- Sensitively integrate energy efficient technologies within the scheme at the start of the design process.

- Provide adequate off-street parking, preferably softened by planting, to reduce visual impact.

1.5 Preparing the design guidance

In preparing this design guide a number of steps have been followed to involve the Dymock Neighbourhood Plan Steering Group (DNPSG) in the process and ensure their local knowledge has helped to inform the context and content of the design guide, as well as to ensure the design advice meets relevant policy standards. This included an online meeting with DNPSG, a site visit, character assessment, preparation of draft report, revision of the document to take on board comments by DNPSG, review by Locality and issue of final report.

Site Visit

In person meeting with members of the DNPSG to discuss design guide. Self-led tour around the Neighbourhood Area.

Issue of Draft Report

Issue of draft report to DNPSG for comments.

Issue of Final Report

Issue of final design guidance for inclusion in the Neighbourhood Development Plan documents.

STEP 02

STEP 04

STEP 06

STEP 01

STEP 03

STEP 05

Initial Meeting

Initial contact and consultation with the group to discuss the scope of work and direction for the design guide.

Character Assessment

Summary of published character studies and identification of Neighbourhood Area character areas through the site visit and desk based research.

Revision of Document

Revision of draft document based on comments from DNPSG, local community and review by Locality.

1.6 Policy & design guidance

The following documents have informed this design guide. These have been produced at a national, district or parish level. Any new development application should be familiar with these documents and make explicit reference to how each of them is taken into account in the design proposals.

2023 National Planning Policy Framework

Department for Levelling Up, Housing and Communities (DLUHC)

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

2021 National Model Design Code

DLUHC

This report provides detailed guidance on the production of design guides, codes and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Code. This guide should be used as reference for new development.

2020 Building for a Healthy Life

Homes England

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the crucial 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 (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

NATIONAL LEVEL

2021 National Design Guide

MHCLG

The National Design Guide (Ministry of Housing, Communities and Local Government, 2019) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2007 Manual for Streets

Department for Transport

Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.

Additional Relevant Documents

Neighbourhood Planning and Decarbonisation Toolkit (2022)

University of Manchester

This Toolkit provides practical advice to communities to support in their creation of Neighbourhood Planning Policies for decarbonisation and guiding sustainable development and growth within their Neighbourhood Area. The toolkit provides principles and actions which can be applied to local level strategies with the aim of supporting communities in creating greener, healthier neighbourhoods.

NATIONAL LEVEL
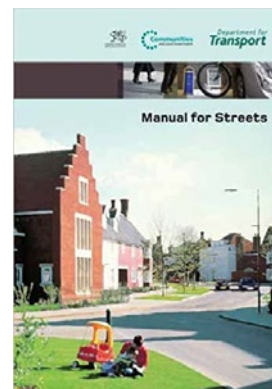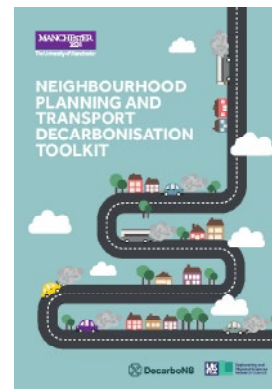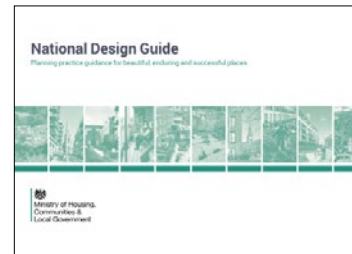
2012 Forest of Dean Local Plan

Forest of Dean District Council

This document provides a broad policy framework and a long-term strategy to manage development, protect the environment, deliver infrastructure and promote sustainable communities within the Forest of Dean District.

2002 Forest of Dean Landscape Character Assessment

The Countryside Agency, in partnership with Gloucestershire County Council and Forest of Dean District Council

The Forest of Dean Landscape Character Assessment provides a review of landscape character for the Forest of Dean landscape. The document sets out thirty three landscape character types and divides each type into numerous landscape character areas. Types and areas are described in detail and summarised into key characteristics. The document sets out the key characteristics of the landscape which should be respected within any new development.

2004 Forest of Dean Landscape Strategy

The Countryside Agency, in partnership with Gloucestershire County Council and Forest of Dean District Council

The Forest of Dean Landscape Strategy presents a range of landscape and land management solutions to support individual landscape character types to protect local character and distinctiveness.
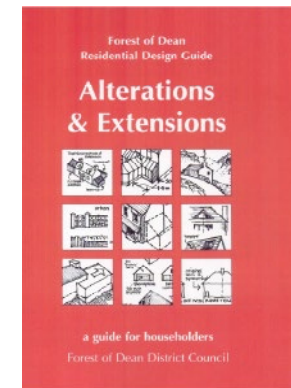
DISTRICT LEVEL

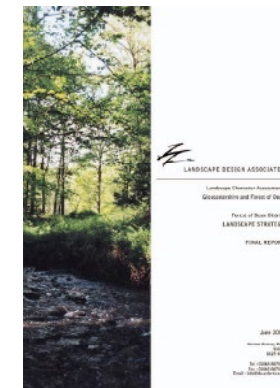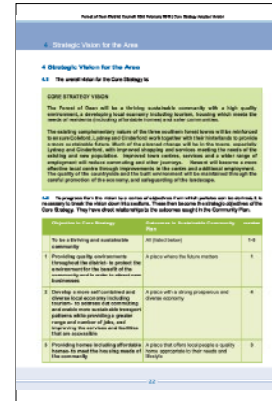**2007 Forest of Dean Landscape Supplementary Planning Document (SPD)**

Forest of Dean District Council

The document sets out principles for landscape development, planning and design. It acts as a tool for the District Council and decision makers when considering proposals, applications and appeals.

1998 Forest of Dean Residential Design Guide

Forest of Dean District Council

This Residential Design Guide provides design advice for the construction of buildings in relation to local context and character to support planning applications.

2002 Forest of Dean Residential Design Guide: Alterations and Extensions

Forest of Dean District Council

This document is an extension of the Residential Design Guide. It provides design advice for alterations and extensions to buildings in context of local character to support planning applications.

2008 – Supplementary Planning Document: Dymock Character Appraisal

Forest of Dean District Council

The Dymock Character Appraisal is a Supplementary Planning Document (SPD) to the original Conservation Area appraisal. The purpose of the document is to supplement the Conservation Area appraisal and other national-level design and planning guidance, with a specific focus on preserving Dymock's built heritage and historic environment.

The SPD provides a comprehensive overview of Dymock parish's history and urban morphology, including landmarks and listed buildings within the Conservation Area. The SPD also identifies some areas of improvement within the Conservation Area that could further enhance Dymock's special character.

A great deal of consideration is given to the Dymock Character Appraisal throughout this document.

DISTRICT LEVEL

Parish wide contextual
analysis

02

2. Context and Character

This section outlines the broad physical, historic and contextual characteristics of the Neighbourhood Area.

2.1 Location and area of study

Dymock is a civil parish located in the Forest of Dean district of Gloucestershire. Dymock Village is about four miles south of Ledbury and has a population of about 1200. Surrounding the village are small hamlets and a scattering of farms.

It is situated in the valley of the River Leadon which heavily characterises the landscape of the area. The River Leadon is a tributary of the River Severn and flows through the Neighbourhood Area. It derives its name from the Celtic meaning 'broad stream'. The river is populated by otters, brown trout, chub, eel, dace, roach, lamprey and bream. Therefore, the protection of habitat and biodiversity in the parish is of upmost importance.

The major routes cutting through the parish include the B4215 and the B2416.

Surrounding the area are the A417, the A449 and the M50 motorway which bisects the south of the neighbourhood plan area. These provide connections to the neighbouring towns of Newent, Ledbury, Hereford, Ross-on-Wye and Gloucester. Closeby railway stations to the parish are Ledbury, Leominster, Gloucester and Hereford which provide routes to locations such as: London, Birmingham, Cardiff, Nottingham, Manchester and Portsmouth. Dymock village is served by the 232 bus which connects the area with Ledbury, Newent and Ross-on-Wye. Public transport overall is limited within the parish which creates a reliance on the car.

Dymock parish is a historic area which is supported by the 70+ listed buildings. Dymock is the ancestral home of the Dymoke family who are the Royal Champions of England. It is thought that the Dymokes first lived at Knight's Green, an area just outside the village of Dymock. Some of the interesting historic buildings include St Mary's Church, the Cruck beam cottage on the B4215 in Dymock, and the Church of St John the Baptist at Preston.

The parish also has some amenities for the local community to use. The Beauchamp Arms is the only remaining village pub, which was purchased by the Parish Council to help preserve a thriving village. The pub is rented and run by a landlord and supported by a local fundraising and social committee, "Friends of the Beauchamp Arms" (FOBA). As well as this there is the Ann Cam C of E primary school, the Dymock Cricket Club, The Parish Hall, Brooms Green Memorial Hall, St Mary's Church, Western Way Chapel and St John the Baptist Church.

There is also the Golf Club located to the north of the village and a shop within Dymock which is located on the site of one of the garages.

Most of the land surrounding the settlements is arable farmland and grassland which therefore dominates the landscape of the parish. To the east of Broom's Green, beyond a geological fault, the land falls away to sandy soil.
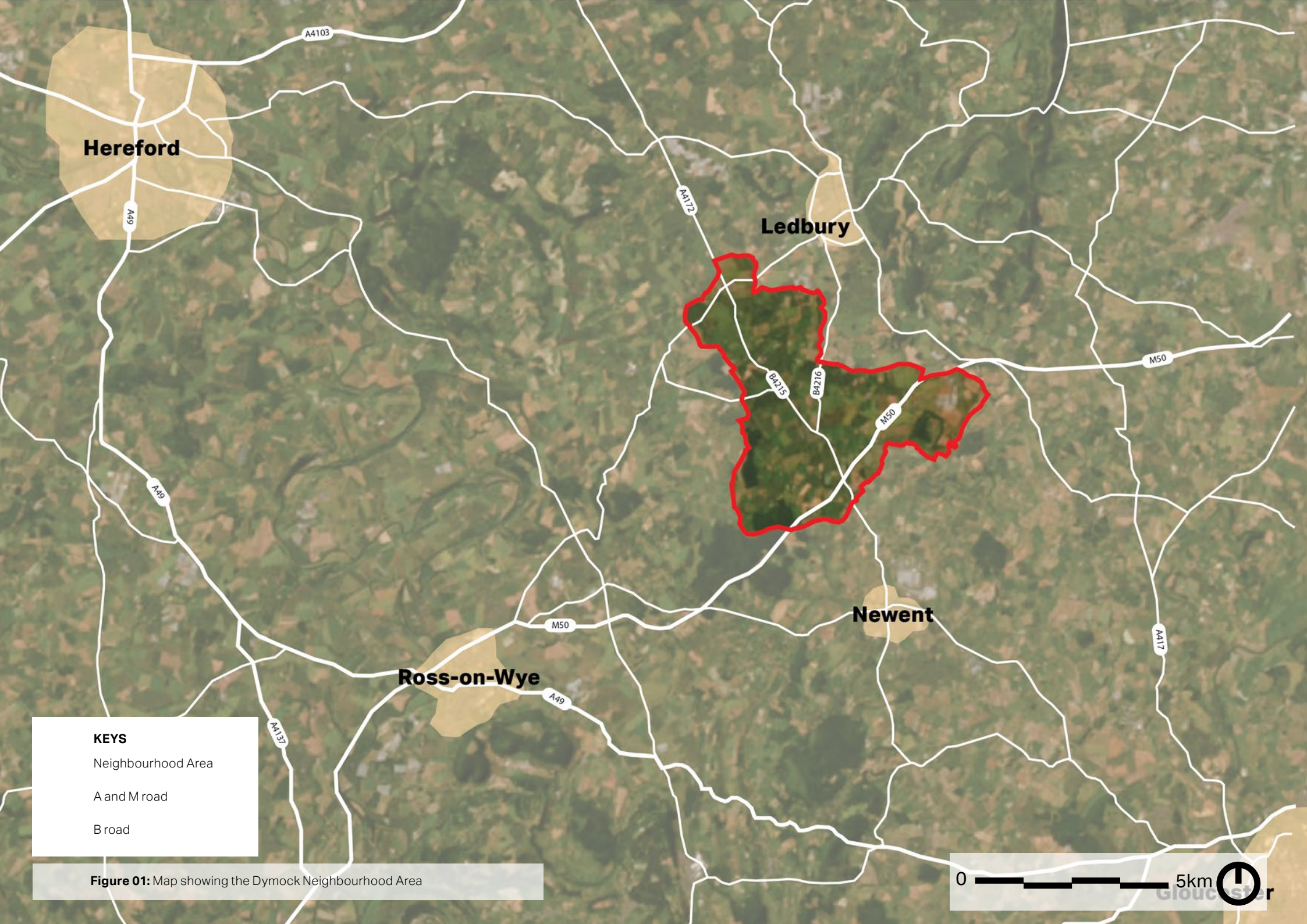
Hereford

Ledbury

Newent

Ross-on-Wye

A4103

A49

A4172

M50

B4215

B4216

M50

A49

A417

M50

A137

A4137

KEYS

Neighbourhood Area

A and M road

B road

Figure 01: Map showing the Dymock Neighbourhood Area

0 ━━━━━━━ 5km
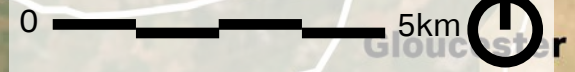
2.2 Settlement pattern and PRoWs (public rights of way)

The historic core of Dymock Village, where the Conservation Area is located, has a linear feel along the B4215. Over the years small infill and estate development has taken place, mainly to the west of the main road.

The rest of the parish is generally in the form of dispersed farmsteads. Many retain barns and their thatched roofs, resulting in many listed buildings scattered throughout the parish. Some of these settlements have developed into hamlets which all retain a rural feel.

The Neighbourhood Area benefits from extensive public rights of way (PRoW) which provide access to the surrounding countryside. Many of these footpaths are regularly used by residents and visitors, particularly the Poets' Paths and the Daffodil Way. The footpaths, both paved and unpaved, are not always in good condition and in some cases are overgrown. Dymock village also does not have a pavement that continues throughout the whole village which necessitates either walking along the busy road or crossing it. Furthermore there are no roadside paths or pavements outside of Dymock in the hamlets.

Two traffic surveys, as referenced in the NDP (Neighbourhood Development Plan), were completed under the guidance of the Police and produced compelling evidence that supported Dymock residents' concerns about highway safety and risks to all road users including cyclists and pedestrians through the village.

Figure 03: Poets' path 2 near Ryton.

Figure 02: Centre of Dymock village.

Figure 04: Public footpath within the village.
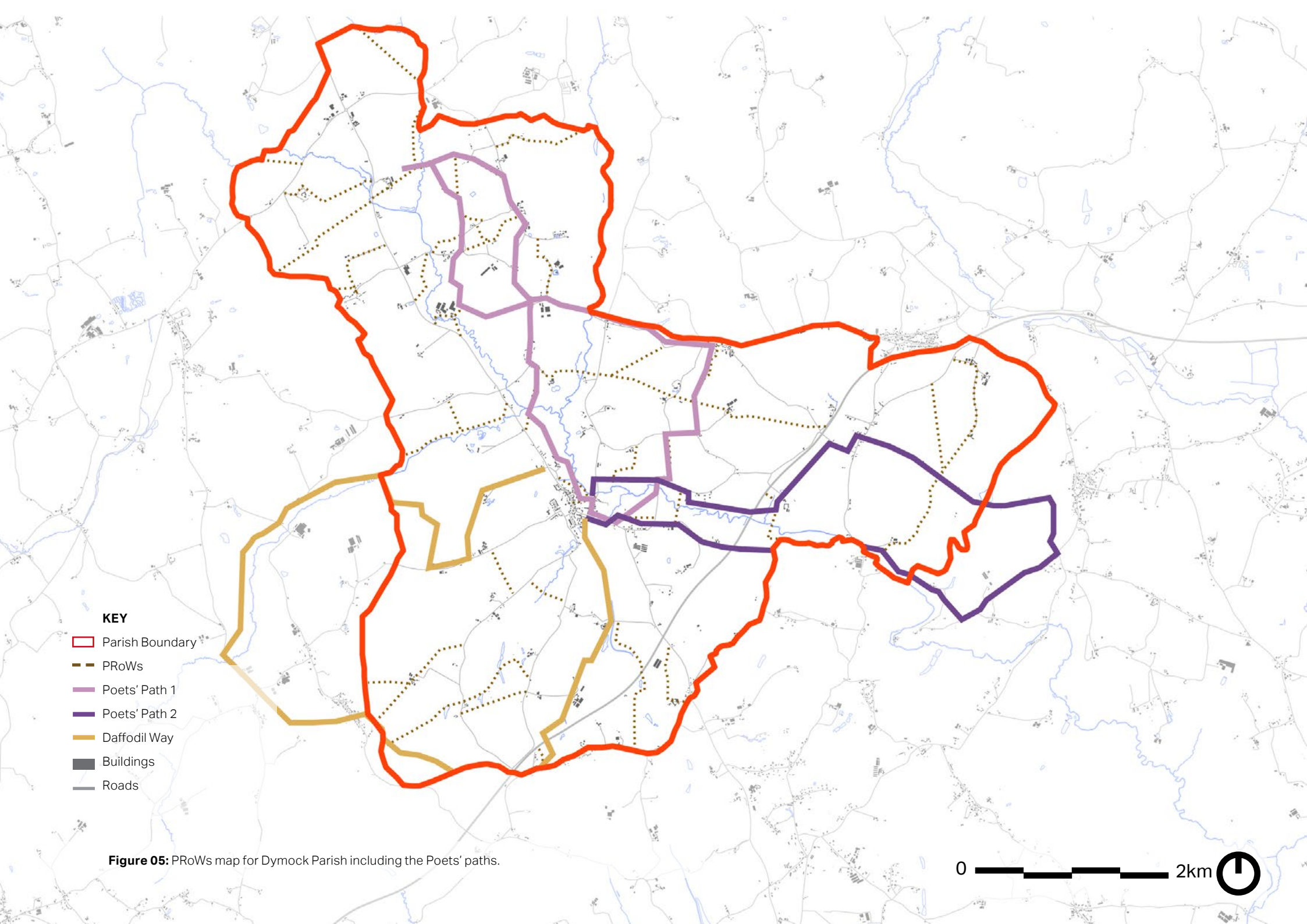
KEY

- ☐ Parish Boundary
- ▬ ▬ PRoWs
- ▬ Poets' Path 1
- ▬ Poets' Path 2
- ▬ Daffodil Way
- ▰ Buildings
- ▬ Roads

Figure 05: PRoWs map for Dymock Parish including the Poets' paths.

0 ▬▬▬▬ 2km

2.3 Green infrastructure and open spaces

Dymock parish's natural environment is characterised by the rolling hills and woodland of the Vale of Leadon, with plenty of arable farmland and vineyards. One example of a vineyard within the parish is the one at Ockington.

Orchards in Dymock parish also augment the Neighbourhood Area's natural attractiveness and local business opportunities, creating some uniquely picturesque landscapes at Rose Hill, Preston Court, Leddington and Brooms Green. Dymock parish also hosts ancient woodland areas along its western boundary. These woods include: Dymock Wood, Allums Grove and Haind Park Wood.

The wild daffodil (narcissus pseudonarcissus) plays a significant part in the local environment and also the local economy. There are several daffodil meadows, including the Vel Mill Meadow, which is managed by the Gloucestershire Wildlife Trust and planted with an orchard.

The daffodils, which are present in the fields and the woods attract visitors to the parish in the spring, highlighting them as a key asset to the area. They are mapped within Appendix J of the NDP.

The route of the old canal and subsequent railway which closed to passengers in 1959, runs through the parish and in the village itself. It has turned into a wildlife corridor with spaces such as the Winding Pool surrouding it.

The Forest of Dean Allocation Plan designates:

1. St Mary's Church Yard at the back of the church and also Wintours Green in front;

2. Old Railway and Canal, including the children's playground and the small grassed area north of the Winding Pool; and

3. The green area in the Crypt.

There are also green areas at the Cricket Club, Golf Course and the playing field at the primary school.

Figure 06: Wintours Green.

Figure 07: Childrens play park.

Figure 08: Green Infrastructure map for Dymock Parish.
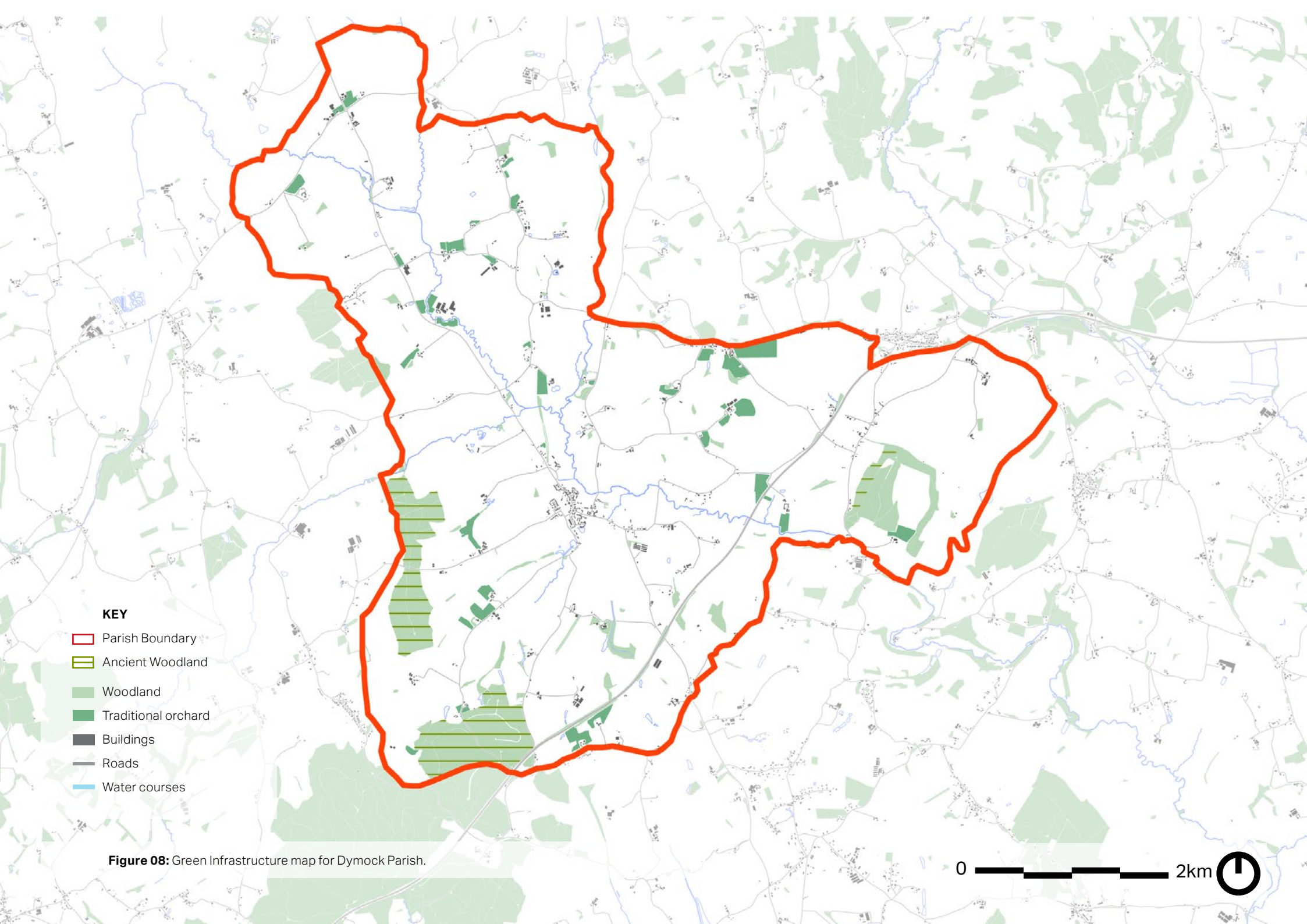
KEY

☐ Parish Boundary
☐ Ancient Woodland
☐ Woodland
☐ Traditional orchard
☐ Buildings
— Roads
— Water courses

0 ▬▬▬▬ 2km

2.4 Buildings

In the parish there are many buildings such as Wood's Cottage (located in Dymock village) from the 16th century, as well as their landscape setting, the character of the village and the hamlets is derived from the rich and varied built environment.

Heights

Within the parish buildings are typically two storeys in height with a variety of roof styles. This allows for a woodland and pastoral landscape, creating a rural feel to the village and hamlets.

There are outliers to this, such as St Mary's Church, Preston Manor, Wilton Place, Hill Ash and Lintridge Farm, which act as local landmark buildings.

Typologies

There are a range of different building typologies within Dymock parish. Most commonly there are detached houses which have a fair setback allowing for on plot car parking. There are some cases of semi-detached housing and very few examples of terraced typologies.

Given the farming history of the parish, it is hardly surprising that there are many barns scattered throughout the parish, some of which have been converted into dwellings.

Density

The density within the parish is generally quite low which creates a rural feel to the area. An example of this is in the hamlets where the gaps between the detached houses allow for views towards the countryside and therefore a much more rural feel to the streetscape.

Figure 10: Pound farmhouse.

Figure 09: Semi-detached house in Hallwood Green.

Figure 11: Example of the woodland surrounding properties in Brooms Green.

2.5 Distinctive palette and design details

Section 3 below includes descriptions of the parish's varied Character Areas. A range of design details are displayed throughout, partly determined by the original use and time period of the building, but there are some distinctive common features.

Throughout the parish, it is common to see half timbered buildings and dark brown wood on older ones. In the village of Dymock, many buildings are redbrick or rendered in light colours.

In pre-modern built stock, front doors are usually solid wood, painted in a variety of colours, and many with transom windows. Some historic buildings diverge from this, displaying unique period features. The colour palette of the built environment in Dymock parish is cream, white, dark brown, red and yellow.

Other traditional details within the parish include steeply pitched roofs and dormer windows.

Porches are prominent throughout the parish allowing for small service spaces at the front of buildings. They are therefore a key character element of properties throughout Dymock and the surrounding hamlets.

Architectural details and colour palettes are further analysed along with area wide guidance in Section 4.

Figure 12: The White House, Dymock.

Figure 13: Modern infill development using white render.

2.6 Building line and boundary treatment

Development has occurred in the parish over centuries and one of the outcomes of this is a varied building line. In Dymock village, the Conservation Area has a more of a varied feel to it in terms of building line which creates an interesting streetscape, whereas in more recent developments such as Bayfield Gardens there is a more consistent building line.

Within the hamlets, where there is more of a rural feel, buildings are quite often orientated in different directions which makes for a non distinguishable building line.

The boundary of properties is treated in several different ways throughout the parish. The most common of which is by vegetation such as hedges. These add to the rural character of the settlements within the parish as well as support ecology particularly in the rural hamlets. Low brick

walls and timber fencing are also used commonly throughout the parish. These create an element of privacy while still preserving natural surveillance. Metal railings are also used in a couple of places.

It is important that future development throughout the parish uses boundary treatments that fit in with their surroundings as well as those which are supportive to biodiversity.

Figure 14: Consistent building line in Dymock village.

Figure 15: Vegetation being used as the boundary in Brooms Green.

2.7 Parking

With the lack of public transport options in the parish, car ownership is quite high as it is essential to access the services in nearby towns. This has lead to a heavy impetus on car parking in the village and the hamlets. Parking is also essential to encourage tourism into the area, particularly linked to the daffodil season.

The vast majority of the properties within the parish have on-plot car parking. Within the village of Dymock there are a couple of small parking courts in the residential area on Western Way.

Car parking is limited to the field across the road from the pub (which is only allowed by the land owner on an occasional basis and is land that has been brought forward for development). Further car parking is located at Winding Pool (which was funded by developer contributions) but cars in Dymock village do park on the pavements in the village which causes problems for pedestrians, particularly people pushing

prams, and people with limited access. Given this, it is important that future development within the village provides sufficient parking for both residents and visitors. As well as this, it would be beneficial for cycle parking to be considered into designs to encourage active travel.

The lack of car parking within the parish means that there is limited access to some of the footpaths.

Outside of the main village the streetscape is characterised by rural roads which are often single tracked. It is therefore essential that properties have sufficient on-plot parking (as shown in Figure 16) in order to prevent dangerous street clutter.

Figure 16: On plot car parking in the new development near Broom's Green at Heath Close.

Figure 17: The 'visitor parking' opposite the pub in Dymock.

2.8 Landmarks

The Parish of Dymock has over 70 listed buildings, largely concentrated within the village. Many of these buildings include barns and farmhouses, reflecting the parish's rich agricultural history. Some notable listed buildings include the Old Ann Cam's School – which is a private residence – and the Parish Church of St. Mary, a symbol of Dymock's historical importance. The centre of Dymock village has a Conservation Area which is shown in the NDP.

Notable buildings elsewhere in the parish include St John the Baptist Church at Preston. As well as this there is the Pound Farmhouse in Tiller's Green which is a carrot orange coloured house which dates back to the Tudor times. All of the listed buildings can be found within Appendix E of the Dymock NDP along with images.

Figure 19: St John the Baptist Church, Preston.

Figure 20: Dymock war memorial.

Figure 18: St Mary's Church in Dymock village.
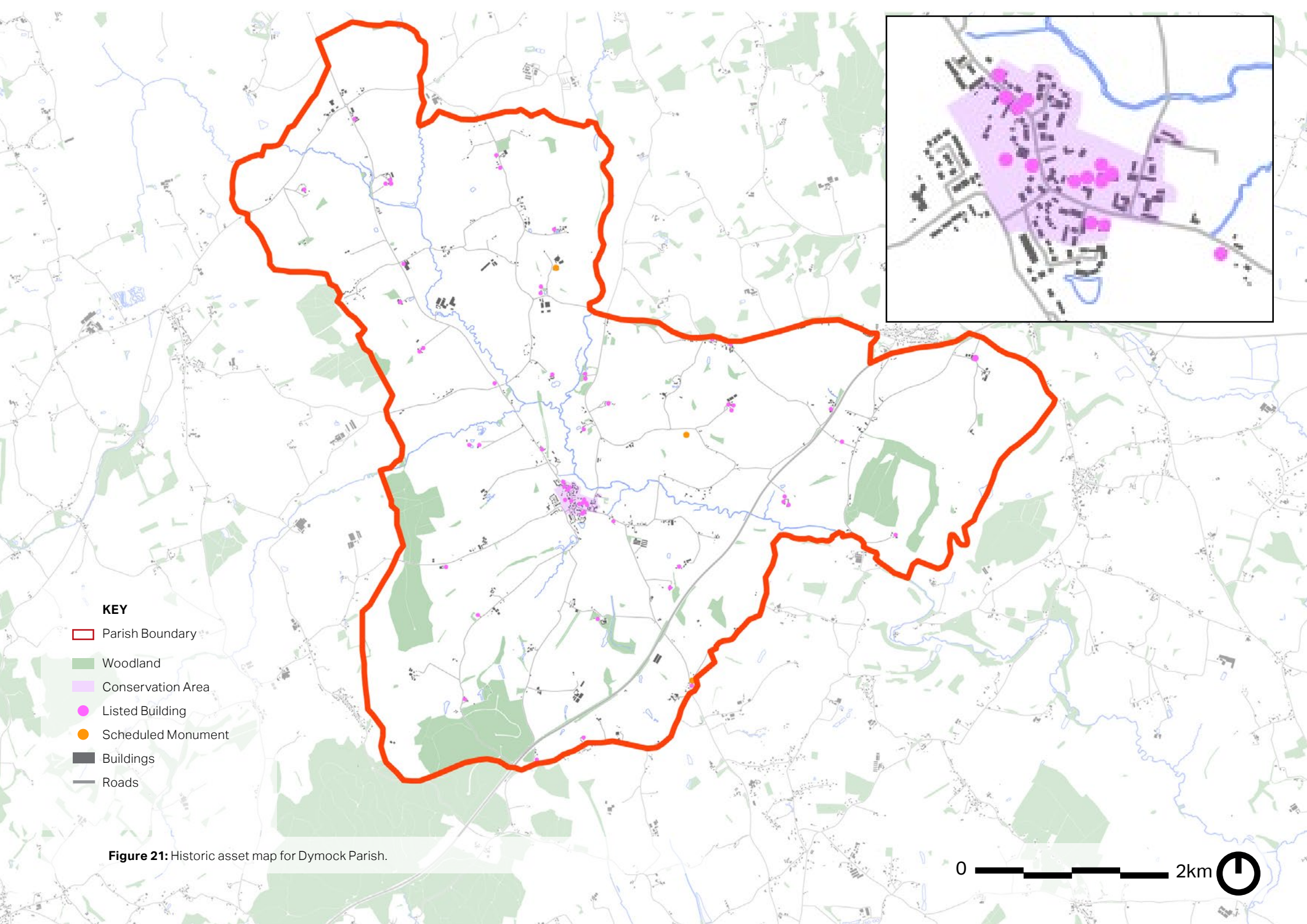
KEY

☐ Parish Boundary

🟩 Woodland

🟪 Conservation Area

🟣 Listed Building

🟠 Scheduled Monument

▬ Buildings

— Roads

Figure 21: Historic asset map for Dymock Parish.

0 ▬▬▬▬ 2km

Character area
assessment and guidance

03

3. Character Area assessment and guidance

This section provides design principles which are specific to the individual character areas demarcated across the parish of Dymock. These guides aim to provide highly context specific guidance.

3.1 Introduction

The design guides have been devised for each area based on their relevance to the prominent features, opportunities, and issues found in that character area.

These guides will aim to direct any changes or development within the Neighbourhood Area to ensure the local character is respected whilst still allowing space for innovation within the built environment.

3.1.1 Character area guidance

Overview

The Character Area guides are designed to provide specific guidance to Dymock and the individual hamlets/settlements. The specific guidance builds upon the contextual analysis in the previous section and highlights guides that will both preserve and enhance the existing character of the area. These should be read jointly with the area wide guidance in the next section and the checklists.

Applicants seeking to develop in these areas should refer to these sections when considering: green infrastructure, PRoWs, building heights, building typologies, density, architectural details and parking.

The character area descriptions have been informed by the Dymock community's work in the NDP.

1	CA1: Broom's Green, Ockington and Knight's Green
2	CA2: Ryton extending to Castle Tump parallel to the motorway
3	CA3: The Pound, Crowfield extending to Four Oaks and Hillend Green
4	CA4: The Village – Dymock
5	CA5: West of B4215 out of Dymock village to Windcross including Shakesfield
6	CA6: Normansland including Dymock Wood and Haind Park Wood
7	CA7: Greenway, Tiller's Green and Tillputs End
8	CA8: West of B4215 from Windcross to Preston Cross including Hallwood Green
9	CA9: Preston and Leddington including Bellamy's moated site
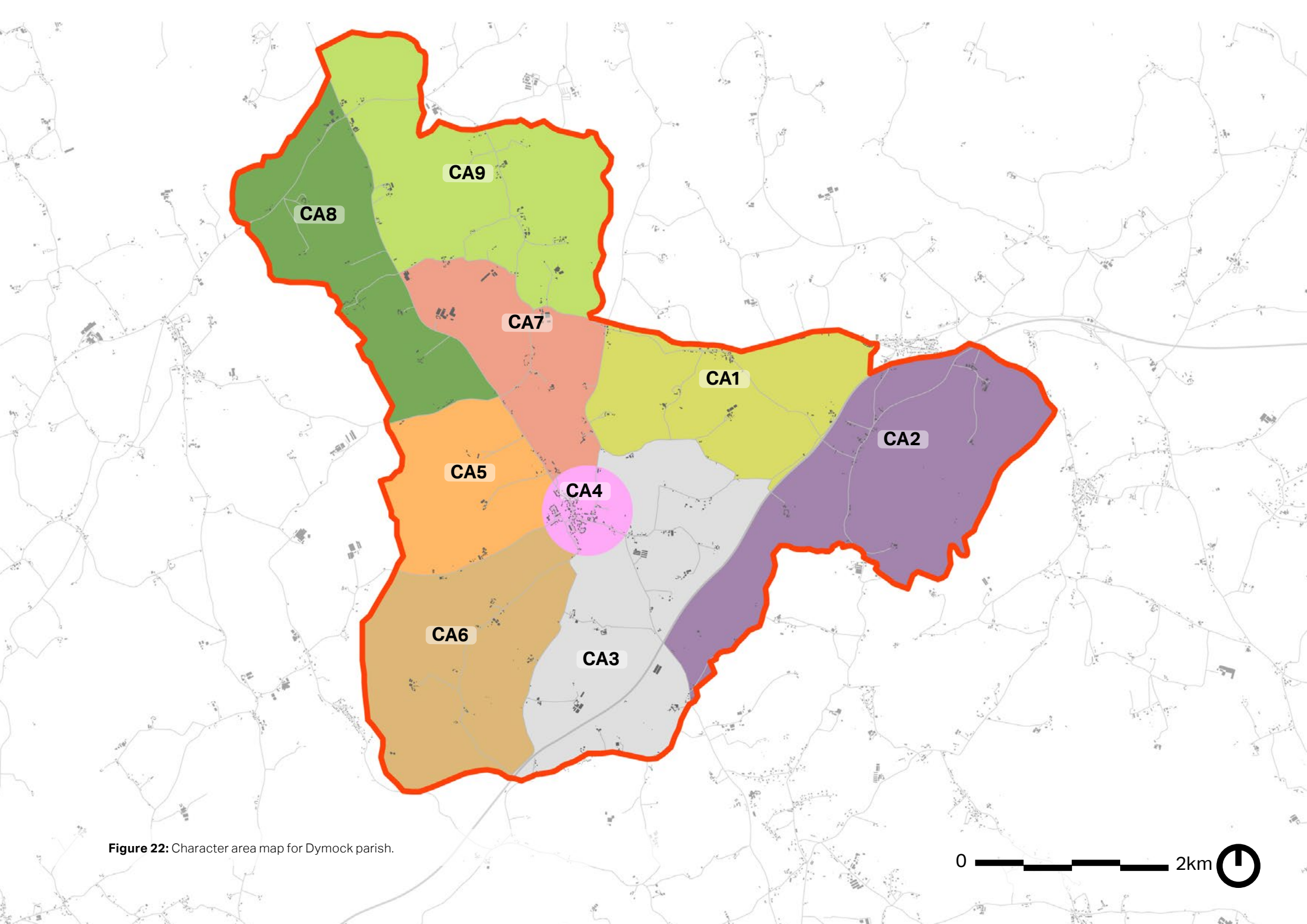
Figure 22: Character area map for Dymock parish.

0 ▬▬▬ ▬ ▬▬ 2km

CA1: Broom's Green, Ockington and Knight's Green

Introduction

CA1 is made up of farmland, orchards and small settlements surrounded by woodland and heavy vegetation. This creates a rural feel to the area.

Broom's Green is a hamlet strung out over a patch of the arterial road that links Bromsberrow Heath to Greenway. There is a village hall - The Memorial Hall - in the character area. Broom's Green is also home to the 'Stinking Bishop', an award-winning cheese that is locally-produced. One of the council-owned K6 telephone boxes is located in Broom's Green, and the former shop is now a large semi-detached house.

Bordering Broom's Green is Ockington which is an early 13th century settlement. Its main farmhouse, owned by the Weale family for much of the 18th century, was rebuilt as a private house in the 1980s. The house next to it at Burtons, occupied as two cottages in the mid 19th century, was replaced by a new farmhouse in the early 20th century. There is also a contemporary residence set in a vineyard called Quintains.

Knight's Green is another outlying hamlet adjacent to Ockington and Broom's Green. It is a loose grouping of five houses and one barn on large plots in a linear layout.

As well as the main arterial road there are also some other arterial roads that connect Broom's Green to Dymock and Ryton. The area is used as a 'rat run' for people trying to access the M50. The roads are generally quite narrow and lined with vegetation. There is also an unpaved footpath that runs southward from the character area through the nearby fields.

Most of the dwellings within the character area are detached have a light colour palette. All of them are two storeys in height. There is also some large redbrick semi-detached dwellings in the hamlets. The barns and farm facilities are typically wooden with metal sheet roofing, with the exception of one large farm facility which is finished completely in red brick with a large wooden barn door. Some buildings have been added to over the last 40 years such as The Burtons.

Figure 23: Example of the green streetscape in Broom's Green.

Figure 24: Quintains House, source: roofingtimes.co.uk

CA1G (Character Area 1 Guidance)

Development

- New development must demonstrate an understanding of immediate context and design proposals must respect the existing historic character and listed buildings of the area.

- Scale and massing should be informed by adjacent and nearby plots.

Green infrastructure and PRoW

- The surrounding woodland and orchards should be protected from any form of development as they are essential to the rural character of the area.

- Vegetation should be incorporated into the boundary treatment of new developments to maintain the rural character of the hamlets.

- It is also important for new developments to implement boundary treatments that support native species and biodiversity.

- The footpaths in the area, including the two Poets' Paths, should be protected and enhanced where possible.

Building heights and typologies

- New developments should have houses that are no taller than two storeys to allow the woodland and rural landscape continue to dominate the skyline.

- Detached housing will be preferred over other typologies in this area.

Building density

- All new development in the area should replicate the existing low density, allowing for gaps between plots with views towards the countryside, thus retaining the rural character.

Architectural details

- New development should provide a sympathetic response to the existing character and architectural details.

- New development should utilise the traditional materials, red brick, light coloured render, slate tiles and painted timber (which is common with the converted barns).

Parking

- Parking provision should align with the Forest of Dean parking standards set out in the Local Plan.

- New developments should provide on-plot parking and cycle storage allocation for all new developments, preferably to the side of dwellings and minimum of two spaces per dwelling.

- Because of the narrow rural lanes in this area, on street car parking should be avoided.

CA2: Ryton extending to Castle Tump parallel to the motorway

Introduction

Ryton is strung out along rural lanes running from Ketford Bridge to Bromsberrow Heath. Early dwellings date from 16th and 17th centuries. Ryton also hosts another of the K6 telephone boxes owned by Dymock Parish Council.

To the south west of Ryton is Castle Tump which is set on higher ground above Dymock village. It includes the motte and bailey castle (scheduled monument) situated on part of the way from Gloucester to Hereford.

The area is predominantly made up of farmsteads and cottages scattered throughout the rural character area. There are commercial buildings at the back of Lintridge Farm, as well as polytunnels amongst the arable fields in the area which support the growth of asparagus.

The majority of roads in this area are country lanes with high hedgerows either side, resulting in blind bends but a rural feel. This rural feel is added to by a Holloway (sunken lane) in the area. The exception to this is the B4215 which is busy with HGVs (Heavy Goods Vehicles) and links the area with Dymock village, Newent and beyond.

There are a selection of footpaths linking the area together and providing access to the countryside. An example of this is Poets' Path 1 which runs parallel to the M50 before cutting through Ryton and into the countryside. Garland Hut is in the garden of 333 Ryton and is a 'stopping off point' for walkers and cyclists. The hut contains information about the Dymock poets and there is a decked seating area where visitors can picnic or take refreshments. Other forms of active travel in the area include the Newent cycle loop.

Common walling materials in the character area include red brick and light colours of render. Some buildings are timber framed such as 333 Ryton. Farm use buildings meanwhile are typically of metal and timber structure.

Figure 25: Stream Cottage.

Figure 26: Example of the countryside and long distance views in CA2.

CA2G (Character Area 2 Guidance)

Development

- New development must demonstrate an understanding of immediate context and design proposals must respect the existing historic character and listed buildings of the area.

- Buildings should be well set back with green space between the development and the road.

Green infrastructure and PRoW

- The high hedges, woodland and natural flowers should be protected as they are essential to the rural character of the area.

- New trees should be integrated into the design of new developments from the outset rather than left as an afterthought to avoid conflicts with outward and inward views.

- Areas where there are 'sunken lanes' should be protected from development

in order to preserve the rural character of the streetscape.

- It is also important for new developments to implement boundary treatments that support native species and biodiversity.

- The footpaths in the area, including the Poets' Path 1, should be protected and where possible the walking experience should be enhanced.

Building heights and typologies

- New developments should have houses that are no taller than two storeys to allow the woodland and rural landscape to continue to dominate the skyline.

- Detached housing will be preferred over other typologies in this area.

Building density

- All new development in the area should replicate the existing low density,

allowing for gaps between plots with views towards the countryside, thus retaining the rural character.

- New development must be positioned in a way to retain and enhance valuable sight lines through the area.

Architectural details

- New development should provide a sympathetic response to the existing character and architectural details.

Parking

- Parking provision should align with the Forest of Dean parking standards set out in the Local Plan.

- New developments should provide on-plot parking and cycle storage allocation for all new developments.

- Because of the narrow rural lanes in this area, on street car parking should be avoided.

CA3: The Pound, Crowfield extending to Four Oaks and Hillend Green

Introduction

Character Area 3 like many of the others has a very rural feel to it and is predominantly made up of arable farm fields. It is located mainly to the west of the motorway but extends beyond it in the south to Hillend Green and Four Oaks. Here there is a large area of fruit production at Castle Fruit Farm.

Hillend Green and Four Oaks are on the boundary of the parish and therefore only the houses on the north side of the road are actually in the parish. Like the rest of the character area there is low density residential housing here with farmsteads. However the topography of this part of the area means that from Hillend Green there are views across the rest of the parish.

The B4215 from Newent splits the area in two. To the west of the main road is Boyce Court and an area of dismantled railway. This area includes part of the Daffodil Way footpath. To the east are lanes from the main road, one of which is Crowfield Lane which only has pedestrian access across the motorway. A small group of houses and Gamage Hall farm are accessible from Crowfield Lane . Also there are two travellers' sites just off the B4125 motorway bridge.

Other than the B4215, the roads within the character area are narrow with grass verges and hedgerows on either side, adding to the rural feel of the area. There are also several footpaths offering routes through the countryside. These include Poets' Paths 1 and 2.

Houses in the area are typically detached and fairly large, the most notable of which is Boyce Court. There are a range of building materials used throughout the area including red brick, render, timber and some examples of stone walling. As well as this, the old canal also runs by Boyce Court and onwards to the tunnel entrance which emerges outside of the parish at Oxenhall.

Similar to the rest of the areas in the parish, there is a lack of public open spaces in Character Area 3 other than the Vell Mill Daffodil Meadow.

Figure 27: Boyce Court.

Figure 28: View across arable farmland towards the hills on the other side of the valley.

CA3G (Character Area 3 Guidance)

Development

- Buildings should be well set back with green space between the development and the road.

- New development must demonstrate an understanding of immediate context and design proposals must respect the existing historic character and listed buildings of the area.

- Any development on the farms should complement the current use of the site and not impact the rural and green feel to the area.

Green infrastructure and PRoW

- The hedges, woodland and daffodil fields should be protected as they are essential to the rural character of the area.

- Vegetation should be incorporated into the boundary treatment of new

- developments to maintain the rural character of the hamlets.

- It is also important for new developments to implement boundary treatments that support native species and biodiversity.

Building heights and typologies

- Any newly built building or extension should reflect the height of the surrounding existing development.

- Any new development in this area should reflect the scale and typology of the existing buildings surrounding it.

Building density

- All new development in the area should replicate the existing low density, allowing for gaps between plots with views towards the countryside, thus retaining the rural character.

Architectural details

- New developments should use materials that are similar to the existing buildings in the surrounding area.

- Architectural design shall reflect high quality local design references in both the natural and built environment.

- Barns/commercial units should be in keeping with the scale and character of existing units in the area.

Parking

- Parking provision should align with the Forest of Dean parking standards set out in the Local Plan.

- New developments should provide on-plot parking and cycle storage allocation for all new developments.

- Because of the narrow rural lanes in this area, on street car parking should be avoided.

CA4: The Village - Dymock

Introduction

The Character Area is situated at the heart of Dymock Parish. The character area consists of the village proper and the roads leading up to it from the south. The overall character is a mix of open green pasture around the village and the detached red brick housing within it. St. Mary's Church which is from the 11th century and has many Anglo-Saxon characteristics is an important landmark and demarcates the start of Dymock Village in the south. Much of the settlement along the B4215 is located within the Conservation Area which is characterised by red brick, white render and part timbered buildings. This material palette has been continued in more recent developments such as Western Way, Bayfield Gardens and The Willows.

In 1798 the Hereford and Gloucester Canal opened, however the canal was late in construction and therefore was not viable and closed in 1881, after the construction of the Gloucester Newent railway. The railway closed in 1964 and is now a green corridor within Dymock, linking open spaces such as the playpark and the Winding Pool.

The general layout is largely dictated by the B4215. The road is linked to a paved road by Kempley Road which also connects the village to Ann Cam Primary school and the adjacent housing developments. The village is distributed linearly along the B4215, with many cul-de-sacs coming out of it on either side consisting mainly of detached and semi-detached housing developments and one commercial garage unit.

The B4215 is the main road that divides the character area lengthwise with buildings, cul-de-sacs, streets and paved roads shooting off it. Another important road is the B4216 which connects the character area to the nearby market village of Ledbury.

A significant drawback to the road infrastructure of the character area is the absence of parking facilities which leads to on-street cluttering in the village, which can be problematic for traffic passing through the village.

There are also various unpaved footpaths and PRoWs within the character area which connect to nearby farms and hamlets, although they are mainly concentrated in the village proper. The footpaths and PRoWs are generally in good condition and allow pedestrians to access the attractive natural environment within and around the character area. Wintours Green, the playground, the Crypt, the Cricket Club and the Winding Pool are the public green spaces within the area.

Figure 29: High House.

CA4G (Character Area 4 Guidance)

Development

- New development must demonstrate an understanding of immediate context and design proposals must respect the existing historic character and listed buildings of the area.

- Scale and massing should be informed by adjacent and nearby plots.

Green infrastructure and PRoW

- Open spaces should be incorporated into new developments where possible.

- Green networks could contain some formal provision, such as a Neighbourhood Equipped Area of Play (NEAP), playing fields and an area for active recreation. Their many benefits include the improvement of the health and well-being of individuals and promotion of the development of inclusive communities.

- Vegetation should be incorporated into the boundary treatment of new developments to maintain the rural character of the village as well as a soft feeling to the streetscape.

- New development should link up with and enhance the PRoW network both improving connectivity within the village and connectivity to the countryside where possible.

Building heights and typologies

- Any newly built building or extension should reflect the height of the surrounding existing development.

- Detached and semi-detached housing will be preferred over other typologies in the village.

Building density

- Any new development in the area should replicate the existing low density, keeping the rural feel of Dymock.

Architectural details

- New development should provide a sympathetic response to the existing character and architectural details.

- Front porches are encouraged because they are both an existing characteristic of houses in Dymock, but also because they provide service space outside of the building.

Parking

- Parking provision should align with the Forest of Dean parking standards set out in the Local Plan.

- New developments should provide on-plot parking and cycle parking allocation.

- Visitor parking should also be encouraged where possible to help tackle street clutter.

CA5: West of B4215 out of Dymock village to Windcross including Shakesfield

Introduction

Character Area 5 is located north of the village, to the west of the B4215. The area is predominantly made up of mixed arable farmland and pastoral. Given this, it is not surprising that the majority of buildings in the area are from farmsteads, well set back from the road. The exception to this is the Golf Club. The Old Grange is one of the most historic and extensive buildings in Dymock. This impressive Grade II building dates back to 16th century and became a popular Golf Course in 1995.

The northern and southern boundaries of the area are small rural roads with hedgerows and grass verges on either side. There are several public footpaths scattered throughout the area including one running alongside Kempley Brook and the popular Daffodil Way footpath which is more towards the village of Dymock. However, there is still not adequate pedestrian access to the village which is an issue due to the busy road with little room for pedestrians.

Buildings in the area are well spaced out and no taller than two storeys in height which allows the woodland to dominate the skyline and for unimpacted countryside views. These include views towards May Hill. The building materials for houses are red brick and white render with iron often used on the agricultural buildings.

Allums Grove, breaks up the arable farmland in the west of the character area and is utilised for the local community and tourists by the Daffodil Way footpath that cuts straight through it.

Car parking is less of an issue in this area as it is not really a residential part of the parish with the properties in the area having large setbacks and plenty of space for on-plot car parking. However there is no opportunity for people to stop on the B4215.

Figure 30: View across the countryside.

Figure 31: The Old Grange.

CA5G (Character Area 5 Guidance)

Development

- New development must demonstrate an understanding of immediate context and design proposals must respect the existing historic character and listed buildings of the area.

- Any development on the farms should complement the current use of the site and not impact the rural and green feel to the area.

- New buildings should be designed to be well set back from the road with green buffers.

Green infrastructure and PRoW

- Development in the area of Allums Grove woodland should be avoided to protect the character and biodiversity that it brings to the area.

- The hedges, woodland and daffodil fields should be protected as they are essential to the rural character.

- The proposed wildlife corridors and landscape gap could also taken into account when designing for a green network that links the area with Dymock and the other hamlets.

Building heights and typologies

- Any newly built building or extension should reflect the height of the surrounding existing development.

- Detached and semi-detached housing will be preferred over other typologies in the area.

Building density

- All new development in the area should replicate the existing low density, allowing for gaps between plots with views towards the countryside, thus retaining the rural character.

Architectural details

- New developments should use materials that are similar to the existing buildings in the surrounding area.

- Architectural design shall reflect high quality local design references in both the natural and built environment. One example of the latter is the Old Grange which uses red brick and dark painted timber with a large porch.

Parking

- Parking provision should align with the Forest of Dean parking standards set out in the Local Plan.

- New developments should provide on-plot parking and cycle parking allocation as well as service space if they are commercial use, such as a farm.

CA6: Normansland including Dymock Wood and Haind Park Wood

Introduction

The area is a sparsely populated, consisting of several farmsteads and scatterings of residential properties which are mainly detached and well set back from the road with a green buffer. Character Area 6 is one of the flatter parts of the parish, however the nearby hills can still be seen in the distance.

The area is linked up with narrow winding roads with grass verges and mixed naturalised verges (including hedges and old native trees in the wooded areas). As well as this, there are several footpaths within the area including access to Daffodil Way through a kissing gate and leading onto an overgrown path.

The rural landscape is mainly agricultural open farmland divided into fields via naturalised mixed hedges. Within this area there are two large lakes which sit within the land owned by The Paddocks. The lakes are fed and drained by a stream. Also in the area and to the southwest of Dymock there are two woods, namely Haind Park Wood and Dymock Wood. These woods are all ancient woods growing mixed native trees, Norway Spruces and Douglas Firs as well as areas of mature sessile oak. The woods are especially well known for their flowering of wild daffodils, forming part of the wild daffodil trail.

The buildings in the area have a mix of materials (as they come from a range of time periods) but are no larger than two storeys in height allowing the woods and other vegetation to dominate the skyline.

Two of the most historic buildings in this area are Old Rock Farm and The Paddocks. Old Rock Farm, located in the north of the area just off Kempley Road, is a large two storey farmhouse with several outbuildings. The farmhouse dates back from the early 1500s and is originally believed to be a site of a castle. The Paddocks, located between Dymock and Dymock Wood, is a black and white timbered residential two storey dwelling and small holding.

Figure 32: The Paddocks.

Figure 33: Dymock Woods.

CA6G (Character Area 6 Guidance)

Development

- New development must demonstrate an understanding of immediate context and design proposals must respect the existing historic character and listed buildings of the area.

- New buildings should be designed to be well set back from the road with green buffers.

Green infrastructure and PRoW

- Development in the area of Haind Wood and Dymock Wood should be avoided to protect the character and biodiversity that they bring to the area.

- Vegetation should be incorporated into the boundary treatment of new developments to maintain the rural character of the area as well as a soft feeling to the streetscape.

- New development should link up with and enhance the PRoW network both

- improving connectivity within the village and connectivity to the countryside where possible.

Building heights and typologies

- Any newly built building or extension should reflect the height of the surrounding existing development.

- The extensive woodland in the area should be left to dominate the skyline.

- Any new development in this area should reflect the scale and detached typology of the existing buildings surrounding it.

Building density

- Any new development in this area should reflect the existing low density to preserve the rural feel and views towards the woods and open fields.

Architectural details

- New developments should use materials that are similar to the existing buildings in the surrounding area.

- Architectural design shall reflect high quality local design references in both the natural and built environment.

- Barns/commercial units should be in keeping with the scale and character of existing units in the area.

Parking

- Parking provision should align with the Forest of Dean parking standards set out in the Local Plan.

- New developments should provide on-plot parking and cycle parking allocation as well as service space if they are commercial use, such as a farm.

CA7: Greenway, Tiller's Green and Tillputs End

Introduction

Situated just north of Dymock, Character Area 7 is a rural zone made up of three main different settlements. Firstly there is Greenway which is a cluster of dwellings around the crossroads on the Dymock-Ledbury Road. Here is the Old Nailshop – built in 16th/17th century – which has strong associations with the Dymock Poets. As well as this there is Stone House, formerly Longtown Hall, which is unusual as stone is not seen widely in the parish. Greenway is one of the few places in the parish that has spillover/visitor parking, tucked behind a grass verge on the B4216.

Further west is Tiller's Green, a scattered development over a former green beside Much Marcle Road. The settlement is made up of a homestead and smaller dwellings, however is mainly characterised by open fields and farmland.

Rosehill Farm, which contains large orchards, is also situated in this area and now includes a large composting facility.

As well as the arable farming fields, the area is cut in two by the River Leadon and despite being low lying the views in the area are still just as attractive as the rest of the parish.

The B4216, bisecting Greenway, is a busy tarmac road providing the shortest route to Ledbury. Tiller's Green is connected by a much more rural lane. It is a narrow, mostly single carriageway tarmac road with occasional passing places. The road not only links Leddington with Dymock but is a popular cycle route.

There are a number of public footpaths in the area including Poets' Paths 1 and 2 which connect the area with Brooms Green, Ryton and Leddington.

The scattering of mainly detached buildings results in no real consistent building line in Tillers Green. On the other hand, the building line in Greenway along the B4216 has a much more organised feel to it due to buildings having a similar setback from the road.

Figure 34: Stone House, Greenway.

Figure 35: The rural streetscape in Tillers Green.

CA7G (Character Area 7 Guidance)

Development

- New development must demonstrate an understanding of immediate context and design proposals must respect the existing historic character and listed buildings of the area.

- New buildings should be designed to be well set back from the road with green buffers.

- Development should not be positioned directly on the crossroads to avoid blocking driver sight lines and making the junction more dangerous than it already is.

Green infrastructure and PRoW

- The high hedges, woodland, natural flowers and River Leadon should be protected as they are essential to the rural character of the area.

- It is also important for new developments to implement boundary treatments that support native species and biodiversity.

- The footpaths in the area, including the 2 Poets' Paths, should be protected and enhanced where possible.

Building heights and typologies

- Any newly built building or extension should reflect the height of the surrounding existing development.

- Any new development in this area should reflect the scale and detached typology of the existing buildings surrounding it.

Building density

- Any new development in this area should reflect the existing low density to preserve the rural feel and views towards the woods and open fields.

Architectural details

- Architectural design shall reflect high quality local design references in both the natural and built environment.

- Barns/commercial units should be in keeping with the scale and character of existing units in the area.

Parking

- Parking provision should align with the Forest of Dean parking standards set out in the Local Plan.

- New developments should provide on-plot parking and cycle parking allocation as well as service space if they are commercial use, such as a farm.

CA8: West of B4215 from Windcross to Preston Cross including Hallwood Green

Introduction

Character Area 8 is located in the northwest of the parish. The area borders the B4215 which connects it with Dymock and the A449. To the west of the B4215 includes the small hamlet of Hallwood Green which has a mix of older and new properties, including stables and a disused telephone box.

Further north in the area is the Preston Cross which is a locally strategic roundabout and the location for several commercial and agricultural buildings. These buildings have direct access to the A449 to Ledbury and Ross on Wye. Also, north of Hallwood Green is Ledbury Airfield which is sometimes used by small aircraft.

As with the rest of the parish, much of the area is taken up by arable farmland that is bordered by hedgerows and in parts bisected by Preston Brook. As well as this Hallwood Green is immediately adjacent to a large wood (Hall Wood, Herefordshire). There is a pond at Green Farm, which whilst part of the hamlet, is in Herefordshire. This landscape provides pleasant countryside

views for the local community. On the flip side, there is a distinct lack of public green space in the settlements which means that the community has to go into the countryside for amenity space.

Several public footpaths allow pedestrians and cyclists to access this countryside throughout the character area.

Detached and semi-detached houses are the most common residential building typology in the area, typically using materials such as red brick and white render. These buildings consistently have a fair setback with front gardens which creates for a relatively consistent building line. There is also Veldt House, surrounded by a development of houses and converted farm buildings

Barns and storage units are also common throughout the area. The traditional examples are often made of wood, whereas the modern examples are of a steel structure. It is important that future barn/ commercial developments are not too out of scale with the existing development in the area.

Figure 36: View towards the countryside from Hallwood Green.

Figure 37: Preston Cross commercial units.

CA8G (Character Area 8 Guidance)

Development

- New development must demonstrate an understanding of immediate context and design proposals must respect the existing historic character and listed buildings of the area.

- New developments should have subtle variations in frontage and large setbacks to retain rural character.

- Any barn/commercial development should reflect the scale and style of similar existing buildings (within reason).

Green infrastructure and PRoW

- The high hedges, woodland, natural flowers and Preston Brook should be protected as they are essential to the rural character of the area.

- Vegetation should be incorporated into the boundary treatment of new developments to maintain the rural character of the area.

- New development should link up with and enhance the PRoW network both improving links between the settlements and connectivity to the countryside where possible.

Building heights and typologies

- Any newly built building or extension should reflect the height of the surrounding existing development. Residential development should be no taller than two storeys.

- Any new development in this area should reflect the scale and typology of the existing buildings surrounding it.

Building density

- Density should be appropriate to the location of any new development and its surroundings and enhance the character of the existing settlements.

Architectural details

- Demonstrate that the material palette reflects the local character of buildings of a similar use in the local area.

- Barns/commercial units should be in keeping with the scale and character of existing units in the area.

Parking

- Parking provision should align with the Forest of Dean parking standards set out in the Local Plan.

- New developments should provide on-plot parking and cycle parking allocation as well as service space if they are commercial use, such as a farm or workshop.

CA9: Preston and Leddington including Bellamy's moated site

Introduction

Character Area 9 is the most northern area in the parish. It is predominantly made up of open countryside and arable farming fields as well as the settlements of Leddington and Preston Court.

Preston Court, once its own parish, is located just off the B4215, containing St John the Baptist Church and a large (listed) manor house with a tree lined drive. The manor house also has many outbuildings, from where there are views of the orchards and countryside to the west.

Leddington, which is more central on the area, is a scattering of existing farms and former farmhouses around country lanes. Many of the farms' cottages are retained as residential units and the hamlet is surrounded by orchards and arable farmland.

The open countryside in the area is divided by Preston Brook and Ludstock Brook which are tributary streams of the River Leadon. Furthermore, it is bisected by several footpaths which both enhances connectivity in the area and allows people to make the most of the surrounding natural beauty. One of these footpaths is Poets' Path 2 which loops directly through Leddington. This enables walkers to pass by the houses that had strong connections with the Dymock Poets such as: Old Fields (Edward Thomas and his family stayed here in 1914) and Little Iddens (rented by Robert Frost) which is a half timbered cottage and Glyn Iddens (Grade II Listed) next to Little Iddens.

With the exception of the manor house, the residential buildings in the area are predominantly two storeys. These typically use materials such as red brick, white render and local stone. Barns vary in style and size but are well set back and not too visible from the road, which enhances the rural feel to the streetscape.

Tall hedgerows and low stone walls make up the boundary in both of the settlements, which, combined with most of the buildings being set back from the road, enhances the rural feel of these areas.

Figure 38: View into the countryside from Leddington.

Figure 39: Manor house from the B4215.

CA9G (Character Area 9 Guidance)

Development

- New development must demonstrate an understanding of immediate context and design proposals must respect the existing historic character and listed buildings of the area such as the manor house.

- Any barn/commercial development should reflect the scale and style of similar existing buildings (within reason).

- Any future development should be well set back from the road in order to retain the rural streetscape of the area.

Green infrastructure and PRoW

- The high hedges, woodland, natural flowers, Preston Brook and Ludstock Brook should be protected as they are essential to the rural character of the area.

- Vegetation or low stone walls should be used as boundary treatment to maintain the rural character of the area as well as a soft feeling to the streetscape.

- New development should link up with and enhance the PRoW network (including Poets' Path 1) both improving links between the settlements and connectivity to the countryside where possible.

Building heights and typologies

- Any newly built building or extension should reflect the height of the surrounding existing development. Residential development should be no taller than two storeys.

- Any new development in this area should reflect the scale and detached typology of the existing buildings surrounding it.

Building density

- Any new development in this area should reflect the existing low density to preserve the rural feel and views towards the woods and open fields.

Architectural details

- New development should utilise the traditional materials, red brick, smooth white render, stone brick and timber which all contribute to the local vernacular.

- Barns/commercial units should be in keeping with the scale and character of existing units in the area.

Parking

- Parking provision should align with the Forest of Dean parking standards set out in the Local Plan.

- Because of the narrow rural lanes in this area, on street car parking should be avoided.

Area wide design guidelines

04

4. Area wide design guidelines

This section provides design guidelines which set out expectations for new development across the Neighbourhood Area. It also highlights special qualities in individual character areas that should be taken into account when designing new development.

4.1 Introduction

The guidelines in this section should be applied as a starting point to all new development in the Neighbourhood Area. These parameters advocate character-led design which responds to and enhances the landscape and townscape character. Reference to context does not mean to copy or use imitation solutions rather it means to respond to what is around as inspiration. It could be that a contemporary solution in harmony with its surroundings is as appropriate as one using traditional building materials and techniques.

It is important that full account is taken of the local context and that any new development responds to and enhances the 'sense of place' and meets the aspirations of people already living in that area. The aim of this section is to produce design guidelines that help in assessing design quality and appropriateness in new development proposals. Images have been used to reflect good examples of local design quality.

The design guidelines developed in this document focus mainly on residential development, considering the character of the immediate neighbouring buildings and the townscape and landscape of the surrounding area. The local pattern of streets and spaces, building traditions, materials and the natural environment should all help to determine the character and identity of new development, whilst recognising that new building technologies can deliver acceptable built forms and may sometimes be more relevant.

Specific design guidelines for future development can be found in highlighted boxes throughout this section

Design Guideline 01: Pattern of development

Area-Wide Design Principles

a. Settlement density in new development proposals should be appropriate to its location and take reference from development in the area within which it sits.

b. Recommended development density, based on existing built form is 20dph within built up areas and no more than 10dph within rural locations. These densities should be used to guide the appropriateness of any proposed new build.

c. Development proposals should consider the character and appearance of the area within which it is proposed, with particular regard to the listed structures.

d. The layout of new developments should reflect the characteristically varied relationship of properties to the road to retain the character of the area.

Design Guideline

Design Criteria: Pattern of Development

Consider the appropriate density, materials, layout, and overall character when planning new development to ensure its appropriateness to the Neighbourhood Area setting.

Quiet winding lanes

Several small outlying settlements outside the principal village

Varied settlement

Buildings typically follow the road layout

Public footpaths providing access to the countryside and other settlements
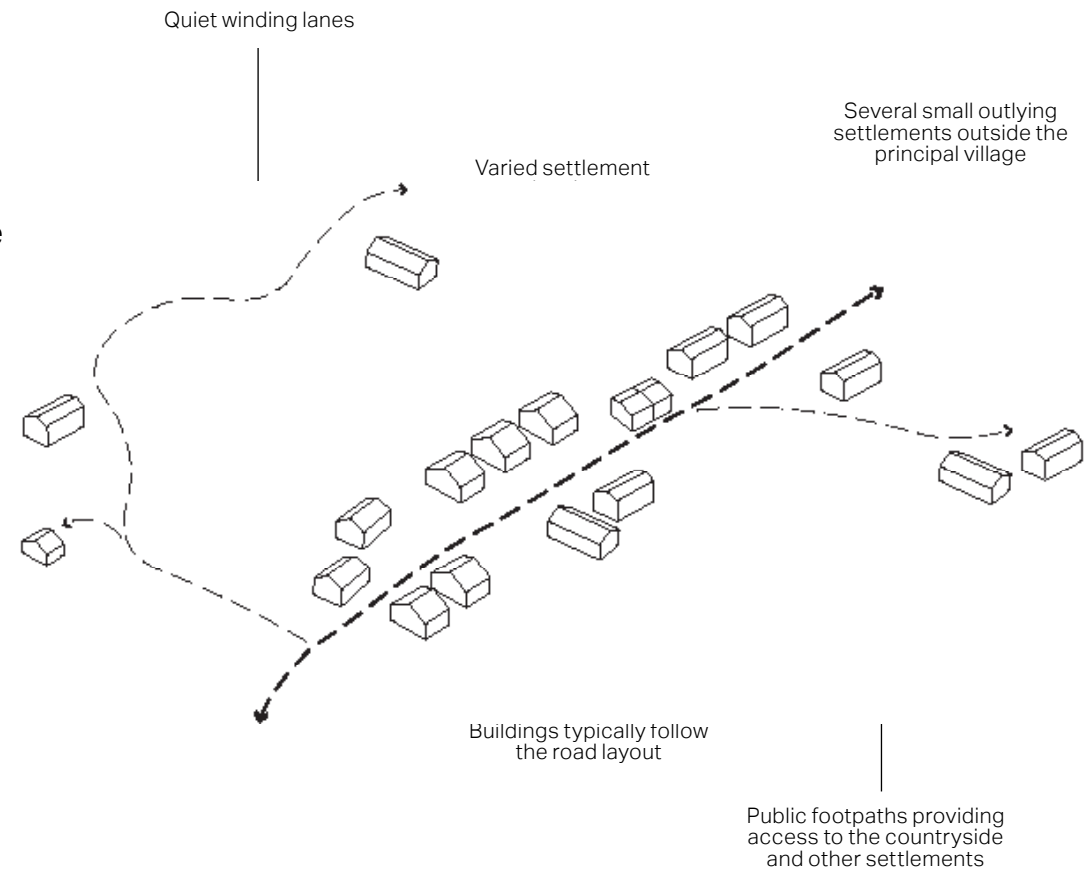
Figure 40: Varied settlement pattern across the Neighbourhood Area. New development should be appropriate to the location within which it sits.

Design Guideline 02: Green infrastructure and open space

Area-Wide Design Principles

a. Mature trees, hedges and grass verges contribute to the rural character of the Neighbourhood Area. These should be retained in new development and enhanced with new tree planting where appropriate to integrate new buildings within the landscape character.

b. Forest cover is widespread. New development should incorporate tree planting within proposals to align with The Gloucestershire Tree Strategy commits to planting 35 million trees by 2030 but should not compromise or contradict the existing Forest pattern as this would be detrimental to character.

c. Ancient Woodlands, Forest and daffodil meadows contribute to the character of the Neighbourhood Area. These should be retained and enhanced to ensure their long-term survival. Development that proposes to remove woodland should be resisted.

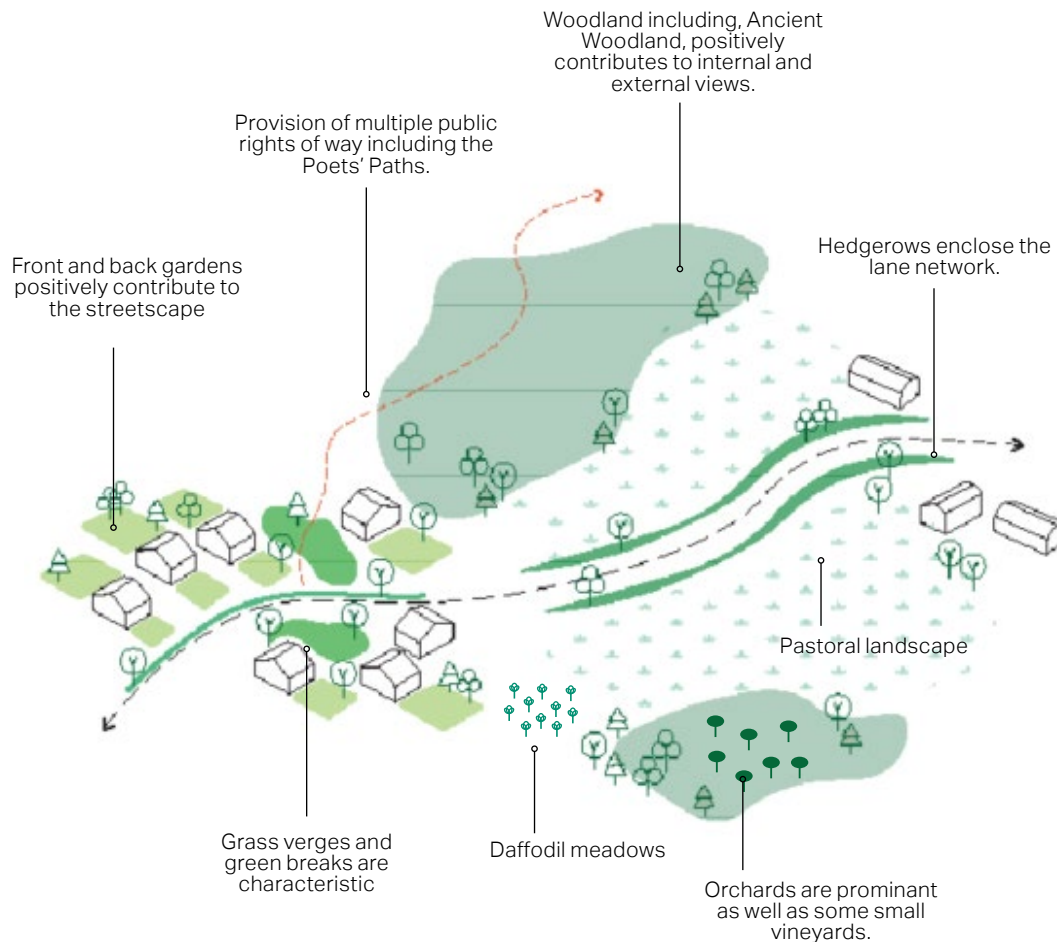d. Ancient Woodland is an irreplaceable habitat and should be maintained and protected. New development that encroaches on Ancient Woodland sites or disrupts the setting of Ancient Woodland sites should be resisted.

e. Contribution and enhancement of vegetation is encouraged where appropriate to local character however care should be taken as to species choice. Planting on and around new developments should use locally characteristic species which will integrate seamlessly into existing vegetation.

f. Biodiversity and climate resilience should be a key consideration of any planting plan. New development should seek to exceed targets for biodiversity and provide high quality and diverse long-term habitats.

g. New developments should provide communal open space as well as food growing space where appropriate to contribute to the existing public space network.

h. New development should respect, retain and enhance PRoWs throughout the Neighbourhood Area. Widespread recreational access within the Neighbourhood Area and connection to the wider countryside is a key character trait. New development which looks to extinguish or divert PRoWs should be resisted.

i. Character of footpaths, such as the Poets' Paths should be respected and reflect the rural character of the Neighbourhood Area.

j. Materials used in the creation of open spaces should be high-quality and respond to the character and sustainability ambitions of the Neighbourhood Area.

k. Access to open spaces should be preserved. New development which seeks to limit accessibility to public spaces or footpaths should be resisted.

l. New developments should be well integrated into the landscape through vegetation however should not alter existing views or be a means of disguising uncharacteristic design choices.

Woodland including, Ancient Woodland, positively contributes to internal and external views.

Provision of multiple public rights of way including the Poets' Paths.

Front and back gardens positively contribute to the streetscape

Hedgerows enclose the lane network.

Pastoral landscape

Grass verges and green breaks are characteristic

Daffodil meadows

Orchards are prominant as well as some small vineyards.

Figure 41: Green infrastructure contributes positively to the Neighbourhood Area and should be conserved and enhanced.

Design Guideline

Design Criteria: Green Infrastructure & Open Space

Conserve and enhance existing green infrastructure where possible. Aim to provide public open spaces and biodiversity net gain within the new development.
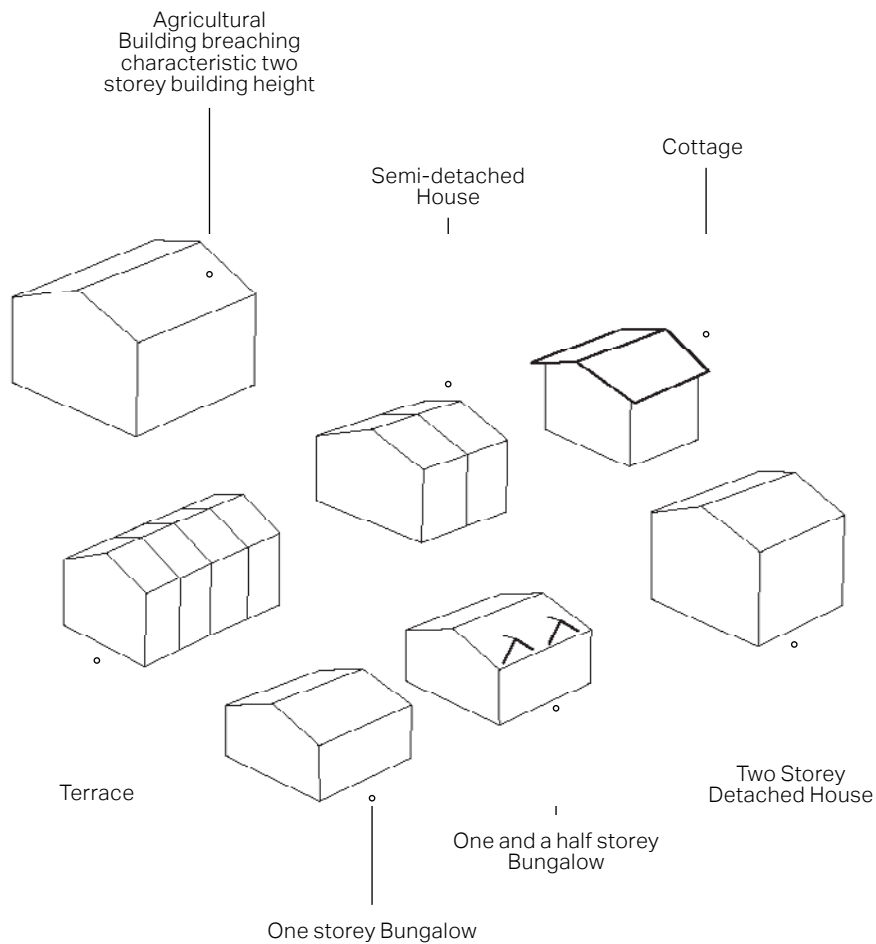
Design Guideline 03: Building typology

Area-Wide Design Principles

a. New development should respond to the type, scale and form of existing buildings within the area it sits. Consideration should also be given to buildings immediately adjacent to the proposal. However, the adjacent building may not be characteristic with the overall area and therefore the wider character, and so the overall effect should be considered.

b. The height of new buildings should relate to adjacent existing buildings, even if the predominant height of buildings in the area is generally higher.

c. New built form should emphasise the historic and rural character of the Neighbourhood Area and complement existing buildings.

d. Future development should include a mix of uses relevant to the needs of the community, utilising opportunities to convert existing unused buildings within the Neighbourhood Area to foster a diverse demographic and consider needs at all stages in life.

e. Development should take into consideration the opportunity for income generation and the provision of appropriate local amenities. Where appropriate to settlement and population size commercial opportunities should be explored to support local needs and encourage local self-sufficiency.

f. Detached buildings are the dominate style within the Neighbourhood Area. New development should respond to this and propose buildings which reflect the local character.

g. The majority of buildings are detached one or two storey residential buildings. To retain views and maintain a rural pastoral character new development should not exceed two storeys so as to avoid obstructing views or becoming a dominant urbanising feature in the landscape.

Figure 42: Typically buildings are residential, detached houses of two storeys or bungalows.

Agricultural
Building breaching
characteristic two
storey building height

Semi-detached
House

Cottage

Terrace

One and a half storey
Bungalow

Two Storey
Detached House

One storey Bungalow

Design Criteria: Building Typology

Consider building heights, architectural style, and scale of new developments to ensure its appropriateness to the Neighbourhood Area setting.

Figure 43: Varied building typologies exist within the Neighbourhood Area, however bungalows and houses are most common, typically a maximum of two storeys in height.

Design Guideline 04: Architectural details and materials

Area-Wide Design Principles

a. Development should use similar design language, materials and detailing as other buildings within the character area within which it sits, to integrate with the surrounding area.

b. Listed buildings and structures, and their settings, should be preserved and enhanced. Designated and non-designated heritage assets should also be a consideration in the setting and design of new buildings.

c. Innovative, sustainable and creative material and design suggestions in new buildings and restorations should be encouraged, however these should seek to reflect local character in their form, scale and massing.

d. Windows in new buildings should retain the same size, form and level of detailing as those existing within the Neighbourhood Area. Adjacent properties may not exhibit windows representative of the character area or appropriate for the local context therefore consideration of the wider character is necessary.

e. Extensions should respond to the proportions of windows and doors and use materials sensitive to the style of the original building.

f. Extensions should be appropriate in terms of mass and scale. Extensions should have a clear cohesion with the original building despite variations in design.

g. Conversions of existing buildings, or construction of new buildings within the setting of existing buildings should reflect the form, scale and massing of the original building(s) and should utilise materials that reflect those found in the character area within which it sits or appropriate sustainable alternatives.

h. The use of render to the outside of buildings is typical however should be used appropriately, and in context of neighbouring buildings and the character area within which it sits.

i. Mixed roofing materials are present within the Neighbourhood Area however slate is predominant. New developments should reflect the slate roofing material used on older properties.

j. Where converting or extending buildings, historical features denoting their industrial or cultural past should be retained and restored as these positively contribute to the historic character.

k. Properties vary in design detail each showcasing an individual style, however, typically feature stone or brick window lintels, porches and chimneys.

Figure 44: Stone lintels and window sills are characteristic.

Figure 45: Porches are a common characteristic of buildings within the parish.

Figure 46: Chimneys are typical for houses within the parish.

Design Guideline

Design Criteria: Details & Materials

New developments should aim to utilise local materials when possible with attention paid to key architectural details prevalent within the Neighbourhood Area.

Design Guideline 05: Building line and boundary treatments

Area-Wide Design Principles

a. New developments should reflect building lines and building orientation appropriate to the character area within which it sits.

b. The layout of new developments should reflect the characteristically deep plots found across the Neighbourhood Area. This offers space for front and back gardens and provides opportunity of views over the surrounding landscape as well as provision for parking.

c. Materials proposed for new boundary treatments should respond to the character of boundary treatments in the area within which it sits.

d. Boundary treatments should reinforce the continuity of the building line along a street (e.g. they should be positioned to tie in with adjacent properties).

e. Boundary treatments vary between stone walls, brick walls, hedges and fencing or a lack of boundary. Where appropriate to the character area boundary treatments should be encouraged to retain a sense of enclosure along roads.

f. Boundary treatments should not interrupt views throughout the Neighbourhood Area, unless local character provides opportunities to augment or frame views.

Figure 47: Typical hedgerow boundary.

Figure 48: Uniform building line in Dymock.

Brick or fence
boundary

Generous plot sizes
are characteristic

Hedge or low lying
vegetation boundary

Road

Pavement

Lack of boundary,
property edge defined
by lawn or paving edge
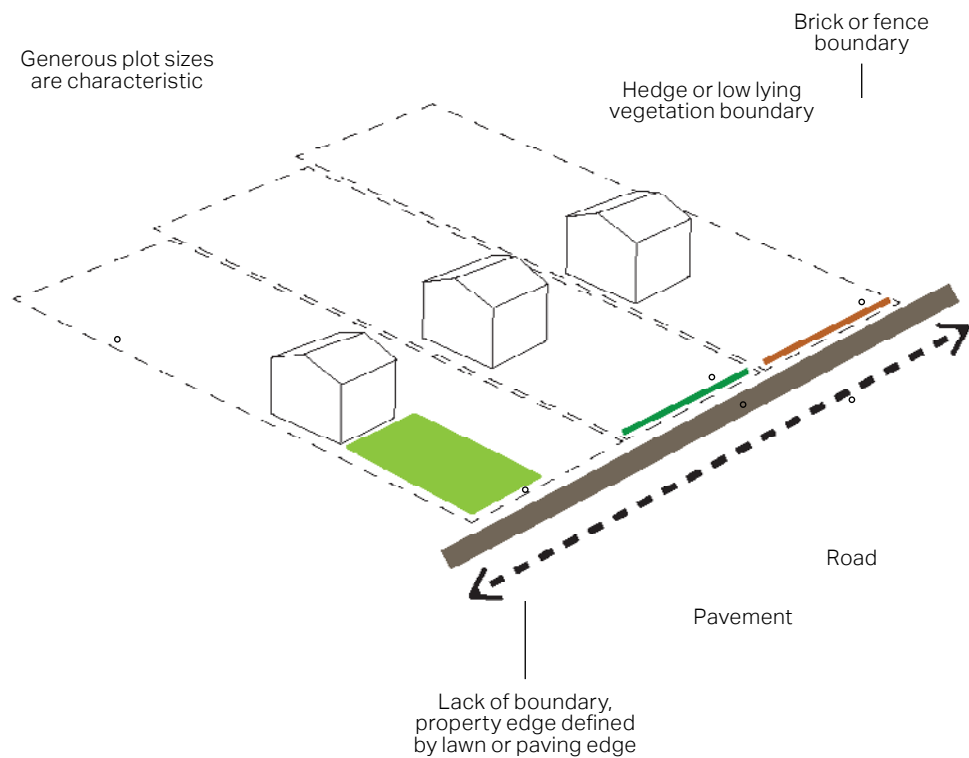
Figure 49: Property boundaries vary throughout the Neighbourhood Area.

Design Guideline

Design Criteria: Boundary Treatments

New developments should respond to local character when implementing boundary treatments. In some cases enclosure is appropriate in others an open character should be maintained with low property boundaries.

Design Guideline 06: Selection and use of colour

Area-Wide Design Principles

a. New development should respond to the colour palette of both adjacent buildings and buildings within the wider character area. Adjacent properties may not exhibit a colour representative of the character area or appropriate for the local context therefore consideration of wider character is necessary.

b. Where historic materials are used care should be taken to match the hue and tone of existing buildings. New developments should carefully select materials which are in keeping with the wider Neightbourhood Area, including the size of material used.

c. Coloured render is a popular architectural finish, colours used are typically white or cream. Where appropriate to new development similar colours should be used to retain a sense of visual cohesion through the Neighbourhood Area.

Figure 50: Red brick house in Dymock.
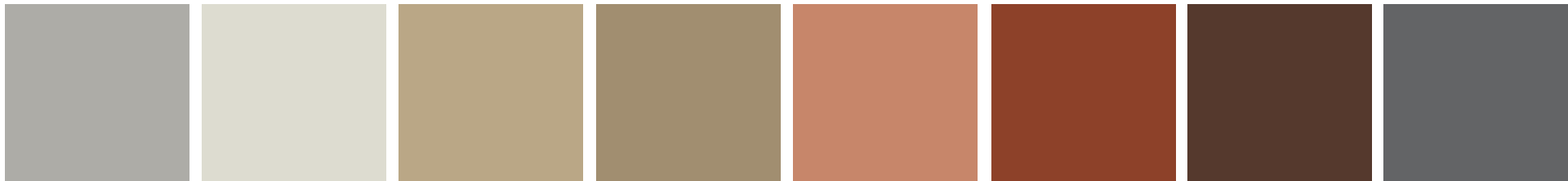

Figure 51: Use of white render in the Ryton area.

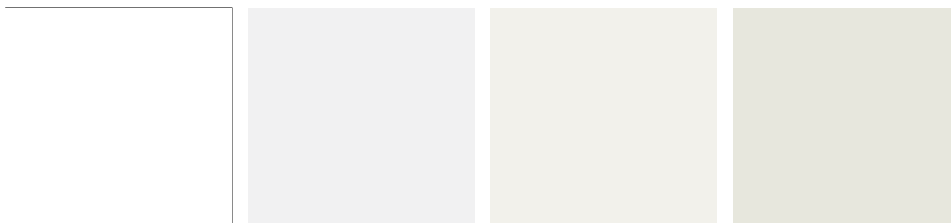
Figure 52: Cream/yellow painted building within the parish.

Colour Palette

Material

Architectural Render

Design Guideline

Design Criteria: Selection & Use of Colour

Colours should be chosen to reflect materials within the surrounding Neighbourhood Area with care taken in regard hue and size of those materials.

Design Guideline 07: Parking and utilities

Area-Wide Design Principles

a. New development should provide dedicated on-plot parking to the side of dwellings for a minimum of two cars per property in reference to the Neighbourhood Plan and adhering to standards set out by the Local Planning Authority.

b. Where septic tanks, treatment plants and fuel tanks are necessary, these should be well-screened by vegetation and sensitively designed. Where possible these should be positioned in rear gardens to maintain the quality of the streetscape.

c. Cycle stores and bin stores should be integral to the built form rather than provided in separate buildings/ structures.

d. Community recycling facilities should be included within new development design but well screened so as not to become a detracting feature within the landscape.

e. There is street lighting along main residential roads, but outside of these areas street lighting does not exist, contributing to the remote character of the area. The introduction of street lighting throughout the Neighbourhood Area should be sensitive to local biodiversity and dark skies of the area whilst providing adequate safety.

Figure 53: * On-plot parking for more than one car is characteristic of the Neighbourhood Area

Design Guideline

Design Criteria: Boundary Treatments

New developments should provide off street parking to ensure streets remain free flowing. Parking should be incorporated to the side or rear of properties to preserve the building aesthetic.

Design Guideline 08: Preserving and enhancing views, landmarks and gateways

Area-Wide Design Principles

f. New development should respect the characteristic woodland cover within the Neighbourhood Area and predominance of trees within the landscape which greatly influence both internal and external views.

g. The use of skylights, reflective materials or expansive flat roofs for new developments should be carefully considered if the building will be prominent in important views. This is to minimise detractors in views and prevent light spill.

h. New developments should reduce the amount of light spill by minimising glass panes/windows/doors and using downward directional lights/ bollards where lighting is necessary for safety. Security/ floodlights should not be used. Lighting should be warm toned to limit harm to the mental and physical well being of the local population and avoid the disruption of ecological processes in local habitats.

i. Appropriate planting to integrate buildings into the landscape is encouraged however this should be used to enhance and retain character rather than to alter it. Planting should reflect a local characteristic species mix and be used chiefly to soften building lines or unavoidable visual detractors rather than screen properties.

j. The use of planting as 'screening' to avoid following the design principles set out in this document is unacceptable. Likewise, camouflaging roofs through material/colour/green roof, but

failing to consider the colour of elevations is unacceptable. Good design is about integration, not camouflage.

k. The setting of designated and non-designated assets should be a key consideration in the design and siting of new development.

l. Views to key landmarks within and around the Neighbourhood Area should be retained through careful siting of new development.

m. The setting of key landmarks, such as Boyce Court, should be a material consideration in all new development. Where new development is sited within the setting of a key landmark, provision must be made for the enhancement of its setting (such as increasing the amount of open space around it or increasing its distance from buildings). Provision of interpretation (information panels/ signs about the asset's.

Design Guideline

Design Criteria: Preserving & Enhancing Views, Landmarks & Gateways

Position new developments to preserve views characteristic of the Neighbourhood Area.

Sustainability

4.1.1 Net Zero carbon

Decreasing carbon footprint towards net-zero is a priority. The impact of Climate Change in relation to the Forest of Dean is set out in the Climate Change in the Forest Of Dean report produced by Forest of Dean District Council. The document outlines the climate impacts for the Forest of Dean District using climate projections from the UK Climate Impacts Programme (UKCIP) and describes the forecast for the area and resultant impacts.

The UK government declared a Climate Emergency in 2019, creating an amendment to the Climate Change Act to set a UK wide target of Net Zero carbon by 2050. In response, the Forest of Dean District Council and Gloucestershire Council themselves declared a Climate Emergency in 2018 and 2019 respectively, setting a target for Net Zero by 2030.

The Forest of Dean Climate Emergency Action Plan, produced in 2020 and Gloucestershire Climate Change Strategy outline actions the Local Authority needs to take to achieve Net Zero targets.

Due to the fast paced and changing response to Climate Change, these documents are subject to change. The latest versions or their equivalent if succeeded, along with any other reports regarding sustainable development or Climate Change must be considered carefully during all phases of design, implementation and decommissioning of any new development. This is to ensure that sustainable innovations and practices remain current and accord with the latest guidelines for the county.

4.1.2 Sustainable design

Sustainable design incorporates innovative practices at all scales of design to achieve less impactful development footprints, while future proofing homes, settlements and natural environments. Reducing the use of limited natural resources whilst increasing the use of local resources and sustainable natural resources can help to achieve this.

> **Gloucestershire Vision: By 2045 we will create a carbon neutral county that provides quality of life now and for future generations, having improved the quality of our natural environment. By 2030 we will have reduced our carbon emissions by 80%**

BUILDING

Design Guideline 09: Minimising energy usage

Area-Wide Design Principles

There is a number of energy efficient technologies that could be incorporated in buildings. The use of such principles and design tools is strongly encouraged to future proof buildings and avoid the necessity of retrofitting. Investing in Net Zero new homes represents an immediate reduction in energy use however also ensures that a sustainability standard is set for the future. Energy efficient or eco-design combines all around energy efficient appliances and lighting with commercially available renewable energy systems, such as solar electricity and/or solar/ water heating. Action to minimise energy use contributes to the 100% renewable target set by Gloucestershire County Council.

a. New development should aim to achieve high levels of sustainability in terms of energy efficiency and energy generation without compromising the character of the area.

b. In the context of the Climate Emergency, new development should strive to surpass baseline standards for energy usage and waste. Using published guidance to support best practice in regards energy efficiency using high quality design and innovation to achieve these goals.

c. Existing buildings being repurposed, refurbished or extended should also consult with best practice guidance documentation and modeling tools to minimise energy usage.

d. New developments should use triple glazed windows as standard.

e. The form of structures influences their energy efficiency, a more compact form is preferable however this should be considered in tandem with appropriate building form to maintain the character of the area.

f. Consideration should be given to how proposed energy infrastructure might affect local character or visual amenity. For example, solar panels are an effective renewable energy technology however can detract from the historic character of buildings and cause reflections which disrupt views, especially in prominent locations. New developments should incorporate energy solutions at the design stage, using products which are discrete and mimic the colour and size local roof materials to minimise visual disturbance. The same principles must be applied for extensions to avoid eroding the historic character of the area.

g. New development should consult published guidance to identify the most suitable sustainable heat source for the size and type of development proposed.

Design Guideline

Design Criteria: Minimising Energy Usage

New developments must aim to achieve high levels of energy efficiency and energy generation.

Design Guideline 10: Lifetime and adaptability

Area-Wide Design Principles

The fastest route to building a functional, supportive, neighbourly community is to build homes that people can and want to live in for most of their lives instead of having to move every time domestic circumstances change.

'Lifetime' homes means designing in the flexibility and adaptability needed to allow for easy incorporation of wheelchair accessibility, addition/removal of internal walls, and ease of extension. This is particularly important for the aged, infirm or expanding/contracting families who may be dependent on nearby friends and family for emotional and physical support.

a. Consideration should be given to how people will live and work in the future and new developments should reflect this (e.g. provision of live/work units, houses that incorporate space to work from home, multi-generational families).

b. New residential properties should consider the lifetime of future occupants to enable people to continue to live in their home as their circumstances change. This includes providing buggy/ pram, cycle and wheelchair storage as an integral part of the building's design (not as a timber shelter/ sheds in gardens or communal areas). It means designing homes that can be accessed by those with disabilities (or could be sensitively adapted to provide such access in the future).

Design Guideline

Design Criteria: Lifetime & Adaptability

New developments should aim to provide lifetime homes for residents within the Neighbourhood Area.

Design Guideline 11: Minimising construction waste

Area-Wide Design Principles

As part of the environmental management system it is important that the waste generated during construction is minimised, reused within the site or recycled. Developers should plan to re-use materials by detailing their intentions for waste minimisation and re-use in Site Waste Management Plans. The actions that this plan will include are:

a. Before work commences, the waste volumes to be generated and the recycling and disposal of the materials will be described.

b. On completion of the construction works, volumes of recycled content purchased, recycled and landfill materials must be collated.

c. New development should consider sustainability and carbon reduction at the forefront of material sourcing, operations and construction to ensure that materials are reused and repurposed where possible or sourced and implemented with sustainability and longevity in mind.

d. Disassembly of buildings should also be a key consideration of new development. Consideration of how elements could and should be reused or repurposed at the end of life of the structure should be considered at the design stage.

e. Modern methods of construction and significant depths of insulation should be explored as an option for new development in order to achieve higher standards for energy efficiency and to reduce carbon generation in the building process.

Design Guideline

Design Criteria: Minimising Construction Waste

New developments should aim to use recycled or re-use existing materials to reduce construction waste.

Design Guideline 12: Reuse and Repurpose

Area-Wide Design Principles

To meet Gloucestershire's target of being carbon neutral by 2030, it is important to recycle and reuse materials and buildings. Some actions for new development are:

a. Reusing buildings, parts of buildings or elements of buildings such as bricks, tiles, slates or large timbers all help achieve a more sustainable approach to design and construction.

b. Recycling and reuse of materials can help to minimise the extraction of raw materials and the use of energy in the production and transportation of materials.

c. Development should also maximise the re-use of existing buildings (which often supports social, environmental and economic objectives as well.

Guidance for the retrofit of historic and traditional buildings from organisations including Historic England and Sustainable Traditional Buildings Alliance (STBA) is facilitating a wider conversation around sustainability and the role that historic buildings can play in achieving Net Zero.

Figure 54: Where possible building materials or existing structures should be re-purposed with sustainability in mind. This image of an old barn converted into a residential dwelling is a good example of building re-use.

Design Guideline

Design Criteria: Re-use & Re-purpose

Where relevant, new developments should aim to retrofit existing structures or re-using elements of buildings.

Design Guideline 13: Electric vehicle charging points

Area-Wide Design Principles

Gloucestershire County Council strongly supports proposals for private transport using electric and other non fossil fuel powered vehicles. Electric charging can be integrated both on and off street, however on-street charging should be limited to avoid congestion.

Some design guidance on how new development should design for electric vehicle charging points are:

On street car parking

a. Charging points should have an aesthetic appropriate to the character of the area, colour, form and visual detraction should all be taken into consideration. Where possible charging points should be incorporated into existing or replacement street furniture or disguised in casings which integrate them more seamlessly into the landscape character.

b. Where charging points are located on a footpath, a clear footway width of 1.5m is required next to the charging point to avoid obstructing pedestrian flow.

c. Car charging points within car parks are highly supported, since they can serve more than one vehicle.

Off-street car parking

d. Mounted charging points and associated services should be integrated into the design of new developments, if possible with each house that provides off-street parking.

e. Cluttering elevations, especially main façades and front elevations, should be avoided.

Figure 55: Electric charging points should be located discretely, where possible avoiding building façades visible from the road or public pathways to retain the character of the building.

Design Guideline

Design Criteria: Electric Vehicle Charging Points

New developments should integrate electric vehicle charging points into all properties.

Design Guideline 14: Water management (SuDs)

Area-Wide Design Principles

Sustainable use of water should be demonstrated in all new developments to reflect the changing climate and safeguard water availability, this should include reuse of grey water and management of wastewater/runoff on site.

Sustainable Drainage (SuDs) schemes should be integrated to enable capture, absorption and retention of water within the system. These schemes are a natural solution to drainage and control of surface water run-off, managing the risk of flooding. Their implementation can increase biodiversity and create habitats as well as contribute to the green infrastructure network and verdant character of the local area.

The most effective type or design of SuDs would depend on site-specific conditions such as underlying ground conditions, infiltration rate, slope, or presence of ground contamination. However, a number of overarching principles that could be applied in new development are:

a. Manage surface water as close to where it originates as possible.

b. Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down, so that it does not overwhelm water courses or the sewer network.

c. Improve water quality by filtering pollutants to help avoid environmental contamination.

d. Integrate into development and improve amenity through early consideration in the development process and good design practices.

e. SuDS are often also important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream.

f. Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water, whilst increasing the biodiversity value of the area.

g. Best practice SuDS schemes link the water cycle to make the most efficient use of water resources by reusing surface water.

h. SuDS should be designed sensitively to augment the landscape and provide biodiversity and amenity benefits.

Design Guideline

Design Criteria: SuDs

Sustainable drainage schemes should be integrated into new developments to capture and retain water to mitigate flood risk.

Design Guideline 15: Permeable paving

Area-Wide Design Principles

Most built-up areas, including roads and driveways, increase impervious surfaces and reduce the capacity of the ground to absorb runoff water. This in turn increases the risks of surface water flooding. Permeable paving offers a solution to maintain surface permeability whilst performing the function of conventional paving. Therefore, some design guidance for new development are:

a. Permeable paving to be used where possible, with the choice of material and style dependent on local context. These units may take the form of unbound gravel, pavers, or stone setts.

b. Permeable paving can be used where appropriate on footpaths, private access roads, driveways, car parking spaces (including on-street parking) and private areas within the individual development boundaries.

Regulations, standards, and guidelines relevant to permeable paving and sustainable drainage are listed below:

• The SuDS Manual (C753).

• Guidance on the Permeable Surfacing of Front Gardens.

Figure 56: Permeable paving laid onto open graded bedding, base and sub-base layers allow percolation of water into earth.

Design Guideline

Design Criteria: Permeable Paving

New developments should use permeable surfacing where possible to reduce groundwater runoff.

Design Guideline 16: Ecology

Area-Wide Design Principles

New development must prioritise the environment throughout the development process from design to decommissioning to align with the aspirations of the Neighbourhood Area.

As such the below guidelines should act as parameters and inspire action above and beyond the minimum requirement:

a. New development should protect and enhance the existing habitats and biodiversity corridors. In particular, help increase movement between isolated populations and provide escape cover from predators and shelter during bad weather.

b. Biodiversity and woodlands, including Ancient Woodland, should be protected and enhanced wherever possible.

c. New development proposals should aim for the creation of new habitats and wildlife corridors, e.g. by aligning back and front gardens or through interventions such as bird and bat boxes and insect hotels..

d. Innovative solutions for increasing biodiversity and new habitat creation should is encouraged and should be integrated into the design if new developments wherever possible, such as through green roofs or green walls.

e. Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species. For that reason, rich vegetation and plantation is suggested.

f. Blue assets can also contribute to biodiversity connectivity and therefore should be encouraged.

g. All areas of biodiversity that require further planting or enhancement should be planted before start of construction.

h. Any form of development should respect the Dark Skies character in the parish of Dymock.

Design Guideline

Design Criteria: Biodiversity

Protecting, conserving and enhancing local biodiversity should be a priority for new developments within the Neighbourhood Area.

Checklist

05

5. Checklist

This section presents general questions to ask and consider when presented with a development proposal.

The design guidelines set out within this document cannot cover every eventuality, this section provides a number of questions based on established good practice against which any design proposal should be evaluated.

The aim is to assess all proposals by objectively answering the questions below. Not all the answers will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution.

As a first step there are a number of ideas or principles that should be considered in all proposals. These are listed under "General design guidelines for new development". Following these ideas and principles, a number of questions are listed for more specific topics on the following pages.

1 General Design Guidelines for New Development

- Harmonise with and enhance existing character in terms of land use, physical form, and movement pattern.

- Avoid uniformity of design styles and layouts, which erode rural character.

- Reflect, respect and reinforce local architecture and historic distinctiveness.

- Relate well to local topography and landscape features, including long distance views.

- Reinforce or enhance the established character of streets and other spaces.

- Retain and incorporate important existing landscape and built form features into the development.

- Integrate with existing paths, streets, circulation networks and patterns of activity.

- Provide adequate open space for the development in terms of both quantity and quality.

- Ensure all components e.g. buildings, landscape, access routes, parking and open space are well related to each other, to provide a safe, attractive and cohesive environment.

- Respect surrounding buildings in terms of scale, height, form and massing.

- Adopt contextually appropriate materials and details.

- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.

- Make enough provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) energy needs, water provision and high speed broadband, without adverse impact on the street scene, local landscape character or the amenities of neighbours.

- Sensitively integrate energy efficient technologies within the scheme at the start of the design process.

- Provide adequate off street parking, preferably softened by planting, to reduce visual impact.

2 Street Layout:

- 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?

3 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?

- Has the impact of the development on the tranquility 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?

- Is there adequate amenity space for the development?

- Does the new development respect and enhance existing amenity space?

- 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.?

4 **Gateway & Access Features:**

- What is the arrival point, how is it designed?
- Is there soft landscaping?
- 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?

5 **Buildings Layout & 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 settlements?
- 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?
- 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 & 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 & Roof Line:

- What are the characteristics of the roof line?
- Have the proposals paid careful attention to height, form, massing and scale?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- 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 Building Materials & Surface Treatment:

- What is the distinctive material in the area?
- Does the proposed material compliment local materials?

- Does the proposal use high quality materials?
- Have the details of the windows, doors, eaves, porches, and roof details been addressed in the context of the overall design?
- Do the new proposed materials respect or enhance the existing area or adversely change its character?
- Is the surface constructed of permeable materials to improve drainage and meet sustainability standards?
- Are recycled materials, or those with high recycled content proposed?
- Can the proposed materials be locally and/or responsibly sourced?

9 Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?

- Does the proposed car parking compromise the amenity of adjoining properties?

- Have the needs of wheelchair users been considered?

- Can electric vehicle charging points be provided?

- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?

- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?

- Can the building designs utilise thermal mass to minimise heat transfer and provide free cooling?

10 Architectural Details & Design:

- Does the proposal harmonise with the adjacent properties?

- This means that it follows the height massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.

- Does the proposal maintain or enhance the existing landscape features?

- Has the local architectural character and precedent been demonstrated in the proposals?

About AECOM

AECOM is the world s trusted infrastructure consulting firm, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivalled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities. AECOM is a *Fortune 500* firm and its Professional Services business had revenue of $13.2 billion in fiscal year 2020. See how we are delivering sustainable legacies for generations to come at aecom.com and @AECOM.

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