Sutton Benger Parish Design Code

Prepared by Bluestone Planning

In conjunction with

Sutton Benger Neighbourhood Plan Steering Group

V7.0 - **Updated March 2024**

BP
Bluestone Planning

Contents

Purpose

The purpose of a Design Code is to ensure the provision of a harmonious and high quality built environment. The design of new developments, buildings and landscapes has a direct impact on the community and this can be related to quality and sensitivity of design, sustainability and integration with the surroundings. Conversely, poor design can have significant adverse outcomes.

This document builds on the Character Appraisal to ensure that new development is proposed following a greater understanding of the local context. It is intended that the Design Code will be incorporated in the policies on design and growth for new development in the Plan area. It will also deliver the vision laid out for Sutton Benger within the Neighbourhood Plan.

National Policy

The NPPF sets out how the Government intends to deliver sustainable development through the planning process. It expressly states that sustainable development is about achieving positive growth, balancing economic, environmental and social considerations.

Whilst there is a strong presumption in favour of sustainable development, the framework also recognises the finite nature and value of our built heritage and the natural environment.

Design

Section 12 of the NPPF sets out the main policies in respect to the importance of design in the planning process:

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.

Policies should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Permission should be refused for development of poor design that fails to take the opportunities presented by a site.

Great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The Historic Environment

The following approach is set out for the historic environment:

There should be a positive strategy for the conservation and enjoyment of the historic environment.

When considering the impact of proposals on a designated heritage asset, great weight should be given to the asset's conservation. Substantial harm should be exceptional, whilst less than substantial harm should be weighed against the public benefits of the development.

Landscape

Section 15 seeks to protect and enhance valued landscapes by recognising the intrinsic character and beauty of the countryside and recognising the wider benefits including natural capital and ecosystem services.

Source: National design guide, Published 1 October 2019, Last updated 30 January 2021 https://www.gov.uk/government/publications/national-design-guide

National Design Guide

The National Design Guide was published in 2019 and sets out the characteristics of well-designed places and demonstrates what good design means in principle and in practice. It supports the NPPF and is intended to be used by local authorities, applicants and local communities to establish the design expectations of the Government.

It identifies ten characteristics which underpin good design:

This document will draw on the principles of the National Design Guidance to help inform the recommendations.

Wiltshire Policy

Wiltshire Council are preparing a Wiltshire Design Guide. It is intended to create a county-wide Design Guide that sets out at the local level what the *"specific, detailed and measurable criteria*" are, that are most important to the people of Wiltshire.

The local design guide should *"provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design*" and that *"the level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety*."

It is expected that this means a Wiltshire Design Guide should create new design guidance that would apply across all of Wiltshire, but which does not exist in the National Design Guide.

Further information is found on the Wiltshire Council website and currently on the link below.

https://www.wiltshire.gov.uk/article/6110/Wiltshire-Design-Guide

The Council considers that Neighbourhood Plans should continue to prepare design guidance which relates only to specific neighbourhoods or sites.

In this regard, this Design Guide and Code complies with the overarching guidance and will sit under the County wide document.

Source: National design guide, Published 1 October 2019, Last updated 30 January 2021 https://www.gov.uk/government/publications/national-design-guide

How to use this document

Applicants should assess their proposals against those design principles listed below. By following this process, applicants will be more likely to secure a well design scheme which is in keeping with the surrounding area.

The guidelines developed in this document focus largely on residential development. However, many of these principles are relevant to all new development. Considerations of design and layout must be informed by the wider context, considering not only the immediate neighbouring buildings but also the townscape and landscape of the wider locality.

Each of the Design Codes has a key showing which of the Character Areas as highlighted below that it refers to. Where the plans below do not cover an area, this is deemed to be open countryside and falls within Area 8: Wider Parish / Rural Development.

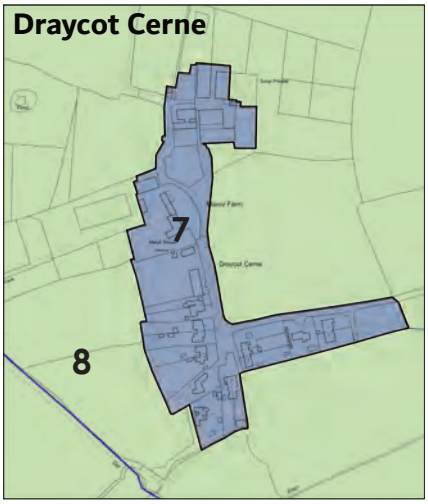
Each area will be shown in the following format and corresponding with the table below.

Character Areas Covered:

1	2	3	4	5	6	7	8

Character Areas:

1. Area 1: Historic Core
2. Area 2: Chestnut Road
3. Area 3: Edge of Settlement - individual properties
4. Area 4: Modern infill - larger plots
5. Area 5: Late 20th Century - higher density
6. Area 6: development from 2000 onwards
7. Area 7: Draycot Cerne
8. Area 8: Wider Parish / Rural Development



Contextual analysis & General Principles

A thorough contextual analysis is essential for all proposals to highlight how the design has taken into account the characteristics of the site and its surroundings.

There are also a number of key principles and objectives which should be adhered to in any development proposal. These include:

1. **Settlement Pattern** - respect the existing for of development, particularly within the historic core of Sutton Benger and Draycot Cerne in order to preserve the character;
2. **Streets and Public Spaces** - preserve or enhance the established character and features relating to the public realm;
3. **Layout** - Ensure all components e.g. buildings, landscapes, parking and open space are well related to each other.
4. **Built Form** - respect the existing settlement in terms of physical form and architecture, particularly heritage assets;
5. **Scale, Height, Form and Massing** - respect the locally specific building forms found in the area;
6. **Materials, Appearance and Details** - adopt a contextually appropriate palette of materials and colours;
7. **Infrastructure** - design all utilities and drainage infrastructure from the outset to be integrated without causing unacceptable harm to retained features.

CODE SB1 - Design and Access Statement - Local Requirements

Character Areas Covered:

1 2 3 4 5 6 7 8

a. Proposals for new development, redevelopment, infill development and replacement dwellings need to be based on an understanding of the local area.

b. All new development should be based on a full and detailed contextual analysis and justification behind the proposals and how it has been designed to integrate and enhance the site and the wider area.

Development in the Parish

The Parish is characterised by historic clusters of residential and commercial development, largely centred around or related to farmsteads, farmhouses and the homes of important landowners. This has shaped the patterns of development and the historic layout.

Originally a linear village, from Gate Farm in the west to the Church in the East, Sutton Benger, has altered considerably over time.

With the building of modern estates in the 1960s and to date, much of this historic layout has been visually lost in these areas in favour of generic layouts which suit standardised building forms, which often have little consideration of the local context.

It is clear from the character assessment that the majority of areas are low density, with only the more modern development rising to a higher density, which is still fairly low and in keeping with a rural settlement area.

Where recent modern development has taken place, the density has increased, but combined with lower levels of landscaping and or a proliferation of visible car parking, this has also had a negative impact on the street scene and eroded rural character.

This is not to say that all modern development is considered unfavourably. There are a number of examples of new development within the Parish which are considered positive examples. Such development has been considered not in isolation, but with regard to the surroundings and drawing on positive qualities and features nearby.

Conversions and extension of former traditional farmyard layouts and outbuildings have often been successful and can lead to achieving a higher density without loss of character.

Suburban development is often characterised by loose grained, medium density housing located on the outskirts of a settlement. Whilst normally associated with towns, many rural villages are also subject to larger scale housing estates, which often do not reflect the rural character. These estates usually contain developer's 'standard house types' with an appearance which can generally be found throughout the country. They often have more limited space between buildings and lower levels of planting, which is generally ornamental rather than native.

Rural development in contrast is characterised by:

- Lower density housing set within the landscape, typically with a mix of detached houses, cottages, and farms.
- Higher density, village centre development is also found, but again usually well landscaped with good sized gardens.
- A high proportion of older buildings using local, high quality materials and building forms.
- A limited network of roads and public transport, and they typically have fewer amenities than suburban areas.

Infill and Small Site Development / Redevelopment

Given the nature of available space in the Parish and the development that has taken place on brownfield and greenfield sites within the last twenty years, it is unlikely that major development sites will come forward during the next 15 years. It is possible however that smaller, sites of 10 or less units may be proposed.

Infill plots and small development sites of less than 10 units can alter the character of a village if not carefully designed.

Infill development can be integrated provided the design and layout of the new buildings respect the traditional street scene and character of the area is respected.

Developments in the Parish must respect the rural character and be sensitive to context of the site. The scheme should reflect the existing relationships between buildings, open spaces, views, the landscape, use of materials and other features which are locally distinctive.

Edge of Settlement

Edge of built area visible to public views

Edge of settlement area sensitive to development

Location of recent development on settlement edge

Sutton Benger - Settlement Form and Edge

Draycot Cerne - Settlement Form and Edge

Infill Sites

Example of Village Infill

- Infill should utilise the same plan form as surrounding dwellings and be inserted in an unimportant gap or where previous dwellings may have stood
- Elevational treatment can be modern if influence is still drawn from surroundings
- The building line must be maintained

CODE SB.02 - Layout & Siting

1 2 3 4 5 6 7 8

Character Areas Covered:

a. **Development should consider the settlements and their individual character areas and should not be considered in isolation;**

b. **New development should be designed to integrate with the morphology of the settlement by looking at the pattern and grain of successful development and adopting similar characteristics, as identified in the analysis of the character area to which the site relates;**

Character Areas Covered:

3 7 8

c. **The layout of new development should take precedent from the best examples of development within the settlements and the wider Parish.**

d. **Development should be sited to respond to the landscape context as well as the surrounding built form and include consideration of the topography of the area and any important views.**

e. **Edge of settlement development should gradually transition to the surrounding landscape context, with a low density edge. Planting of native species should be provided to an appropriate level to soften the built form.**

f. **New development should reflect the rural character of the settlement and and not seek to create a more urban or suburban appearance (see page 7).**

g. **Large-scale, generic suburban estate developments are not appropriate in this in the wider parish or edge of settlements (see description on page 7).**

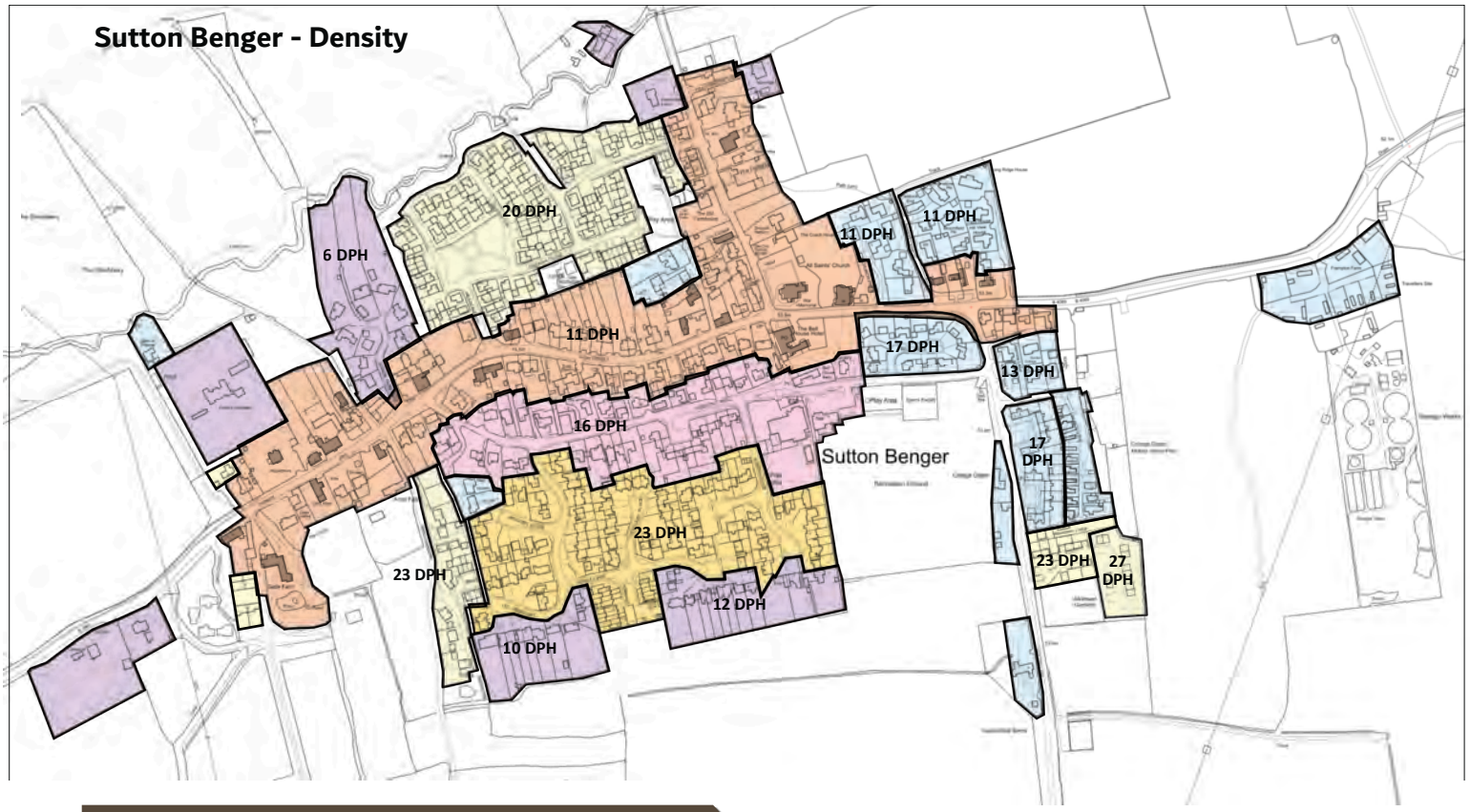
Where major residential development is approved, smaller clusters of development in a specific style or character area, or individually designed plots are preferable. Proposals should reflect the variety of dwellings found through the Parish. By this it is not intended that large scale, uniform development with limited standard house types, would be appropriate;

a. **Creep or elongation of the settlement into the open countryside will not be supported.**

Recent replacement dwellings, extensions and infill development, have not always respected the density of the area in which it is located. This has led to incongruous modern development which is dominant and discordant in the street scene.

The average density of the Parish is extremely low. This is highlighted by a density plan of Sutton Benger below.

Dwellings per hectare as shown is not the only way of measuring the density of an area. Plot coverage / ratios are also a key indicator of density and are highlighted overleaf.



CODE SB.03 - Density

Character Areas Covered:

1 2 3 4 5 6

a. New proposals must demonstrate how they are in keeping with surroundings with regard to plot sizes, gaps between buildings, densities and plot coverage in the wider area.

b. Given the relatively low density of much of the Parish, a balance must be struck between making best use of land and the adverse impact on these character areas.

c. A significant increase in density, is unlikely to be acceptable, where it results in substandard amenity space, adverse overlooking, overshadowing or reduces space for adequate landscaping between plots. Over-development of plots should be resisted.

d. Single conversions or replacements - In exceptional cases, it may be appropriate to replace with a small group of dwellings - each assessed individually.

e. Where an increase in density is required, development could also be built to look like a single, larger building which is then subdivided.

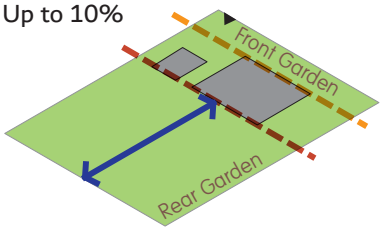
f. The density level of each area has been defined (and illustrated on the plan above and should be looked at with the plot coverage examples overleaf). Appropriate densities should be respected for each individual site within the context of the wider area, as referred to in the NDP policies.

Plot Coverage and Plan Form Examples by Setting

COUNTRYSIDE

Detached - bungalows in large gardens or 2 storey farmhouses in the countryside - on plot parking

Up to 10%

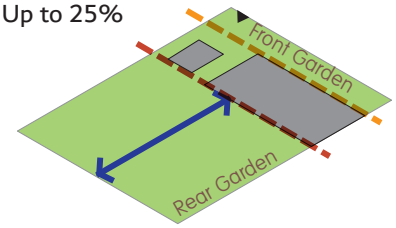


Very low ratio of plot coverage - significant space on all sides - allows for outbuildings. Excellent garden depth for property size.

Appropriate to countryside setting only as does not make best use of land

Semi-detached or end of terrace - 2 storey farm dwellings or cottages in the countryside - on plot parking

Up to 25%

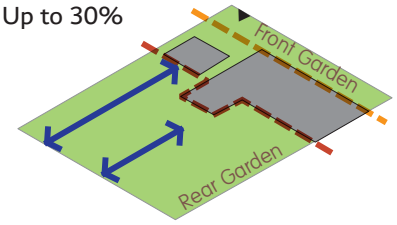


Very low ratio of plot coverage - significant space to the side - allows for outbuildings. Excellent garden depth for property size

Appropriate to countryside setting or edge of settlement

Semi-Detached or end of terrace - 2 storey farm dwellings or cottages in the countryside - on plot parking

Up to 30%



Very low ratio of plot coverage - significant space on to the side - allows for outbuildings. Good garden depth for property size

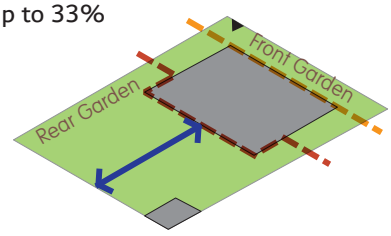
Appropriate to countryside setting or edge of settlement

✓

COUNTRYSIDE TO VILLAGE

Detached - larger houses in either countryside or village setting with on plot parking

Up to 33%

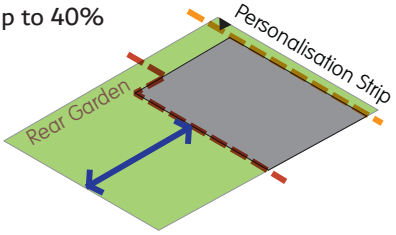


Low ratio of plot coverage - significant space on all sides. Good garden depth for property size

Appropriate to countryside / edge of settlement or as landmark building in village

Semi-detached - large houses usually in village setting as part of a roadside frontage and parking / on plot

Up to 40%

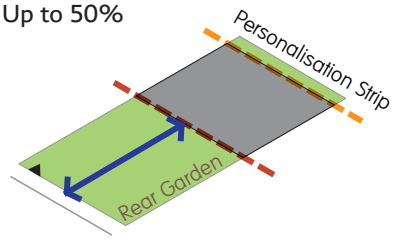


Mid ratio of plot coverage - significant space to side. Good garden depth for property size

Appropriate to countryside / edge of settlement (with deeper front garden) or in village adjacent to similar sized plots

Mid Terrace - 1 to 2 storey houses usually in village setting as part of a roadside frontage and parking

Up to 50%



Mid ratio of plot coverage - Terraced property - usually with rear access to garden. Proportionate garden depth for property size

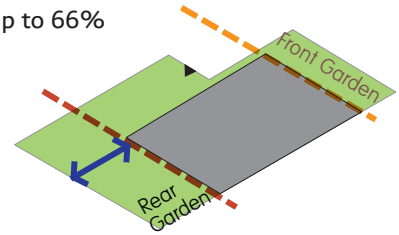
Appropriate to village usually along road frontage in centre or in courtyard development inc farm conversions

✓

SUBURBAN

Detached - modern estate property in village with frontage / on plot parking

Up to 66%

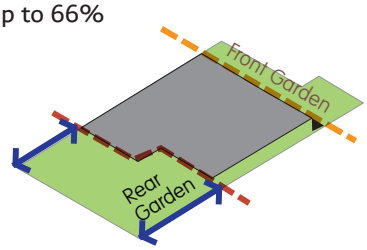


High ratio of plot coverage - space to one side. Poor rear garden depth for property size and less usable if overshadowed

Rarely appropriate suburban deep plan form, with limited amenity space

Semi-detached - modern estate property in village with frontage or courtyard parking

Up to 66%

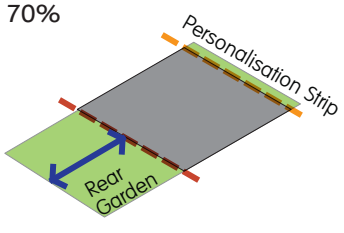


High ratio of plot coverage - limited green space and narrow access to the side. Adequate garden depth for property size if not overshadowed

Rarely appropriate suburban plan form, with limited amenity space

Mid Terrace - modern estate property in village with on street or courtyard parking

Up to 70%



Very high ratio of plot coverage - no space or access to the side. Limited garden depth for property size and less usable if overshadowed

Rarely appropriate suburban square plan form, with limited amenity space

✗

The way buildings sit in relation to the street can affect the public realm and the integration of a development into the surroundings.

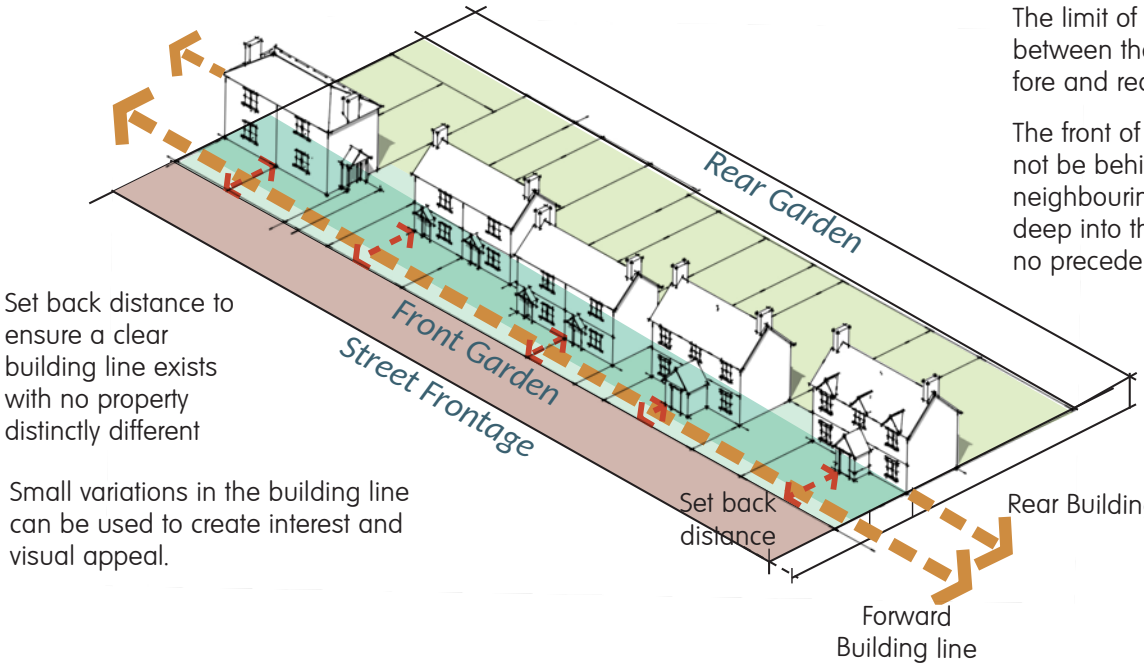
CODE SB.04 - Building Lines & Frontages

a. Many areas have clearly defined building lines, which should be respected. The set back of new buildings should respect the existing building line along the street

b. The building line can have subtle variations in the form of recesses and protrusions, but should generally form a unified whole.

c. New development should not mix front elevations with rear elevations

d. Existing front gardens should be retained to ensure a green setting to the building, enhance the public realm and provide a suitable buffer between the built form and the surrounding rural setting.



The limit of variance is between the extent of the fore and rear line.

The front of a building should not be behind the rear of a neighbouring property or deep into the garden where no precedent already exists

Set back distance to ensure a clear building line exists with no property distinctly different

Small variations in the building line can be used to create interest and visual appeal.

Buildings within their Plots

Dwellings close to the street are unusal, with most properties set back behind enclosed front gardens

Building Lines

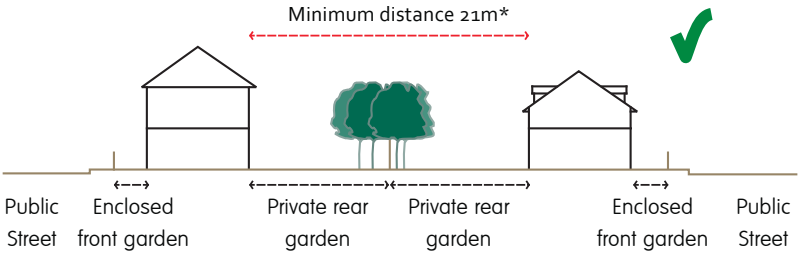
Approximate building lines within Sutton Benger

In any new development appropriate privacy measures should be taken into account from the early design stage. Issues such as overlooking from streets, private and communal gardens, courtyards and open spaces into private property (particularly homes) should all be considered.

Fronts and Backs of Buildings

Streets should not mix fronts and backs, the frontage of a property should be publicly visible as opposed to the rear elevation which should be afforded privacy

Overlooking and Privacy



*The distance between dwellings and the length of private rear garden areas should increase depending on the heights of buildings, topography and level of intervening vegetation

There should be some flexibility, as it is not only distance between buildings, but also the position of windows in each elevation and the angles to which the buildings are sited. Distances may be reduced where it can be justifed that no overlooking will take place.

Overshadowing


9am


11am


1pm

This example of an overshadowing study highlights where north facing plots are unlikely to receive adequate amounts of light. In this instance, it may be advisable to reorient the buildings or consider alternate roof forms to allow light through.

CODE SB.05 - Privacy, Overlooking and Overshadowing

a. Consider the orientation of buildings, setback from the street, the type of front garden landscaping propose, building and fenestration design to balance privacy between frontage living spaces and views into buildings with the need for overlooking of the street.

b. It is important to clearly distinguish between private and public space. Clear ownership boundaries should be provided such that these spaces have the correct level of privacy and are accessible only to the appropriate user group.

c. Rear overlooking of other garden and amenity spaces as well as direct overlooking into properties should be minimised. This can be achieved by implementing minimum standards between rear to rear elevations as shown above. Where there is sloping topography or significant landscaping to consider, such distances can be reassessed accordingly.

d. Overshadowing of properties and their amenity spaces must also be considered. In particular, north facing gardens, where short or narrow, are rarely going to provide a usable space if surrounded by buildings and overlooked. Where it is possible that spaces and habitable room windows may be overshadowed, an overshadowing study should be undertaken.

The Character Appraisal has identified that there has been unsympathetic modern development, which has led to the removal of key vegetation, this is particularly a problem where the built form is contained by the landscape and its reduction reveals a hard, urban edge which is out of keeping with the remaining verdant character.

Modern road standards, usage and the necessity to upgrade with each development proposal, often introduce paved footways, new kerbing, signage and road markings. All of which urbanise the area and often result in removal of landscaping to implement.

The Wiltshire Landscape Character Assessment also identifies a loss of field boundaries and poor management of hedgerows.

The objectives are to:

- retain and enhance the current hedgerow network
- plant trees alongside watercourses.
- extend and enhance the varied wetland habitats
- minimise urbanising road updgrades and retain the rural character

The loss of mature trees can have an adverse impact on the characcter of the area. Above highlights the affect of tree removal- with the same scene taking 10 years apart

CODE SB.06 - Landscaping and Green Infrastructure

Character Areas Covered:

1 2 3 4 5 6 7 8

a. New development should minimise the removal of vegetation, particularly in areas where it is identified as a key characteristic in the Character Appraisal.

b. New development should reinforce the well-managed network of grass species rich verges, hedgerows, and woodland lining the routes through the area, which are characteristic of the rural landscape.

c. In areas on the edge of settlements or in the countryside, the natural landscape is the dominant feature and the buildings should be secondary.

d. Vegetation can be used to blend buildings into their surroundings and draw the natural landscape into the settlement.

e. New developments should incorporate existing native trees and shrubs and avoid unnecessary loss of flora. Any trees or woodland lost to new development must be replaced. Native trees and shrubs should be used to reinforce the more rural character of the area. Mature and veteran trees should be retained in particular.

f. Retention of all trees and hedgerows, especially along property boundaries is vital. If trees and hedges do need to be removed, they should be replaced within the site.

g. Natural surveillance takes place when people can see what is happening where they live. Crime rates are less in locations where people believe they are being watched.

h. Maximise opportunities for communities to become self-policing.

i. Development adjoining public open spaces and important gaps should enhance the character of these spaces by either providing a positive interface (i.e. properties facing onto them to improve natural surveillance) or a soft landscaped edge.

CODE SB.06.1 - Trees & Hedgerows

Applicants must demonstrate how that have complied with the tree and hedgerow guidance as set out below and as befits their site and its circumstances.

The settlements in the Parish are set in mature landscaping with many long distance towards the built form from the open countryside.

Tree planting has an important role to play in the natural and man made environment. They provide shelter and contribute to reducing carbon emissions and cleaning the air.

The ecological benefits and connections should be maximised. Tree planting and maintenance of existing trees can increase biodiversity. Consideration should also be given to planting the correct trees in right location, to ensure that any placement does not result in a loss of biodiversity units

Tree density can be used as landmarks and signposts. For example avenues of trees leading to a destination, such as towards green spaces or as a focal feature for the purposes of legibility.

Trees can play a role in screening and noise reduction and should be utilised to reduce noise or visual impacts where necessary.

When choosing a species, designers and land owners must consider the following:

- **Use potential** - park, paved area, compatible with drainage, garden size, compatible with road type
- **Mature size** - small <10m up to extra large >25m - As well as height, think about root protection areas and to avoid issues with utilities and services
- **Crown form** - the shape of the crown can be aesthetic but also determine planting distances and the effect of the canopy on the space below, would the planting overcrowd the street scene, would it create unacceptable shade?
- **Crown Density** - as above, look at whether a dense canopy provides the level of enclosure required or whether a light, open crown would be preferable

- **Natural habitat & Environmental tolerance** - choose the right tree for the location, given the soil type, levels of sunlight, water and potential for drought etc.
- **Aesthetic and Ornamental Qualities** - Does the tree flower or fruit in a way which does not cause a nuisance? Does the tree introduce a valuable aesthetic to the area? Does the seasonal variation add further interest?
- A diverse mix of species should be sought to reduce the risk of passing on inter-species diseases.

New development must be designed around existing trees wherever possible. Where it is unavoidable that trees are lost, they should be replaced at a rate of 2:1 and by native species.

New planting of conifers, laurel and rhododendron is not supported as a hedgerow treatment. These are not native and can out compete native plants.

Appropriate species are set out overleaf.

List of Native Trees

- Acer campestre - Field Maple - *(M) (D) (Clay, Loam, Sandy)*
- Alnus glutinosa - Alder - *(M) (D) (Clay, Loam, Sandy)*
- Betula pendula - Silver Birch - *(L) (D) (Clay, Loam, Sandy)*
- Betula pubescens - Downy or White birch - *(M) (D) (Clay, Loam, Sandy)*
- Carpinus betulus - Hornbeam - *(L) (D) (Loam, Sandy)*
- Corylus avellana - Hazel - *(S) (D) (Loam, Sandy)*
- Crataegus laevigata - Hawthorn (Midland) - *(S) (D) (Loam, Sandy)*
- Crataegus monogyna - Hawthorn (common) - *(S) (D) (Clay, Loam, Sandy)*
- Fagus sylvatica - Beech (common) - *(L) (D) (Loam, Sandy)*
- Ilex aquifolium - Holly - *(S) (D) (Loam, Sandy)*
- Juniperus communis - Juniper (common) - *(S) (C) (Clay, Loam, Sandy)*
- Malus sylvestris - Crab Apple - *(S) (D) (Loam, Sandy)*
- Pinus sylvestris - Scots Pine - *(L) (D) (Clay, Loam, Sandy)*
- Populus nigra - Black Poplar - *(L) (D) (Clay, Loam, Sandy)*
- Populus tremula - Aspen - *(L) (D) (Clay, Loam, Sandy)*
- Prunus avium - Sweet Cherry *(M) (D) (Clay, Loam, Sandy)*
- Prunus padus - Bird Cherry *(M) (D) (Clay, Loam, Sandy)*
- Quercus petraea - Sessile Oak - *(L) (D) (Clay, Loam, Sandy)*
- Quercus robur - English Oak - *(L) (D) (Clay, Loam, Sandy)*
- Salix caprea - Goat Willow - *(S) (D) (Clay, Loam, Sandy)*
- Salix pentandra - Bay Willow - *(S) (D) (Clay, Loam, Sandy)*
- Sorbus aria - Whitebeam - *(M) (D) (Clay, Loam, Sandy)*
- Sorbus aucuparia - Rowan - *(S) (D) (Loam, Sandy)*
- Sorbus torminalis - Wild Service Tree - *(M) (D) (Clay, Loam, Sandy)*
- Taxus baccata - English Yew - *(M) (C) (Clay, Loam, Sandy)*
- Tilia cordata - Lime, small-leaved - *(L) (D) (Clay, Loam, Sandy)*
- Tilia platyphyllos - Lime, large-leaved - *(L) (D) (Clay, Loam, Sandy)*
- Tilia x europaea - Lime, common - *(L) (D) (Clay, Loam, Sandy)*

(L) - Large >25m
(M) - Large >25m
(S) - small <10m
(D) - Deciduous
(C) - Coniferous
(Clay, Loam, Sandy) - Soil type

List of Native Hedgerow Plants

- *Hawthorn*
- *Blackthorn (larger, fast growing)*
- *Field maple (neutral soils)*
- *Hazel*
- *Holly*
- *Guelder rose (neutral soils)*
- *Hornbeam (damp soils)*
- *Beech*
- *Wild service tree*
- *Field rose*
- *Dogwood (damp soils)*
- *Dog rose*
- *Spindle (neutral soils)*
- *Alder buckthorn (wet soils)*
- *Wild privet*

CODE SB.07 -Views

The Character Appraisal has identified a number of important views (as shown below). These are considered to be part of the key character of the parish and should not be adversely impacted upon by new development.

a. Developments should make the most of existing landscape features and views as highlighted in the Character Appraisal and set out below.

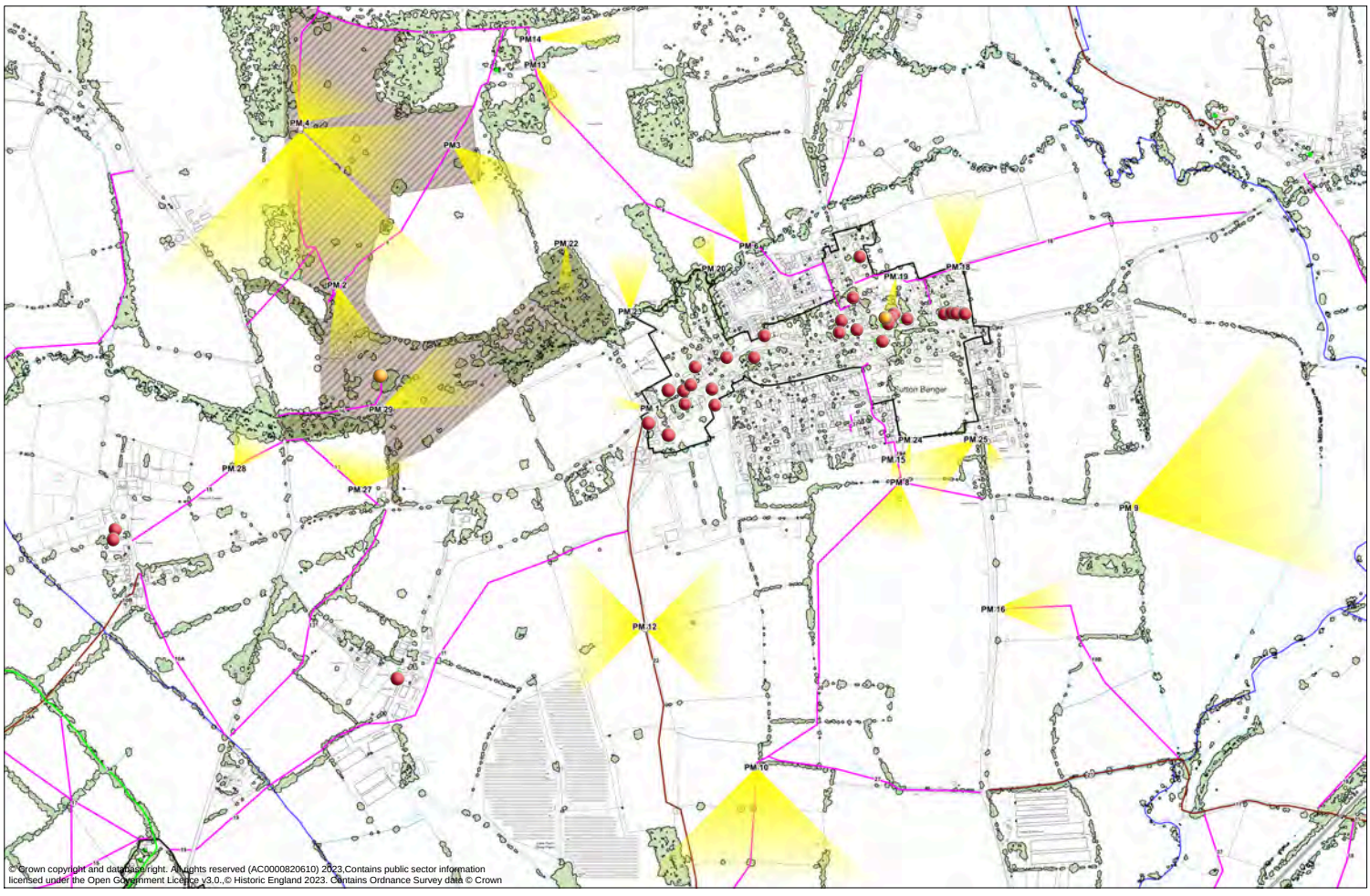
b. New development that is well integrated into the landscape setting should be encouraged.

c. Retain the gaps between existing buildings and provide gaps in new development to secure through views towards the natural landscape.

d. The character areas on the edge of the settlement and around the farms, benefit from surrounding rural views from roads and Public Rights of Way, many of which are long distance. Any new development should provide sufficient assessment of the impact on such views.

e. Whilst glimpsed views of built form may be appropriate such as listed buildings, a newly built harsh, urban edge would not be in keeping with the character of the area.

f. Important views into and out of the conservation area and to listed buildings must be maintained.



Important view
Existing tree cover
Parkland (as identified by Nat. England)
Public Right of Way (footpath)
Public Right of Way (byway)
Public Right of Way (bridleway)
Conservation Area
Grade II* Listed Building
Grade II Listed Building

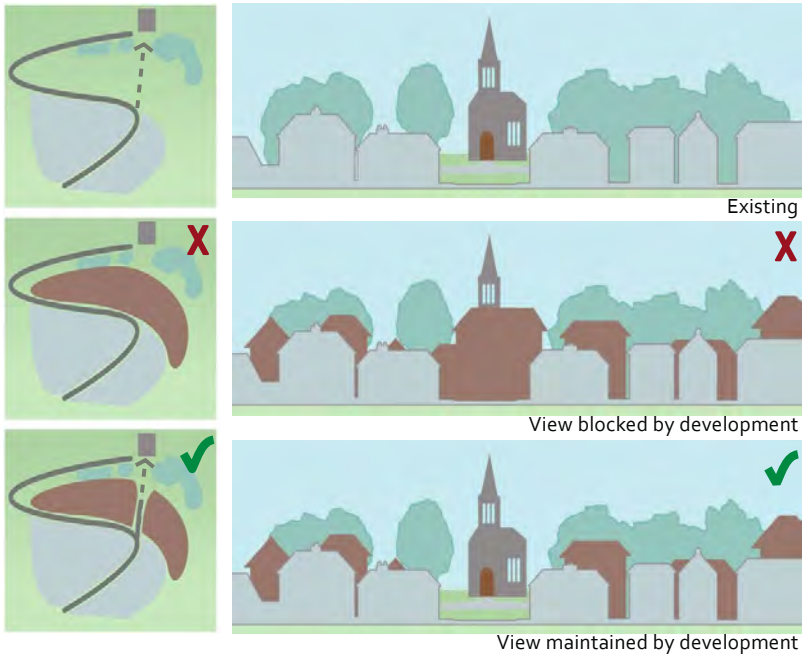
CODE SB.08 -Settlement Setting

a. The wider setting of the settlement should be protected. Any future developments should be carefully controlled to protect open views and green spaces.

b. It is important to preserve the separation of the settlements.

c. The land between settlements contain limited pockets of built form. These are usually relating to farm buildings and cottages, which are considered appropriate to the rural context. The land between Sutton Benger and Draycot Cerne is former parkland. In view of this, it is considered that unless sufficient justification exists, there should be a presumption against development (with the exception of agriculture and some quiet recreational uses).

Maintaining important views



Low density village development

Biodiversity buffer planting between gardens and adjacent fields

Retain larger gaps to allow views and rural character to remain

Native trees and hedge planting along roadside

Views over the parkland at Draycot Park

CODE SB.09 - Front & Rear Gardens

a. **Proposals which affect the frontage of an existing properties shall be accompanied by detailed plans which show a commitment to retaining and enhancing attractive, well-vegetated gardens**

b. **Vegetation planting in private front gardens should be in keeping with the context of the relevant character area. Native species should be encouraged to strengthen biodiversity and the natural environment.**

c. **Native vegetation and mature trees should be retained and links should be formed where possible with hedges, wildflower meadows, old trees, ponds and other landscaping features**

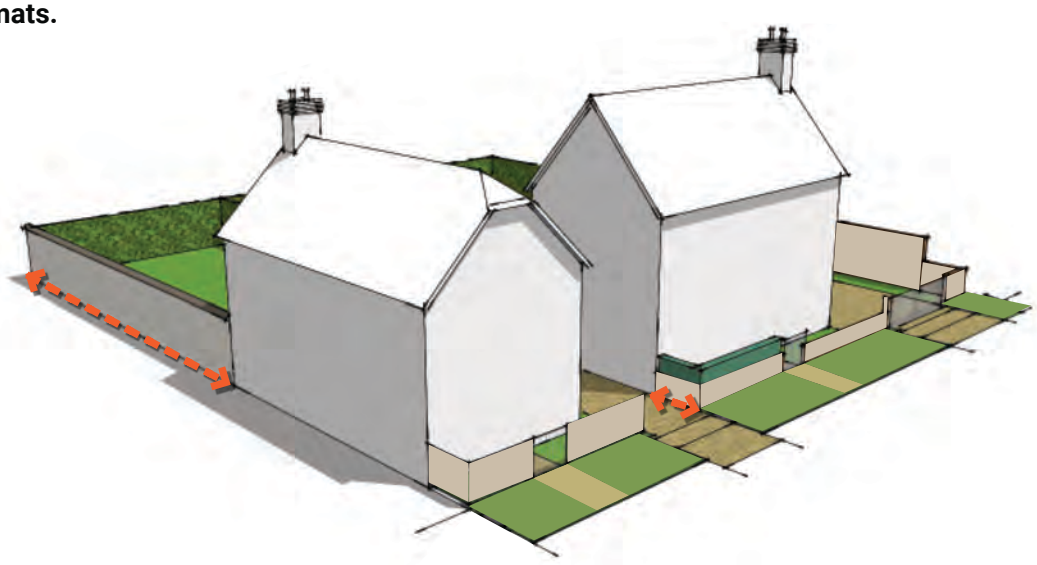
d. **Where structures along the frontage are proposed, sufficient planting should screen elements in view of the street.**

e. **Rear gardens containing mature vegetation within should be retained where possible to ensure that each building has an attractive, verdant setting.**

f. **Front gardens should not be dominate by large areas of hard surfacing either in aggregate or paving formats.**

g. **Where hard-surfacing for car parking in front gardens is necessary, it should be screened from view of the street by trees and hedge planting.**

h. **Proposals that provide SUDs solutions and permeable paving are preferable.**



i. **Rear garden depth should be at least 10.5 metres, preferably over 15 metres in depth, where rear gardens are less than 12 metres, the overall level of amenity space should be considered including garden areas to the side.**

j. **Size of garden should relate to the property and setting and provide suitable amenity space for occupants, but should not set a precedent for sub-standard garden sizes or lead to a loss of privacy.**

k. **Family gardens should provide at least 100sq. m of usable space.**

l. **A garden which does not receive sunlight for at least 2 hours per day, over at least 50% of the area available, is unlikely to considered as appropriate usable space.**

m. **Front gardens should be at least 3+ metres in depth, unless the surrounding context dictates otherwise.**

The older properties and cottages in the parish make a positive and distinctive contribution to the character of the area. Their use of traditional building, forms, materials and detailing are key to this. Where possible, new development should be encouraged to retain features of interest, original building forms and materials. New development should allow for the original building to still be read and understood.

CODE SB.10 - Materials & Detailing

Character Areas Covered:

1 2 3 4 5 6 7 8

a. Materials used in new infill and redevelopment should complement the materials typical of the existing buildings in the street.

b. Materials proposed for the use in building extensions shall complement those used in the existing building. Differing materials on an extension or a different design approach may result in a development appearing incongruous. Whilst, exceptionally, an extension may intentionally be designed to be contrasting, such an approach will need to be carefully justified and its success will rely on a high quality design

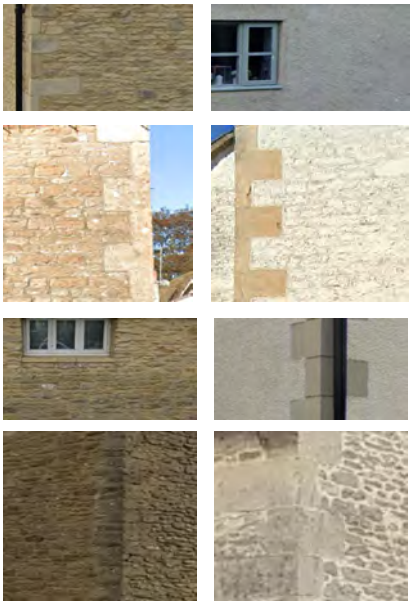
c. Materials used for the repair or alteration of buildings, for new buildings, and for surfacing and boundaries shall complement the existing high quality palette of materials that typifies the character of the area.

d. Proposals for innovative and complementary material options should also be encouraged, but must be well justified as to why they are appropriate.

e. Materials that are durable, high quality and easy to maintain are preferable. Poor quality synthetic materials are generally not supported.

f. Architectural detailing in new development shall typically display elements that balance with those on existing traditional buildings in terms of interest, scale and texture and form. The majority of properties are fairly simple in appearance, becoming more decorative with their level of importance.

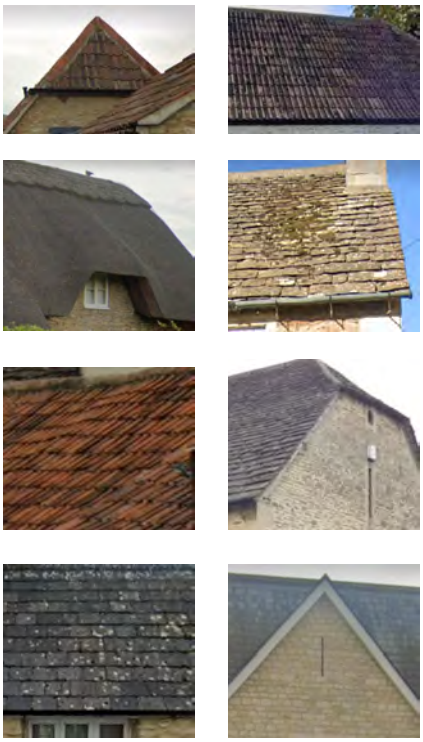
WALLS



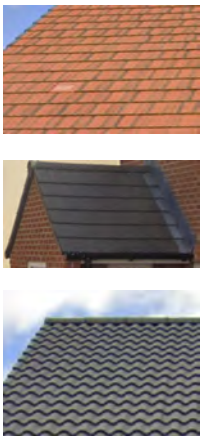
- Typical walling materials include, rubble or coursed limestone, often with quoins.
- Rough cast render either left plain or painted in neutral colours, these also often have contrasting quoins.

- Fake stone panels with red brick quoins and lintels
- White painted render
- Fibreglass canopy porches or bay windows
- Red facing brick

ROOFING



Stone slates are most common, with more modern buildings often using slates. Clay double Roman pantiles are also found, however modern concrete versions are not as successful. Thatch is also common on older cottages



- Poor quality concrete tiles- either plain or pantiles
- Colour of roofing should be in keeping with surroundings- bright reds or orange colours are not acceptable particularly in concrete as these do not dull down in the same way as clay

g. **Existing period detailing should be retained and the covering over or removal of such elements is not encouraged.**

h. **The design of extensions and new buildings should reflect the level of detailing on adjacent properties to ensure that the development is in context with its surroundings.**

i. **Traditional elements often include detailing around windows including stone or wooden cills, stone quoins and masonry carvings and stone door surrounds.**

j. **The level of architectural detailing on a new building should reflect that of buildings in the immediate surroundings. For detached buildings, an approach which avoids direct pastiche is encouraged, whereas for extensions to an existing building or group of buildings, continuity may be appropriate.**

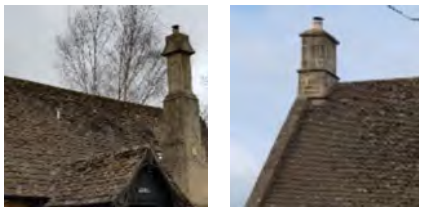
k. **Detailing should be undertaken with care and using high quality, sustainable materials. Choices must be justified with reference to the Character of the surrounding area.**

l. **Small, simple stone or timber external porches are common, preferably with roofing to match the main building.**

m. **Doors can be noticeable features and, as with windows, they can have a dramatic impact on the appearance of a property. Careful consideration should be given to the colour palette. Doors should be simple and well- proportioned; pastiche of historical designs should be avoided.**

n. **Windows in new houses should complement the scale, and vertical and horizontal pattern (see illustration below) of the wider street scene of windows reflected in local architectural detailing.**

CHIMNEYS



Chimneys are found throughout the parish, often well detailed as features in stone or buff brick

PORCHES & DOORS

- Poor quality glass reinforced polymer (GRP) door canopies
- Overly dominant designs which are out of proportion
- Composite doors with poor quality finishes and paint colours

Maintaining Vertical and Horizontal Patterns in the Street Scene

Illustration of vertical and horizontal rythmn in the street scene through the placement of windows, doors and porches and detailing such as brick string courses

o. **Windows should be designed as part of the overall design approach. The proportions and designs should be carefully considered as shown below.**

p. **In more traditional designs, the positioning of windows within their reveals is important to add visual interest. See design palettes.**

q. **Large areas of glazing can also result in light pollution which national policy seeks to avoid. In sensitive landscape locations, the extensive use of glazing is unlikely to be acceptable.**

r. **Roof windows should be small and general contained within the roof form. Flat roof dormers are rarely acceptable. Where roof lights are installed, conservation roof lights are preferable even where the property is outside of the conservation area.**

ROOF WINDOWS



Roof windows are small subservient features, generally fully within the roofscape. Larger gable details are also found with windows proportionate to the scale of the gable, but still remaining as a subservient detail.

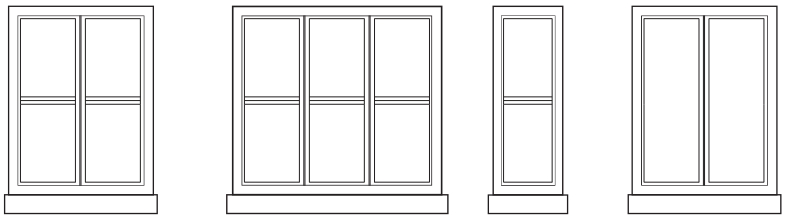

Overly fussy and dominant designs

WINDOWS

There are a variety of window forms in the parish with the majority of residential windows of a cottage casement style with divisions in stone and timber.
Sash windows are found on commercial properties and on some of the more high profile homes. Agricultural buildings have functional windows for ventilation and access purposes

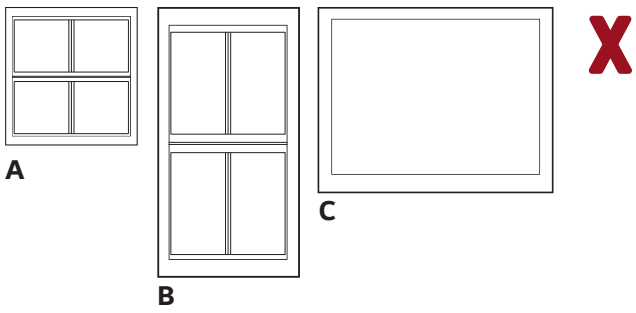
Existing window design and proportions

Potential options for new / additional window designs. Below are options for increasing and decreasing the width, whilst maintaining proportions. The far right options is contemporary response



The designs and proportions of the windows below do not reflect that of the original style.

A) Is a square design with a top hung opener rather than rectangular
B) Is rectangular, but with a chunky frame as often found in poor quality uPVC designs.
C) Is a large rectangular single pane of glass with no glazing bars, and whilst this may work on a large scale in a contemporary in a new extension for example, it is unlikely to be appropriate for simple replacement



Local Character

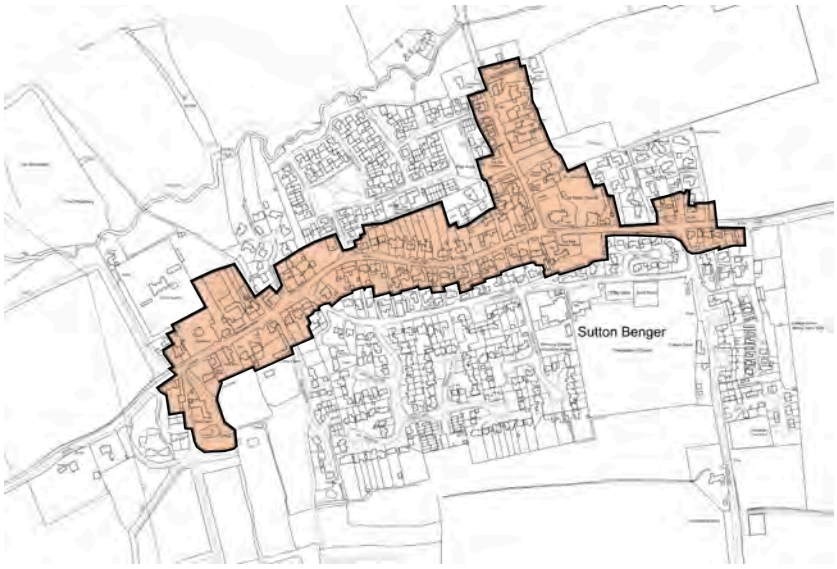
A number of character areas in the Parish are considered to warrant further protection due to their unique or special characteristics, which could be adversely impacted upon by inappropriate development either on a large scale or cumulatively by smaller piecemeal development in or adjacent to these areas.

1 7

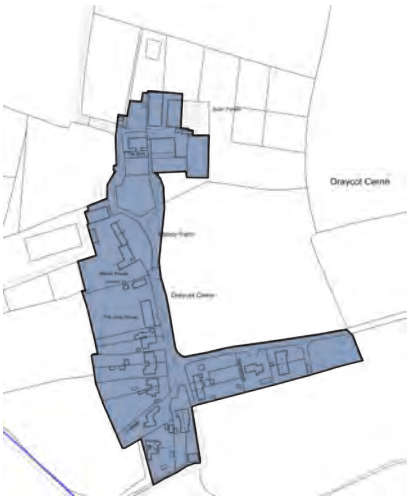
Both the historic core of Sutton Benger and Draycot Cerne are considered to be sensitive to inappropriate development.

Building forms and layouts as well as appearance and materials, which do not draw any influence from the local vernacular, giving them a generic appearance, should not be supported. As set out above, this is not to stifle innovation and good contemporary design where it is rooted in an understanding of the context of the area.

Historic core of Sutton Benger



Draycot Cerne



CODE SB.11 - Scale, Height, Form & Massing

Character Areas Covered:

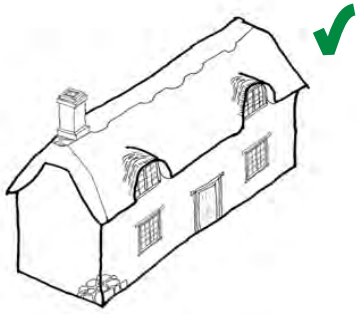
1 2 3 4 5 6 7 8

a. New development will be more likely to integrate successfully with the settlement if the scale, height and massing of new buildings demonstrates consideration for the context of the original buildings within the area.

b. The Character Appraisal highlights that the majority of properties are 1.5-2 storeys in height. This should only be exceeded where this is a focal or landmark building.

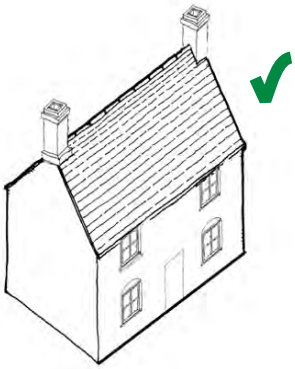
c. Buildings should not be designed in isolation. Whether they are of traditional or contemporary design, buildings should be part of a design concept for the whole site. This will need to be explained in a Design and Access Statement accompanying the planning application.

d. New dwellings should draw on the local forms of development as shown below.



Detached Cottage - 1.5 storeys

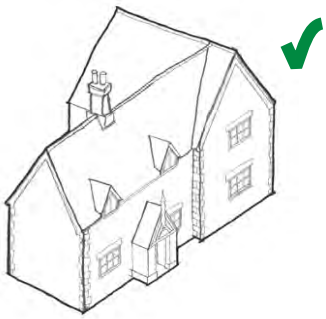
Typical of the Plan area with low eaves and ridge line. Wide plan form and narrow depth.



Detached Farmhouse /Cottage - 2 storeys

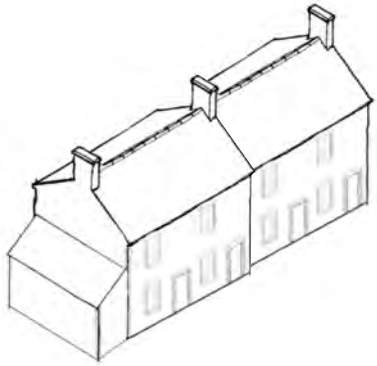
Typical of the Plan area usually relating to farmhouses where more likely to be detailed. These may form part of a courtyard of buildings, barns etc.

Whereas farm cottages are likely to be more simple



Corner House - 1.5 - 2 storeys

Dual aspect property, often a pair of semi-detached cottages rather than a single dwelling. Dormers often sit on the eaves line



Semi-detached Cottages - 2 storeys

Typical of the Plan area usually relating to farm workers cottages. Often include attached or separate outbuildings

Focal building 2.5 -3 storeys

Not usually found in the Plan area other than in modern estate development. These are more likely to be older focal properties

CODE SB.11 - Scale, Height, Form & Massing

Character Areas Covered:

1 2 3 4 5 6 7 8

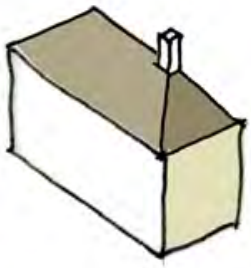
e. New houses that respect the existing height and follow the roofline of adjacent houses should be encouraged. Similarly, proposed extensions are more likely to be successful if they do not exceed the height or footprint of the original building.

f. Roofs should be designed to reflect the style of the proposed development and its context.

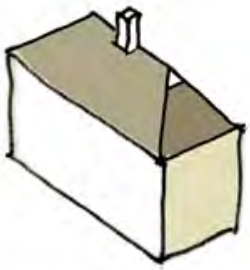
g. Careful attention should be paid to roofing materials, pitch, eaves and verge details and the inclusion of chimney stacks or other features that project above the ridge line.

Roof Form Examples ✓

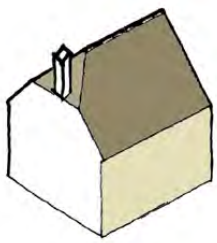
Gabled Roof: commonplace throughout the parish



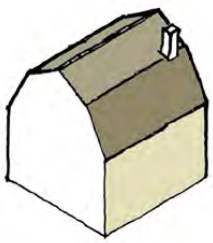
Hipped Roof: not frequently found in the parish



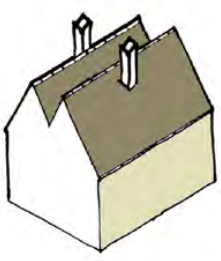
Hipped Roof with Gablet: not frequently found in the parish



Half Hipped Roof: relatively commonplace throughout the parish

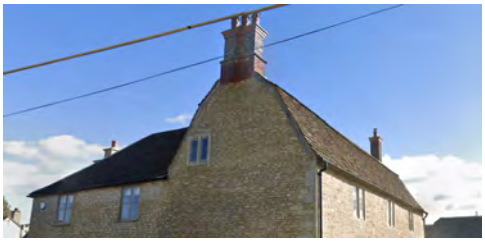


Mansard Roof: rarely found, except on period properties



'M' Shaped Double Gable: limited to farmhouses and later extensions

'M' Shaped Double Gable behind Standard Gable Roof: limited to farmhouses and later extensions



Where development affects the boundaries of a property, new development should consider boundary treatments which are common or complementary to the street.

In the majority of areas, boundary treatments such as stone garden and vegetated hedgerows are common.
A careful balance needs to be struck between gated entrances providing security and dominating the street scene

CODE SB.12 - Boundary Treatment

a. **Plot boundaries should be well contained by stone walls and / or hedges in keeping with those shown below.**

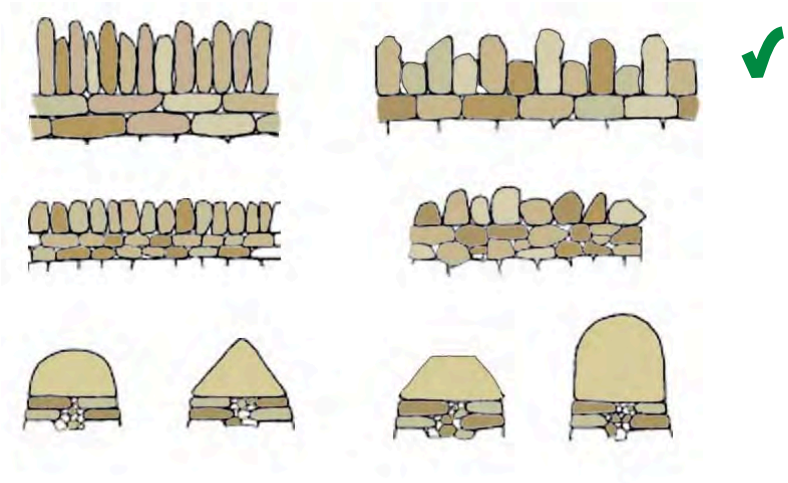
b. **Close board fencing is suburban and is not appropriate without sufficient planting to screen.**

c. **Low key, open timber pedestrian gates are appropriate.**

d. **Vehicle gates to reflect the agricultural character or to be in context with the boundary.**

e. **Materials that complement the street scene will be encouraged provided they are in context with the local vernacular.**

Stone coping details



Variety of boundary treatments in Sutton Benger

CODE SB.13 - Garages and Outbuildings

Garages, cycle stores and bin stores are a feature of modern living, and should be included as an integral part of the overall design from the outset.

a. The design of outbuildings and bin storage should be subordinate to the main property, either as free standing structures or as additional forms to the main building.

b. Adequate bin storage where provided on plot should be accessible from the front or side of homes. In communal buildings these should be sited for ease of access to all residents.

Outbuildings

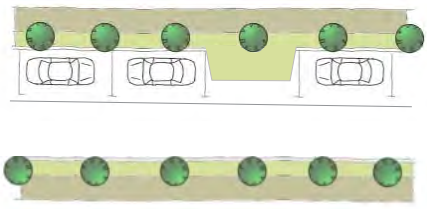
Outbuildings should not dominate the property of the frontage of the dwelling

CODE SB.14 - Vehicle & Cycle Parking

The design of parking areas should be appropriate to the scale and location of the residential development. Within Sutton Benger Parish road widths are traditionally narrow and rural in character. On-street parking is commonplace, but usually only on a single side of the road due to width constraints.

a. Where on-street vehicle parking is considered appropriate in new development, the parking should be integrate with landscaping of the street

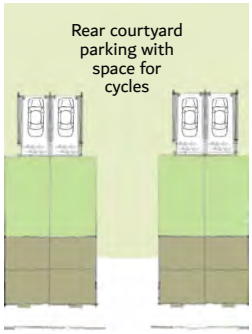
Integrating on-street parking



b. Away from the public highway, parking areas should be surfaced using a permeable material to provide adequate natural drainage

Off-street parking

Parking can be located to the rear of properties, but it should be ensured there is sufficient natural surveillance



c. On plot parking should not dominate the public realm and where possible should be set back behind the building line.

d. Parking can be provide to the rear either on plot or in rear courtyard to the rear. The latter can have gated access.

e. Garages should be designed to provide cycle storage as well as an alternative to garden sheds.

f. **Where courtyard parking is proposed, this must only be where homes directly overlook and front the parking areas. They should be secure, well overlooked and lit, whilst being in close proximity to the dwellings it serves. Where possible these spaces should be directly accessible from the dwelling or any associated amenity space to minimise walking distance.**

g. **A courtyard should be designed with sufficient planting and landscaping in front of properties to soften any hard urban streetscape.**

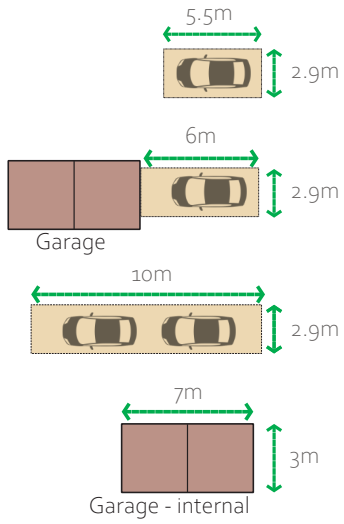
h. **Car ports are preferable to a garage for parking, as often garages are either converted or used for personal storage rather than parking. This loss of parking then exacerbates the current parking issues.**

i. **Where garages are proposed, it should be considered whether a condition limiting its use and conversion may be appropriate.**

j. **Where garages are provided, these should be set back from the building line to ensure sufficient space is available to park without being overly conspicuous.**

k. **Garages must be large enough to provide space for cycles**

l. **All houses with on-plot parking should have a dedicated (Electric Vehicle) EV charging point.**

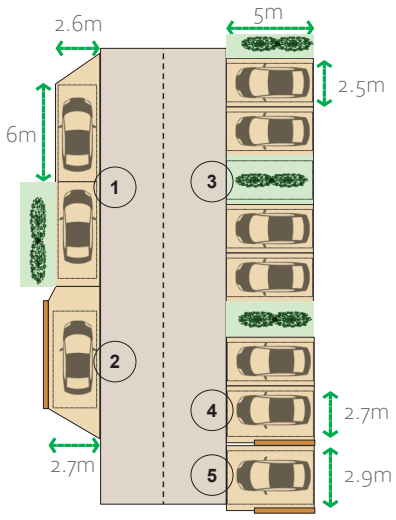


A parking space should be at least 5.5m x 2.9m, but ideally further space should be allowed on a driveway to walk alongside a car

A parking space in front of a garage or dwelling should be at least 6m in length to allow for the door to be opened without moving the vehicle, or placing the vehicle overhanging the footway

A tandem parking space should be at least 10m x 2.9m with additional space if located in front of a garage

A garage must have an internal dimension of at least 7m x 3m



Parking Examples

1. **Parallel parking should be 6m long and 2.5m wide as doors can open into street or footway.**
2. **Parallel parking spaces which are restricted by a fence or wall etc will need to be wider and 2.7m is recommended.**
3. **Perpendicular spaces must be 5m long and 2.5m wide if next to another parking space or open space.**
4. **If constrained along one edge then the width should increase to 2.7m.**
5. **If constrained on both sides the width needs to increase to 2.9m**

Within parking courtyards, parking spaces should be at least 5.5m x 2.9m. The rows should be separated by at least 6m to allow ease of manoeuvring.

At least 5% of spaces should be suitable for use by disabled people.

CODE SB.15 - Extensions to buildings

Extensions to dwellings and other buildings can alter the character of the street scene and or the village if not carefully designed. New development should:

a. Ensure the scale of development is in keeping with the street and appropriate to the size of the plot.

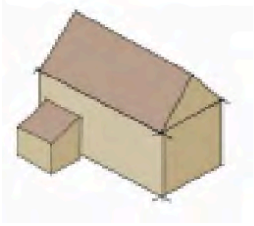
b. There is a positive relationship between the building and the street. It should be positioned so that it does not dominate the street scene.

c. Reference should be taken from the local vernacular to determine the most appropriate proportions for the replacement dwelling.

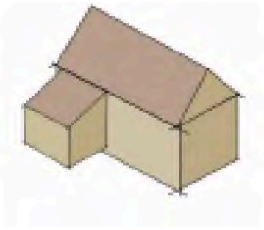
d. It should not be dominant or overbearing to neighbouring properties.

e. Respect existing building lines and the orientation of adjacent buildings in addition to the pattern of buildings and spaces in a street.

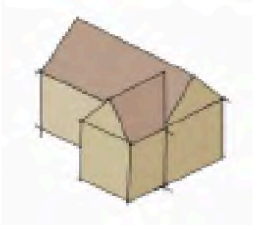
f. Where appropriate, reflect any architectural detailing on the existing building as they are important features which define character. Such detailing could include plinths, cills, lintels, decorative stonework and quoins, barge boards and cornices, fascias and/or chimney designs



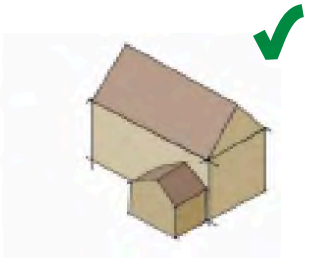
Lean-to extension with a slightly shallower roof pitch to the existing house. The extension is set back from the end gable. Its minor scale makes the shallower roof less noticeable



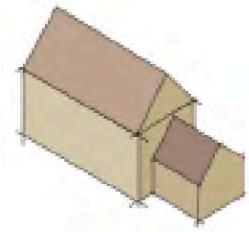
Single storey catslide-roofed extension matches the slope of the existing roof and, like the existing house, is wider than it is deep. The result is visual harmony even though the two are differently shaped.



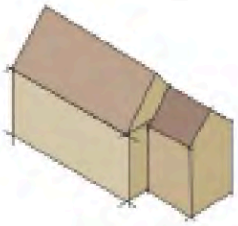
This two-storey extension has a similar shape, but differently proportioned gable compared to the existing house. It achieves subservience by having slightly lower ridge and eaves heights and being set back from the gable wall.



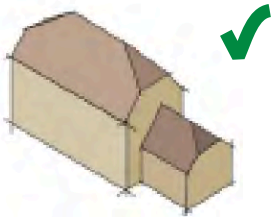
The proportion of the gable of the single storey extension should match the proportion of the gable of the existing house. It is also set slightly back from the gable wall.



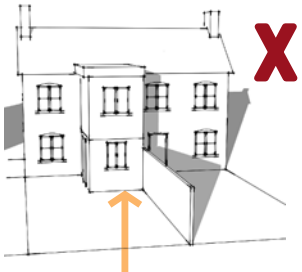
Side extensions should be based on the proportions of the roof form and end elevation and the ratio of the length of the eaves wall to the depth of the gable wall.



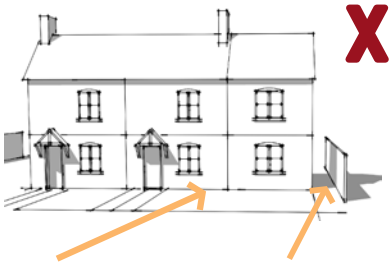
A two storey extension can compete with the original dwelling if it is not subservient. Whilst elongating the main house can be possible, this may result in a disproportionate building form. Here the extension is subservient to the proportion bu being inset and lower than the ridge. The shape of the gable of the existing house and therefore complements the design of the existing house.



Here a half-hipped roof is carried through in this single storey extension. It achieves the same balance as the main roof form.

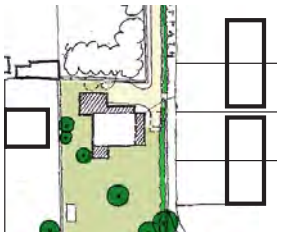


Inappropriate flat roof extension, not in keeping with the dwelling and overshadowing neighbouring property



Side extension competes with main dwelling. Window proportions are incorrect

Extension too close to boundary with insufficient space for landscaping



Original dwelling in white with enlargements proposed via new building works in grey. Numerous piecemeal extensions such as this could be detrimental to the original character of the building and appear fussy and out of character with more simple properties

CODE SB.16 - Renovations & Conversions

a. **Restoration of existing buildings of age in the Parish is preferable to the demolition and replacement of buildings.**

b. **Where buildings are modernised, it is advised existing proportions of doors and windows should be considered as set out on page 21 and 22.**

c. **Use appropriate materials and techniques for extensions. A mix of modern and traditional materials can be appropriate as set out on page 20 and allows for greater innovation in design.**

d. **Link extensions can be a way of joining two buildings together. It is important for the link to have a much small footprint and height than the buildings that it connects. This can be particularly helpful when joining two outbuildings or former agricultural buildings together.**

e. **It is essential that the key features of the building should be retained in any development proposal. The introduction of urbanising features would not be appropriate, as would the loss of key vegetation.**

f. **Agricultural buildings contribute to the rural setting, the character and appearance of Sutton Benger and conversions to these buildings should reference age, design, form, materials used, roof structure and the presence of any architectural detailing.**

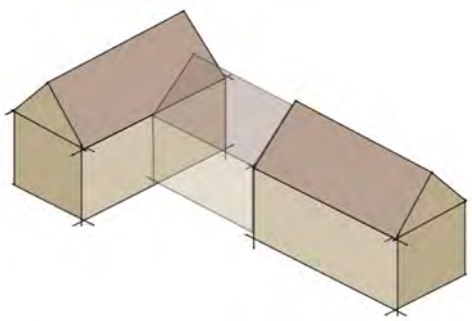
g. **The introduction of overtly domestic features and additional window or door openings tend to be out of character.**

h. **Retention of exiting features and a simple design approach is usually most appropriate.**

i. **Large extensions or ancillary buildings are not usually appropriate for conversions. Landscaping and boundary treatments need careful attention and should be designed to be as informal and simple as possible.**

Agricultural Buildings

The Parish contains a number of historic farms which are still in use or the former buildings retain many agricultural elements. There are some redundant farm buildings however. These are often converted under permitted development (where appropriate).



Linking two existing buildings through the use of a small, subservient structure

Retaining the existing hay doors contribute to the barn character

Traditional courtyard arrangement to be retained

Successful retention of existing openings allow the original use to be read

Domestic style porch and windows often alters the barn character to a more residential and confused appearance

SUDS & Flood Resilience

The Character Appraisal identifies that the land to the south and east of the Parish and north of Sutton Benger village is constrained by flooding from the River Avon and its tributaries.

In relation to surface water flooding, Sutton Benger village has a number of areas which are prone to medium or high risk of flooding. It is therefore key that appropriate drainage solutions are found.

a. Drainage should be considered early in the development planning and design process, particularly where surface water and fluvial flood risk is identified. The drainage scheme should be designed along with other key considerations.

b. Existing watercourses, existing surface water flow routes across the site, and existing drainage systems, must be taken into consideration and the drainage strategy should mimic natural drainage patterns as closely as possible.

c. Adoption of permeable paving solutions instead of tarmac is supported. Gravel is a widely used surface in the Parish, but suitable containment strips or materials should be used to ensure that there is limited spillage onto the highway.

d. Permeable pavements reduce flood risk by allowing water to filter through. They should:

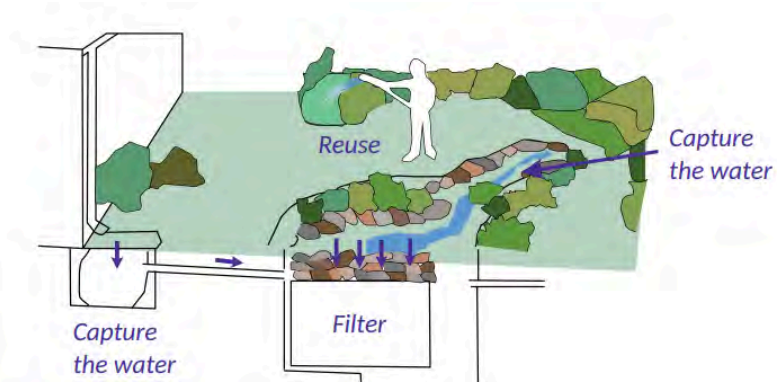
- **Respect the material palette;**
- **Help to frame the building;**
- **Be easy to navigate by people with mobility aids;**
- **Be in harmony with the landscape treatment of the property; and**
- **Help define the property boundary.**

e. Gardens and soft landscaping and the use of appropriate planting should be maximised to reduce the overall area of impermeable hard surfacing. The introduction of non-porous hard surfaces is likely to increase surface water volumes and increase local flood risk.

f. Green space can be incorporated for natural flood protection e.g. permeable landscaping, swales etc.

g. The collection of water within new development is encouraged to collect rainwater from roofs and reduce the overall rainwater runoff impact of any development. This can take the form of a water butt on an individual property, to a large scale water tank on larger sites with rainwater and grey water will stored and reused to reduce the demand on mains supply.

h. Where flood water currently adversely affects a property, any new proposals to reduce the impact or to improve matters, would be supported, subject to design and effect on biodiversity.



Low Carbon Buildings

The following matters should be included in new development. Whilst new building will be required to follow Building Regulations, it may also be possible to retrofit energy efficiency measures to the existing buildings

a. **Insulation - greater levels of insulation to be provided in lofts and walls (both for cavity and solid walls)**

b. **Air tightness and minimisation of draughts. Doors and windows are the most common source of problems, however floors particularly suspended floors can be easily insulated.**

c. **New windows should be replaced by double or triple glazing. South facing windows may need to be shaded and north facing windows should avoid larger panes of glass, which would enable greater heat loss.**

d. **Low carbon heating alternatives to gas or oil boilers must be sought. Solar panels are encouraged.**

e. **Water and electricity usage can be reduced by using more efficient products.**

f. **Where possible, materials should be reused in situ to reduce waste and embodied carbon.**

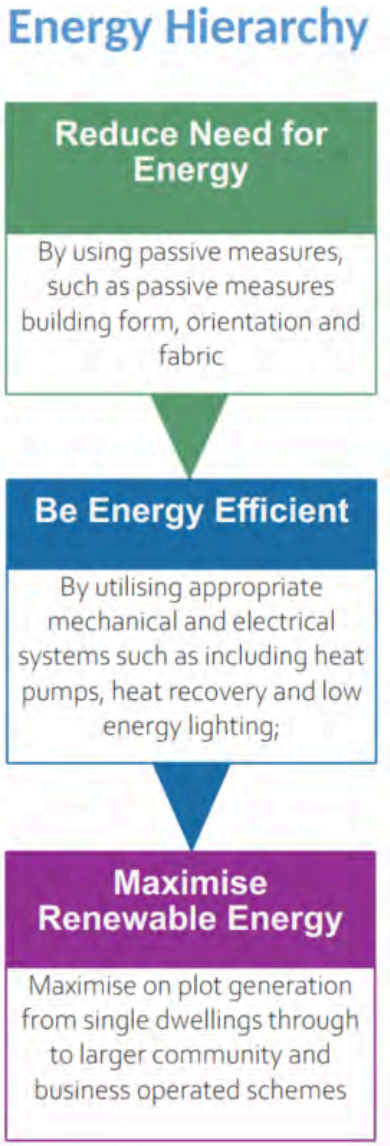
g. **Maximise green space, green roofs and walls to reducing effects of flooding and overheating.**

h. **In areas prone to river and surface water flooding particularly, consider floor levels and the position of items sensitive to water ingress. Design gardens and boundary treatments to allow water to move through without obstruction.**

i. **The orientation of buildings and passive solar gain should be considered in the early design stages. To maximise solar gain in the winter, buildings should be within 30˚ of due south, where ever possible.**

j. **Maximising the number of building within his range should help inform the layout. in addition the north side may have a higher ratio of wall to windows to minimise heat loss. This however needs to be balanced with existing building lines and patterns of development.**

k. **Deciduous trees can be strategically placed to provide summer shading and avoid overheating.**



Continuing the street frontage and boundary

Positive example of materials and colour palette

Careful consideration should be given to high quality materials and the level of detailing to add interest brightly coloured tiles should only be made of clay, where they will dull over time

Conversions of agricultural buildings should be undertaken sensitively. Using design cues from these buildings assists with successful integration and allows the original building to be read

Modern estates with generic house types are rarely appropriate. With careful landscaping and time, they can however become positive developments. Using traditional forms however enables buildings to assimilate with the surrounding pattern of existing development more successfully . Each development should be designed based on an analysis of the local surroundings. Where the use of stone is considered on new buildings, panels of reconstituted stone is rarely acceptable.