Sellindge

Design Codes and Guidance

Final Report

July 2025

Delivering a better world

AECOM

Quality information

Prepared by	Checked by	Approved by
Hoorieh Morshedi Senior Urban Designer	Sunayana Ramanand Urban Planner	Ben Castell Director
Jack Wilton-Cooley Urban Planner		

Revision History

Issue no.	Issue date	Details	Issued by	Position
1	09/05/2025	Review	Ben Castell	Director
	09/05/2025	Site visit, research, draft report	Hoorieh Morshedi	Senior Urban Designer
	09/05/2025	Site visit, research, draft report	Jack Wilton-Cooley	Urban Planner
2	07/07/2025	Report for Locality	Jack Wilton-Cooley	Urban Planner
	27/07/2025	Review final report and issue after Locality approval	Hoorieh Morshedi	Senior Urban Designer

This document has been prepared by AECOM Limited ("AECOM") in accordance with its contract with Locality (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. AECOM shall have no liability to any third party that makes use of or relies upon this document.

SELLINDGE

Contents

1. Introduction

The aim of a Neighbourhood Plan Design Code is to empower the local community to influence the design and character of the local area and to promote suitable, sustainable development that meets the needs of local people.

1.1 Background and purpose

Through the Ministry for Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been appointed to provide design support to the Sellindge Neighbourhood Plan Steering Group by preparing this Design Guidance and Codes document.

The purpose of the Design Guidance and Codes is to gather information on the opportunities and issues faced in the delivery of quality design in the context of the Neighbourhood Area (NA).

The aims of the document are to:

- positively influence the character and design of new development within the parish;
- set out clear analysis of the local context, focusing on topics where improvement is most needed;
- benchmark how these opportunities should be delivered, such that they are factored into considerations at site procurement, and the downstream design response.

The report cannot influence the amount, location or type of development, policies in the Neighbourhood Plan and Local Plan will address these.

AECOM consultants prepared this report between January 2025 and July 2025, in conjunction with members of the Sellindge Neighbourhood Plan Steering Group.

1.1.1 What is design coding?

Design coding involves setting out clear and specific guidelines for the determination of planning applications. These codes are intended to ensure that developments contribute positively to their surroundings in terms of beauty, functionality, and sustainability.

They can provide greater reassurance for communities that new development will respect and complement the existing character of the settlement. They will provide developers with greater clarity about the community's expectations for the design of new development.

1.2 Area of study

Sellindge is a village and civil parish in Kent, within Folkestone and Hythe District. Sellindge was recorded in the Domesday Book as 'Sedlinges', and the parish has developed slowly since the Victorian era, with several larger new developments taking place in recent years. The parish has a population of 1,748 (as of the 2021 census), with an area of 7,236 hectares. The parish is located midway between Ashford and Folkestone, with smaller surrounding settlements at Lympne and Brabourne Lees. Moorstock to the north of the parish and Stone Hill to the west have their own identities as distinct hamlets. The village has a primary school with a nursery, a local pub, a doctor's surgery, a village hall, a farm shop and two convenience stores – one incorporating the Post Office.

Sellindge is bisected by the M20, the South Eastern Main Line and the High Speed Rail 1 Link. All of which follow a similar route running east-west through the parish. This transport infrastructure splits the built-up area into two parts, north and south of the underpass on Ashford Road / Barrow Hill. The Sellindge Substation is located immediately outside of the parish boundary to the east, which is a high-voltage direct current inter-connector linking the British electricity grid to the continental European grid.

The parish is surrounded by the Kent Downs National Landscape. There is a large strategic allocation for a new settlement at Otterpool, south of the parish[1].

1 See here: https://www.otterpoolpark.org/amended-outline-planning-application-approved/

Figure 01: Green space off The Cygnets.

Figure 02: M20 and railway overpass on the A20.

Figure 03: Diagramatic map showing the extent of the NA (source: ArcGIS).

1.3 What makes Sellindge special?

This document aims to help protect and enhance the built character of Sellindge in line with the Neighbourhood Plan.

Sellindge's Key Characteristics

- ***Historic buildings are spread across the parish, telling the story of the evolution of Sellindge's built form***
- ***The rural character of the parish is underscored by the largely informal linear development pattern, and the thriving agricultural activity of the hinterland and the open fields of view between clusters of development with long views of the Downs reinforcing rural connections***
- ***Sellindge has a strong visual identity which is supported by the use of Kent vernacular features such as hung tiles, weatherboards and clipped gable rooflines***
- ***The central green space provided by new development at Sellindge Lees has been successful in creating a valued focal point for the village***
- ***Transport and utility infrastructure and planned residential development will have a continuing impact on the parish going forward***

1.4 Sellindge Neighbourhood Plan Vision

The vision for Sellindge Parish, as developed by the Neighbourhood Plan Steering Group, is stated below:

"Sellindge in 2040 will be a distinct community with a rural character. It will be an integrated, well-balanced village with good connectivity. There will be more facilities, greater community participation and integration. There will be comprehensive health services serving a mixed age and local services including shops, schools, leisure and social activities. It will be quieter with frequent [regular] buses, less through traffic, especially of heavy goods vehicles, better public transport, accessible walking and cycling routes. There will be accessible, protected green spaces, parks with benches and wider vistas across the Downs. It will be a harmonious community, including more accommodation for the young and elderly with [sufficient,] beautiful homes [to meet the needs of the rest of the community]."

This vision will form part of the baseline around which the design guidance and codes will be developed in the following chapters.

1.5 Targeting design issues

The key themes of design guidance and codes protecting Sellindge's distinct characteristics are listed below:

BUILT FORM (BF)

BF1 Height, scale and massing *of buildings, street enclosure and topography*

BF2 Historic setting *of heritage assets and referencing local materials with placemaking benefits.*

BF3 Layout *in the treatment of sloping sites, and maintaining outward views and vistas highlighting the importance of the spaces between developments and avoiding coalescence*

BF4 Architectural vernacular and materials *that are visually sensitive to their surroundings and local context.*

BF5 Accessible homes *that are adaptable.*

BF6 Extensions, conversions and modifications *that respect or improve the existing streetscape, including agricultural conversions.*

GREEN NETWORKS (GN)

GN1 Green streets *that use natural native hedging and street trees which are well landscaped.*

GN2 Biodiversity *supporting local wildlife and creating natural green gaps.*

GN3 Active travel and connectivity *promoting walking and cycling with direct links to services.*

SUSTAINABILITY (SU)

SU1 Sustainable building features *that reduce energy and water usage and promote climate resilience.*

SU2 SuDS *that make a contribution to quality landscaping.*

SU3 Dark skies *guidance for external lighting, retaining the rural atmosphere.*

1.6 How to use this document

The Design Guidance and Codes will be a valuable tool in securing context-driven, high quality development within Sellindge. They will be used in different ways by different actors in the planning and development process.

What follows is a list of actors and how they will use the design guidelines:

Users	How they will use the design guidelines
Applicants, developers, & landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the guidance and codes as planning consent is sought.
Folkestone & Hythe District Council	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidance and Codes should be discussed with applicants during any pre application discussions.
Sellindge Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidance and Codes are complied with.
Local Sellindge 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.
Residents	To use when considering changes to their homes or when commenting on planning applications.

Table 01: Summary table actors in the planning process and how they will use the guide.

1.7 Process

The figure below provides an overview of the steps agreed with the Sellindge Neighbourhood Plan Steering Group (the Group) to produce this report.

This report would not have been possible without the collaborative efforts of the Group. AECOM was supported by the Group providing local knowledge and evidence about design and character, attending a site visit, and reviewing content to ensure it aligns with the wider community's expectations.

STEP 1

Inception meeting and site visit with the Group.

STEP 2

Character and context analysis based on site visit, photographs and desktop research.

STEP 3

Draft design guide prepared and issued to the Group.

STEP 4

The Group undertake review of the draft design guide in order to provide feedback.

STEP 5

Final design guide issued to the Group for approval and inclusion in the Neighbourhood Plan.

Figure 06: Diagram displaying the process of preparing this document.

Character areas

02

2. Character areas

This chapter contains a character area analysis of the Sellindge NA. This analysis informs a series of character area specific design guidance that is both sensitive and responsive to the context, landscape setting, and character of each distinctive area.

2.1 Introduction

Defining character areas and establishing what the key features or distinctive attributes are in each area helps to determine the appropriate design guidance codes to apply to future development. Character areas are also a method of dividing the NA into portions to provide detailed descriptions of the features across different sub-areas of the parish.

For the purposes of this design guidance and codes, The built environment within the NA (plus permitted future development) has been divided into five character areas (CAs), which are described further and analysed in the following pages. This is where future development is most likely to occur. A detailed analysis has been provided for the CAs on the following pages.

Character areas within Sellindge:

- CA1 - Swan Lane and modern village centre
- CA2 - Rural lane settlements (including Coopers Lane, Moorstock Lane, Swan Lane rural)
- CA3 - Stone Hill (historic village centre)
- CA4 - Barrow Hill (south of M20)
- Open Countryside (outside of character area)

The following analysis should be read in conjunction with the baseline study in Chapter 3.

Character area analysis will be followed immediately by character area specific guidance and codes which represent the primary design outcomes for each area, these will be supplemented by parish-wide design guidance and codes in Chapter 4, which will cover all the remaining design aspects not covered by the character area guidance and codes.

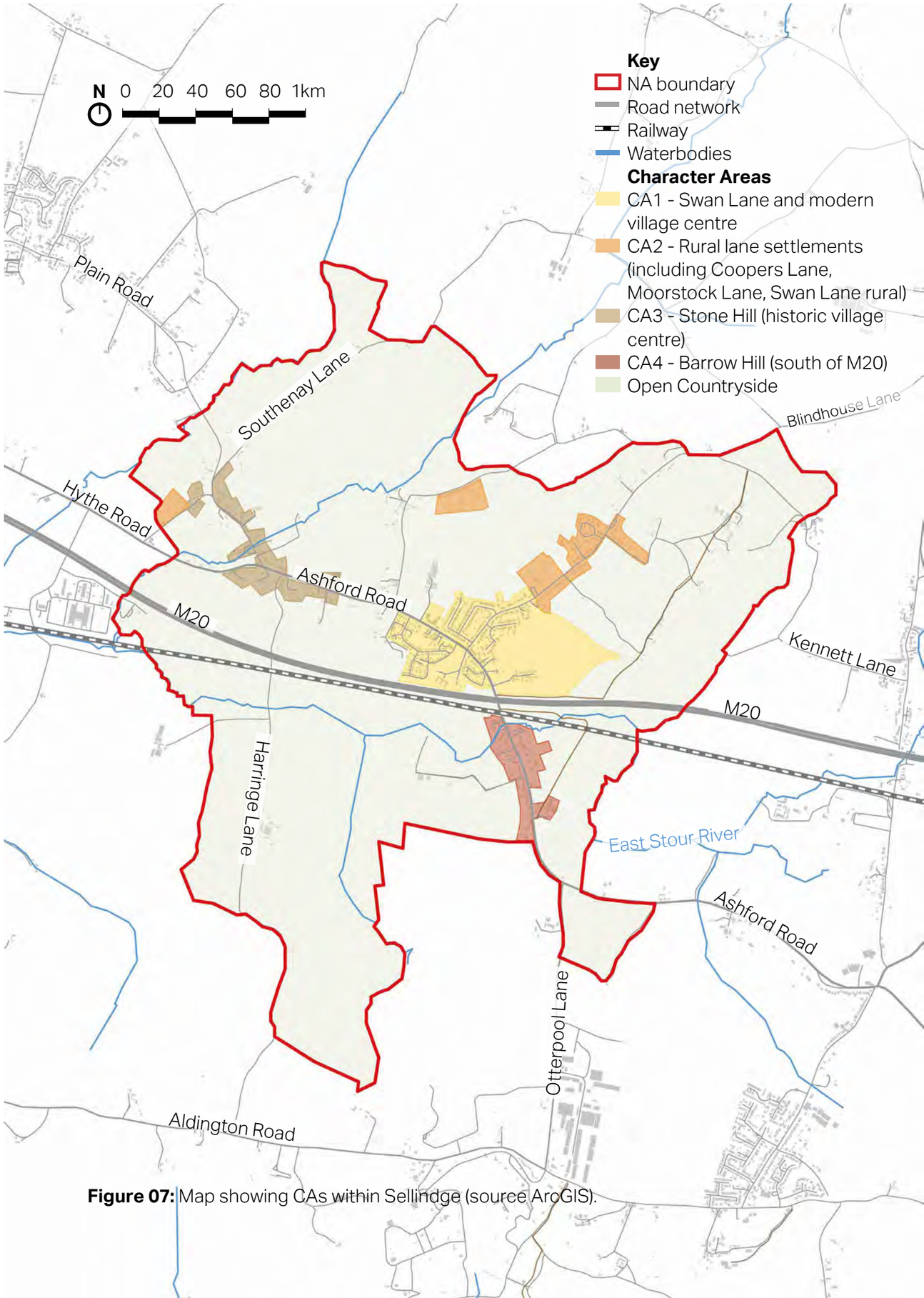


Figure 07: Map showing CAs within Sellindge (source ArcGIS).

2.2 Understanding place

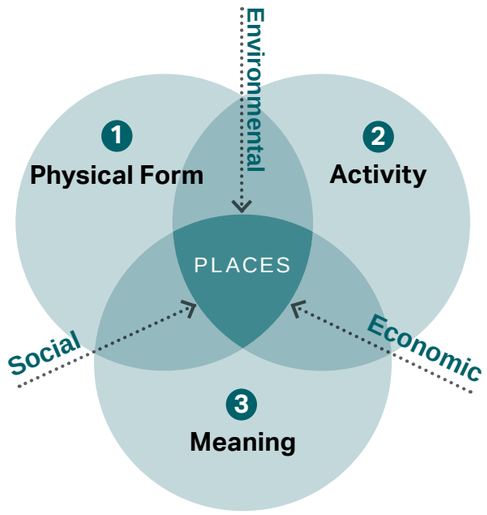
Achieving quality development starts with a comprehensive understanding of place. Places have a clear and strong identity and character. They are a combination of their physical form, their activities and their meaning to people. The adjacent diagram shows how these factors come together to create a successful place.

All new development must undertake its own comprehensive analysis of place to understand a proposals broader context and establish aspirations and place-specific responses to the location, siting and design of new development.

For the purposes of this document, the desktop study analysis contained within **Chapter 3** helps to illustrate the variation in character, and thus, the sense of place across the NA.

New developments should take note of the character area in which it is located, as each design proposal will require a tailored response based on its specific location within Sellindge. Each chapter of analysis concludes with a set of design guidance specific to the character area.

This in turn informs the series of area-wide design guidance and codes (**Chapter 4**) - applicable to all development within the Sellindge NA.



1. Physical conditions of existing built development including layout, form, scale, appearance, landscape character, waterways and flood risk

2. Use, vitality and diversity, including community facilities and local services.

3. How a place is perceived, including local heritage, views inwards and outwards and social histories.

Figure 08: A diagram showing how different factors come together to form a sense of place.

Character Area 1 - Swan Lane and modern village centre

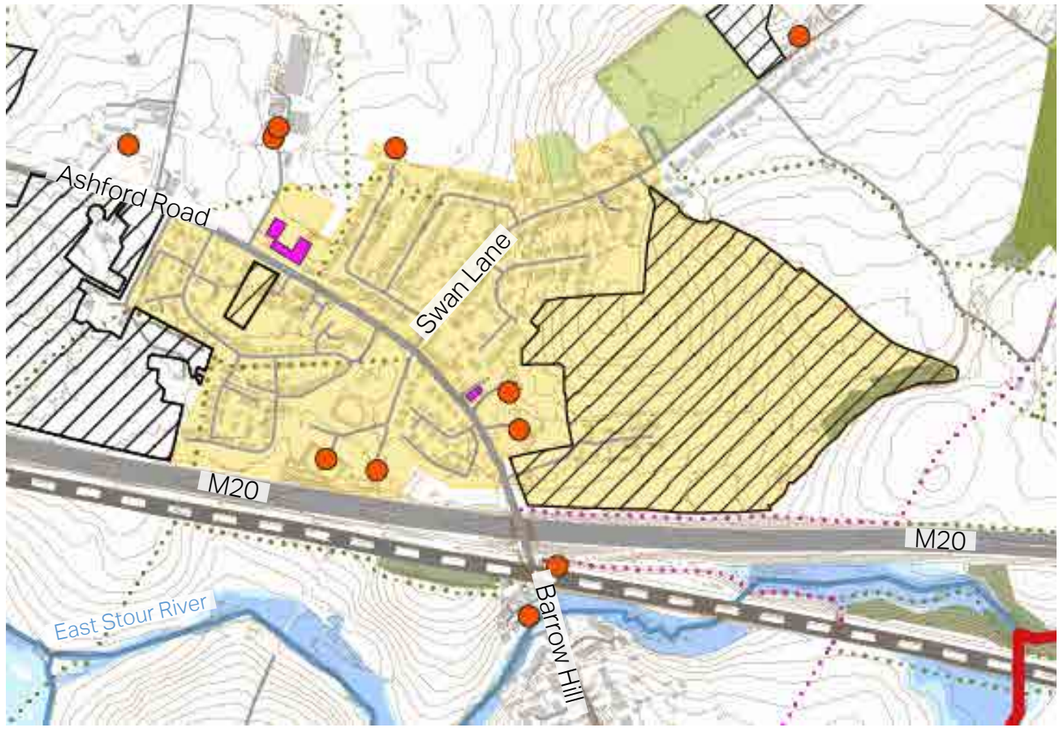


Figure 09: Figure ground illustrating key characteristics of CA 1.

- NA boundary
- Character Area 1
- Allocated sites
- National Landscape
- Other woodlands
- SSSI
- Open green space
- Flood risk zone 2
- Flood risk zone 3
- Scheduled Monument
- Locally important buildings
- Grade I listed building
- Grade II listed building
- Railway
- Road networks
- Waterbodies
- Footpath
- Bridleway
- Topography-1m

Topic	Feature	Written analysis
Build form	Scale	The scale of housing in this area varies from modest to generous, with a mix of rural and suburban dwelling types. Buildings tend to have a plot coverage of upto 30% and generally reach two storeys in height, maximum.
	Layout	The street layout here is rational and rectilinear, with older through-routes moving in gentle arcs towards the southeast and northeast. There are some short cul-de-sacs evident.
	Materials	External materials typically include red or brown brick, smooth render in various colours, hung clay tiles, concrete pantiles, slate tiles, and some instances of UPVC weatherboarding.
	Style	Architectural style varies from Victorian, to late 19th century and early 20th century. Housing is generally traditional in style with an apex roof and a regular rhythm of windows.
Heritage	Heritage assets	This area has five Grade II listed structures, most of which are agricultural, either farm houses or barns, spanning C17-C19, an earlier C16 dwelling is located to the north on Downs Way.
Movement	PROW	Good footpath provision across this area, providing linkages to several PRoW and public pedestrian routes which east-west and north-south (towards Moorstock Lane).
	Traffic	The A20 bisects this area and carries fast moving traffic, the adjoining street network is largely free-flowing and free of traffic. Some spillover parking is evident on St Katherine's Crescent.
Nature	Green spaces	A large central green space is provided within The Lees development, on Godfrey Lane and Ashford Road, creating a natural centre point to the village and serving as public open space.
	Trees and hedges	Street trees are not provided, however mature trees are evident within private curtilage and within the central green, domestic shrubs and hedges are occasionally used as boundary treatment.
	Flooding	There are no flooding issues in this area, it is completely within Flood Zone 1.

Table 02: Table summarising the key features of CA1.

Figure 10: Public greenspace retaining mature trees (left) and surrounded by active frontage.

Figure 11: On-plot parking with regular setbacks and a consistent building line.

Figure 12: Active frontages with entrances and windows oriented towards the street.

Figure 13: Soft settlement edge using public greenspace as a buffer.

Figure 14: On-plot parking incorporated into informal rural layouts.

Figure 15: Consistent building height and massing.

Figure 16: An annotated sketch highlighting typical positive urban form features within the Nucleated Development CA. Numbers on the image related to the below annotations. View looking northeast from Ashford Road (illustrative only).

1. **Scale and massing** - Domestic scale with a plot coverage ratio below 50%
2. **Building line** - Regular and consistent
3. **Boundary treatments** - Mix of low brick walls, open Garden arrangements, shrubs and hedges
4. **Parking** - Contained on-plot
5. **Roofscapes** - A mix of gable and hipped roof styles

Character Area 1 specific codes

the following codes are provided only where the parish-wide guidance would be inappropriately applied to the existing built form of CA1.

BF1.CA1 Height, scale and massing

- Higher plot coverage ratios of up to 50% (for detached dwellings) will be acceptable in this character area, reflective of the nucleated development pattern and relative distance to key village service such as the shop, Village Hall, bus stops, and green space.

BF3.CA1 Layout

- Dwellings in this CA do not require slight variation in their layout to reinforce a rural atmosphere, a suburban style precedent has been set by several existing developments in the area.
- Developments in this CA are not required to create long-distance outward views due to their position at the settlement core, however, the creation of outward views will still be supported where possible.

BF6.CA1 Extensions and modifications

- Front extensions will not be considered appropriate in this CA.

Character Area 2 - Rural lane settlements (including Coopers Lane, Moorstock Lane, Swan Lane rural)

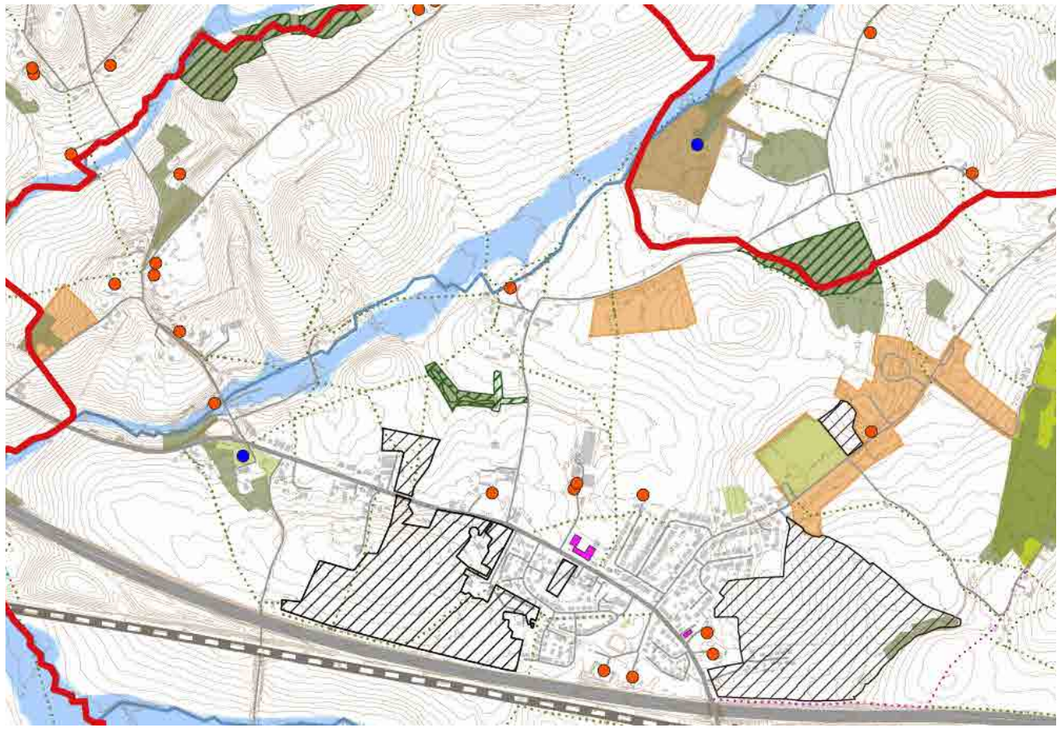


Figure 17: Figure illustrating key characteristics of CA 2.

Topic	Feature	Written analysis
Build form	Scale	Modest to mid size housing, dwellings are mostly detached and mostly two storeys in height with dormer bungalows also common.
	Layout	Development in these areas is linear in form, with a standard setback from the road's edge and regular un-built gaps. Dwellings typically are backed by the open countryside and in several locations, i.e., Swan Lane and Moorstock Lane, development is only on one side of the road.
	Materials	Dwellings typically have a brick finish or a smooth render, hung tiles are common on facades, weatherboarding is also common in this area. Clay peg tiles are the most common roofing material but modern concrete pantiles are also used across the areas.
	Style	Architectural style varies from Victorian, to late 19th century and early 20th century. Housing is generally traditional in design with an apex or hipped roof and a regular rhythm of windows.
Heritage	Heritage assets	There is one listed asset within this character area, a Grade II listed 17th century dormer cottage rendered in white with a clay peg tiled hipped roof.
Movement	PROW	The various parcels of this character area are all covered or crossed by PRoW providing connections between the built clusters and externally from the parish.
	Traffic	This CA is defined by narrow, rural local roads and therefore traffic is slower moving.
Nature	Green spaces	There are no public green spaces in this CA but the area is rural in nature with arable farming activity.
	Trees and hedges	Mature trees and hedgerows border the majority of agricultural fields in this area.
	Flooding	There are no flooding issues in this area, all land is within Flood Zone 1.

Table 03: Table summarising the key features of CA 2.

Figure 18: Permeable paving.

Figure 19: Regular scale and setback.

Figure 20: Open landscape quality offering long range views,

Figure 21: On-plot parking.

Figure 22: Regular scale and setback with a consistent building line.

Figure 23: Natural boundary treatment.

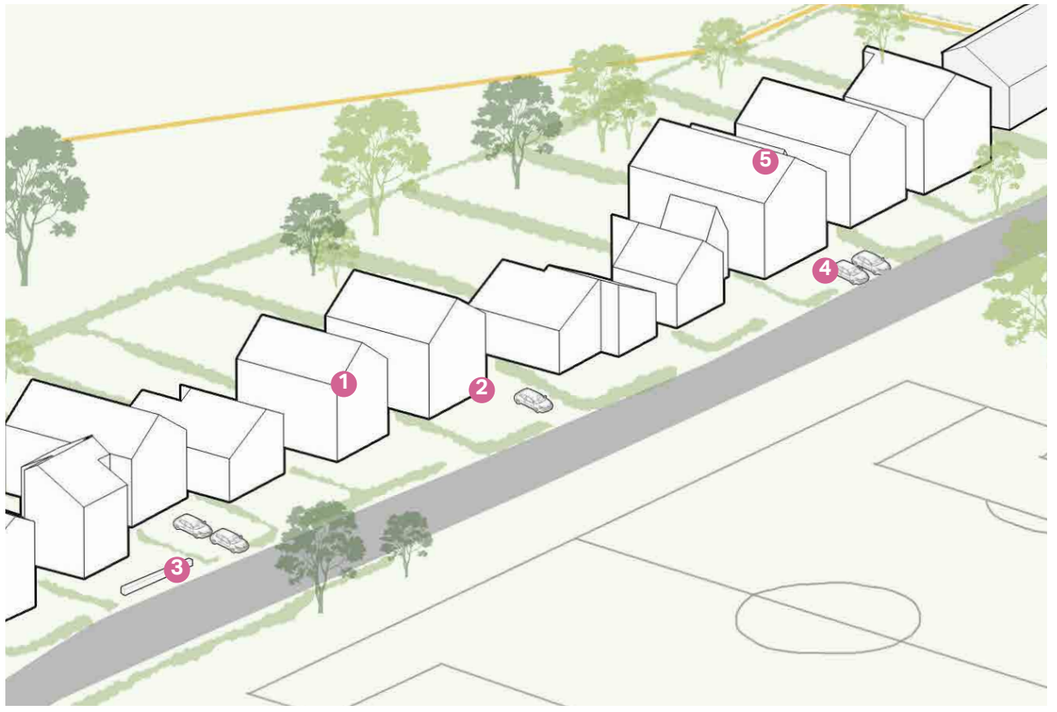


Figure 24: An annotated sketch highlighting typical positive urban form features within the Linear Development CA. Numbers on the image related to the below annotations. View looking southwest from Swan Lane (illustrative only).

1. **Scale and massing** - Domestic scale, larger dwellings with a plot coverage ratio below 33%
2. **Building line** - Slightly varied, consistent overall but with minor changes in orientation and setback
3. **Boundary treatments** - Mix of low brick walls, fences, shrubs and hedges
4. **Parking** - Contained on-plot
5. **Roofscapes** - A mix of gable and hipped roof styles

Character Area 2 specific codes

the following codes are provided only where the parish-wide guidance would be inappropriately applied to the existing built form of CA2.

BF3.CA2 Layout

- A rural atmosphere **must** be reinforced in this area through informal layouts and gentle variations to orientation and setback (see **figure 56**).
- Backland and tandem development **must** be carefully considered in this area to retain a sense of openness and a visual connection to the surrounding landscape (see **figure 57**).
- Plot coverage **should** remain relatively low, mirroring existing development at approximately 35%.

BF5.CA2 Architecture and materials

- Traditional local features such as hipped roofs and clay peg hanging tiles are strongly promoted in this area.

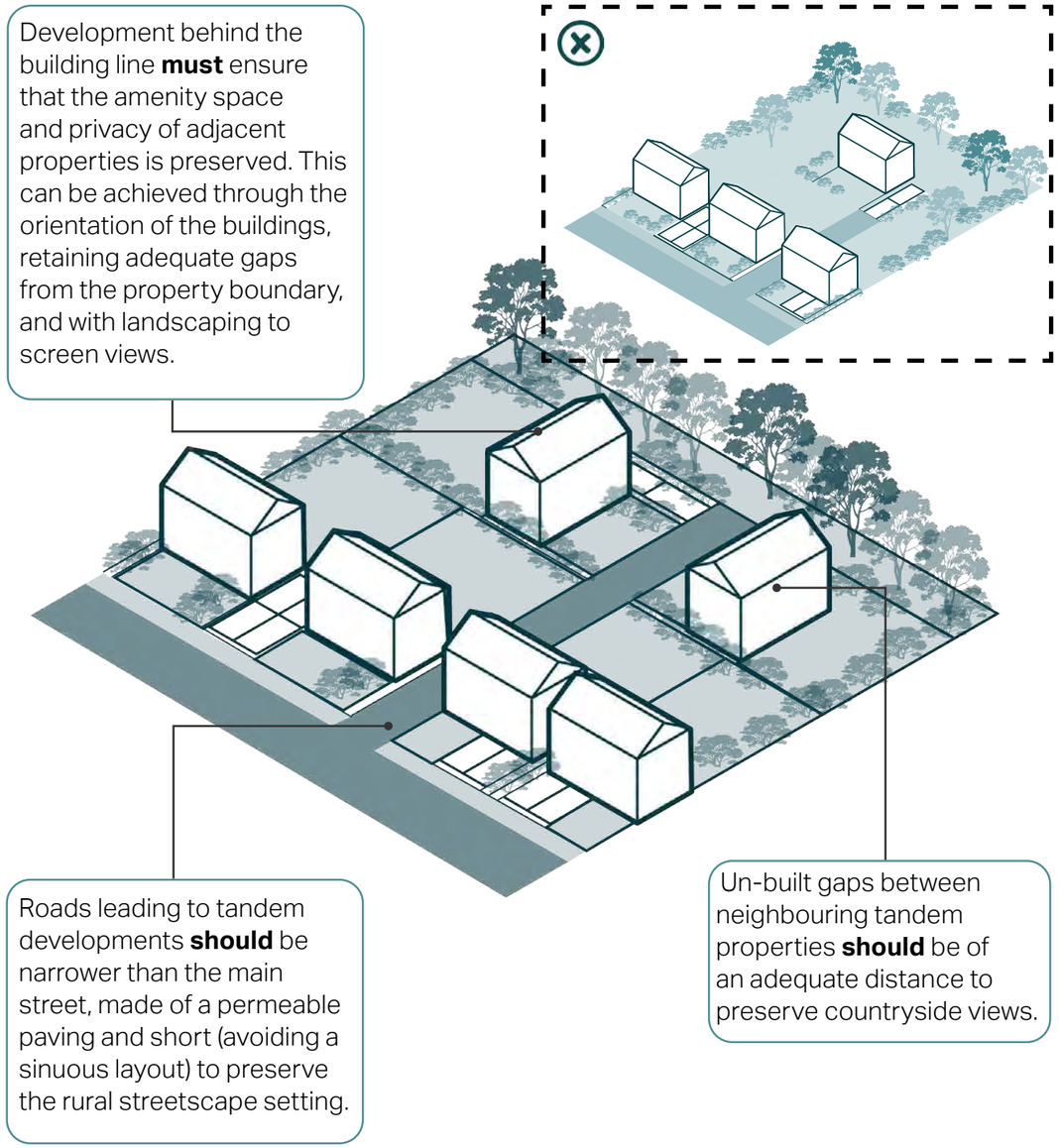


Figure 25: Illustrated diagram of best practice design for tandem development.

Character Area 3 -Stone Hill (historic village centre)

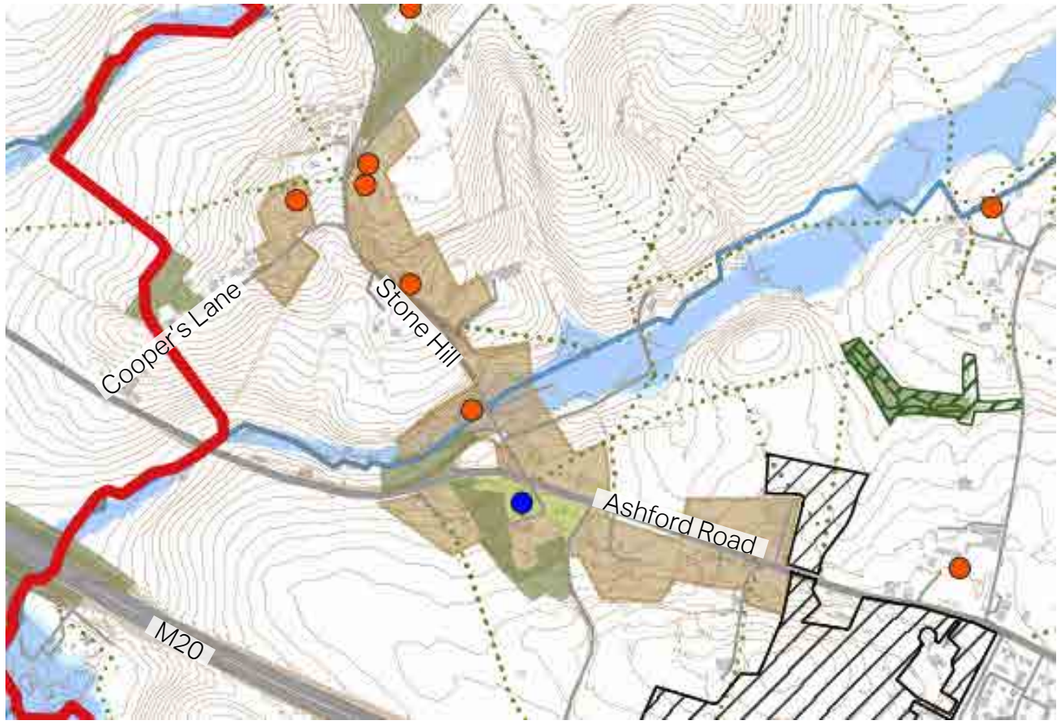


Figure 26: Figure illustrating key characteristics of CA 3.

- NA boundary
- Character Area 3
- Allocated sites
- National Landscape
- Ancient Woodland
- Other woodlands
- SSSI
- Open green space
- Flood zone 2
- Flood zone 3
- Scheduled Monument
- Locally important buildings
- Grade I listed building
- Grade II listed building
- Railway
- Road networks
- Water bodies
- Footpath
- Bridleway
- Topography-1m

Topic	Feature	Written analysis
Build form	Scale	Buildings in this area vary in scale from small terraced cottages to large detached farmhouses. Again, dwellings tend to be one or two storeys tall.
	Layout	An organic clustered layout is evident here, reflective of its rural nature. Buildings are informally placed at varying orientations and setbacks.
	Materials	Again, dwellings typically have a brick finish or a smooth render, hung tiles are common on facades, weatherboard is also common in this area. Clay peg tiles are the most common roofing material but modern concrete pantiles are also used across the areas. There are some examples of stone facades in this area also.
	Style	Traditional dwellings are characteristic in this area with several instances dating from 15the century. Timber framed cottages are infilled in brick or smooth render. Hipped roofs with dormer windows and cat slide side extensions are distinctive features. Casement windows with grilles are the typical window type.
Heritage	Heritage assets	There are six listed structures in the area including the Grade I listed Church of St Mary, and five Grade II listed dwellings dating from 15th-18th century.
Movement	PROW	The area is covered by a strong network of PRoW offering connections to the village core, to the northeastern extents of the parish, and to the west of the parish boundary.
	Traffic	This CA is defined by narrow, rural local roads and therefore traffic is slower moving.
Nature	Green spaces	There are no public green spaces in this character area but the area is rural in nature with arable farming activity.
	Trees and hedges	Mature trees and hedgerows border the majority of agricultural fields in this area.
	Flooding	There are some areas of Flood Zone 3 along the riparian area of the stream which runs in a southwesterly direction passing under Stone Hill Road which is fed by a number of agricultural ditches.

Table 04: Table summarising the key features of CA 3.

Figure 27: Period property with vernacular features and a landscaped front garden.

Figure 28: Historic dwelling surrounded by mature planting.

Figure 29: On-plot parking with permeable paving.

Figure 30: Property with an attractive and locally appropriate, low stone wall as boundary treatment.

Figure 31: Permeable paving on driveway facilitating soakaway.

Figure 32: Mature hedges contribute to a rural atmosphere and promote biodiversity.

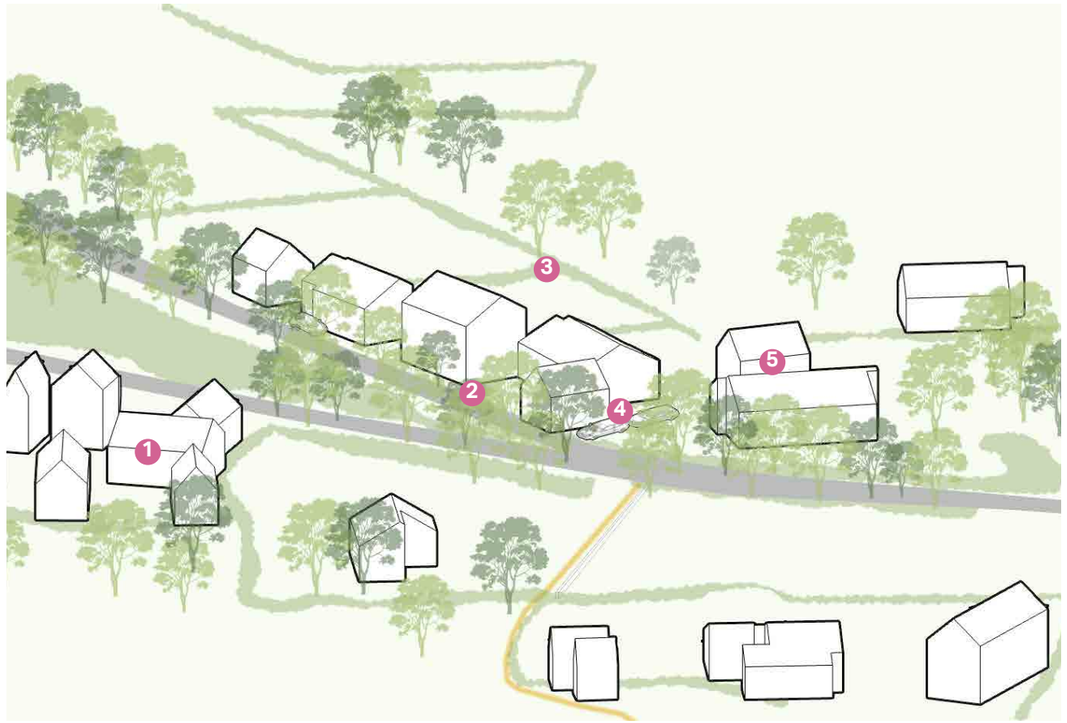


Figure 33: An annotated sketch highlighting typical positive urban form features within the Linear Development CA. Numbers on the image related to the below annotations. View looking east from Stone Hill (illustrative only).

1. **Scale and massing** - Domestic scale, a mix of mall and large dwellings with a plot coverage ratio below 33%
2. **Building line** - Varied and organic layout with substantial changes in orientation and setback
3. **Boundary treatments** - Primarily mature hedgerows but including a mix of low brick walls, fences and shrubs
4. **Parking** - Contained on-plot
5. **Roofscapes** - A mix of gabled, complex, and hipped roof styles

Character Area 3 specific codes

the following codes are provided only where the parish-wide guidance would be inappropriately applied to the existing built form of CA3.

BF3.CA3 Layout

- Generous setbacks from the carriageway **should** be provided in this area of minimum 8 metres (referring to the main dwelling-house and not to outbuildings or garages).
- A regular building line or standard un-built gaps are not enforceable in this area, buildings may follow an organic pattern with slightly varied setback and orientation.

BF5.CA3 Architecture and materials

- Traditional local features such as hipped roofs and clay peg hanging tiles are strongly promoted in this area.

Character Area 4 - Barrow Hill (south of M20)

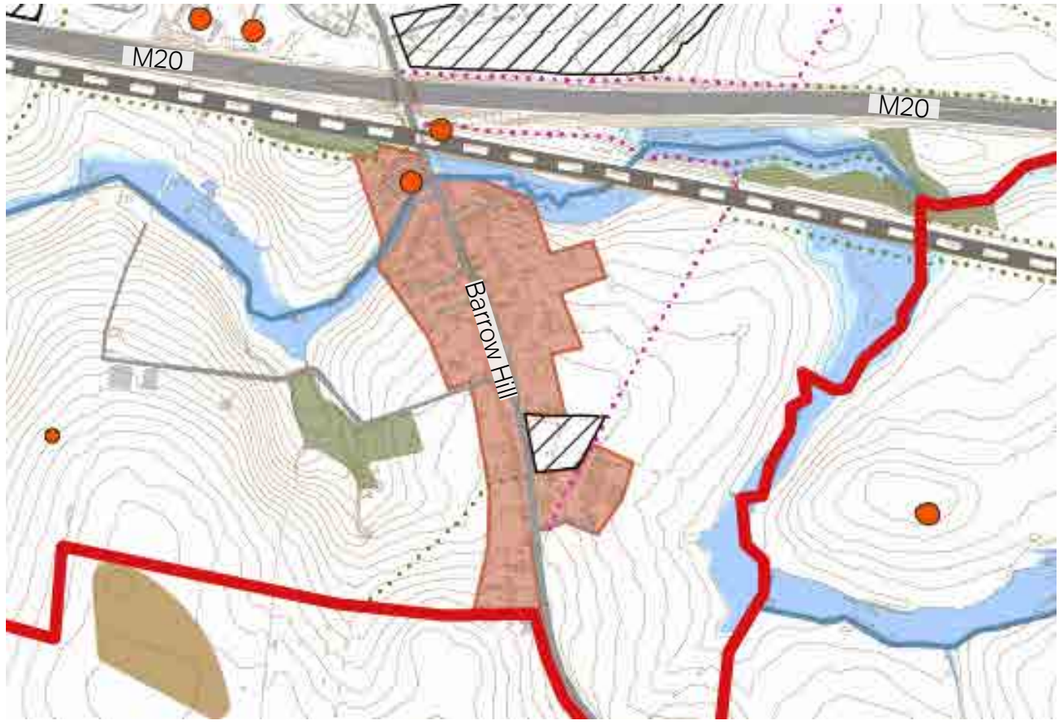


Figure 34: Figure ground illustrating key characteristics of CA 4.

Topic	Feature	Written analysis
Build form	Scale	Again, buildings in this area vary in scale from small terraced cottages to large detached dwellings and tend to be two storeys tall with some three storey town houses and maisonettes in more recent developments. There are some instances of bungalows which are 1.5 storeys including a dormer roof.
	Layout	Barrow Hill has developed from a linear layout to a more clustered layout as short cul-de-sacs have been created in a radial patter off Barrow Hill Road.
	Materials	Again, dwellings typically have a brick finish or a smooth render, hung tiles are common on facades, although weatherboard is less common in this area. Clay peg tiles are the most common roofing material but modern concrete pantiles are also used across the areas.
	Style	Simple Victorian cottage style is the most common building type fronting the road, bay windows and front porches are typical. Rooflines tend to be hipped or gable with slate tiles, clay tiles, or concrete pantiles.
Heritage	Heritage assets	There is just on listed structure in Barrow Hill, to the immediate north of the stream is the Grade II listed semi-detached Stream Cottage and Grove Bridge Cottage. The cottages date from 17the century and are timber framed, ground floor clad with red brick in Flemish bond, and tile-hung at first floor level. The roof is finished with clay tiles and is hipped on both sides.
Movement	PROW	There is one PRoW and one bridleway (linking northward) through this area, otherwise there are few east-west through routes.
	Traffic	This section of road has a 30mph speed limited, however, fast moving traffic and Heavy Good Vehicles (HGVs) are common on the A20.
Nature	Green spaces	Again, there are no public green spaces in this CA but the area is rural in nature with arable farming activity.
	Trees and hedges	Natural boundary treatments are uncommon, with brick walls an fencing more typical, however mature trees and hedgerows are common in the area, especially bordering agricultural fields.
	Flooding	An area of Flood Zone 2 borders the East Stour River which runs underneath the A20, to the north of the CA, approaching the rail/ motorway tunnels.

Table 05: Table summarising the key features of CA 4.

Figure 35: Positive example of a recent development reflecting vernacular form and features.

Figure 36: Victorian terrace with typical Kent hung tiles.

Figure 37: Positive example of a barnyard style development on a short cul-de-sac off Barrow Hill.

Figure 38: Further positive example of a short terrace with Front Garden at the front garden.

Figure 39: Example of an attractive massing which gracefully steps down the slope.

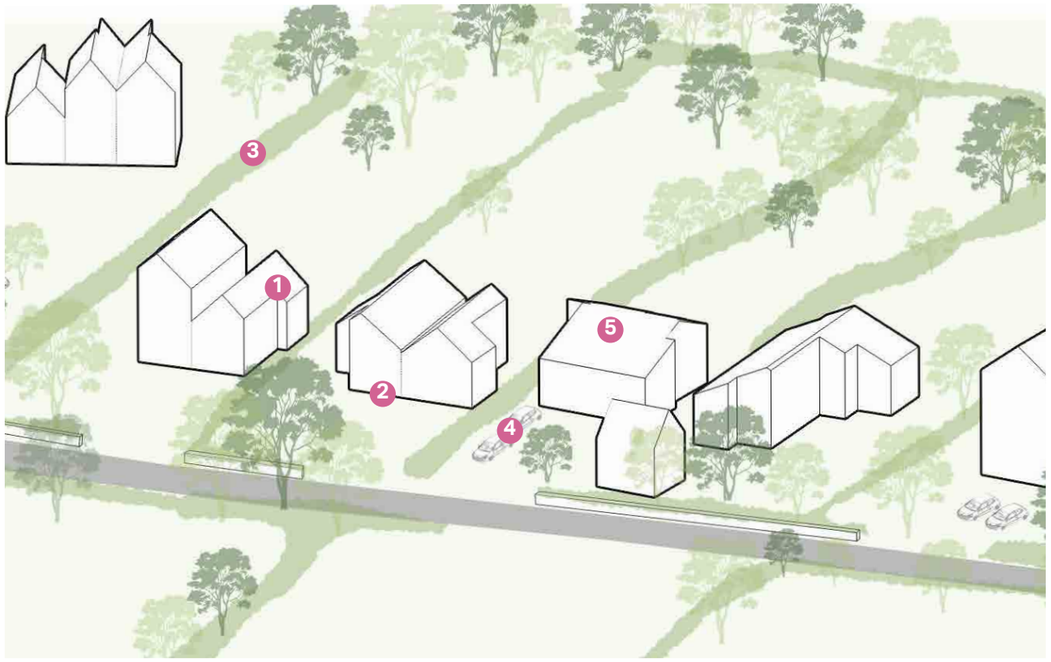


Figure 40: An annotated sketch highlighting typical positive urban form features within the Barrow Hill CA. Numbers on the image related to the below annotations. View looking east from Barrow Hill (illustrative only).

1. **Scale and massing** - Domestic scale, a mix of mall and large dwellings with a plot coverage ratio below 33%
2. **Building line** - Slightly varied layout with subtle changes in orientation and setback but a consistent building line
3. **Boundary treatments** - Primarily mature hedgerows but including a mix of low brick walls, fences and shrubs
4. **Parking** - Contained on-plot
5. **Roofscapes** - A mix of gabled, complex, and hipped roof styles

Character Area 4 specific codes

BF3.CA4 Layout

- Developments with frontages along Barrow Hill Road **must** reflect the existing building line of adjacent dwellings.
- Short cul-de-sacs will be acceptable in this area due to the limits of the existing linear settlement pattern, these **should** be designed to incorporate long-distance landscape views to the hinterland beyond.
- A mix of housing typologies including detached, semi-detached, and terraced housing well be acceptable in this area to reflect the existing built form. When terraces are used, they **should** be laid out either parallel or perpendicular to Barrow Hill Road.

BF5.CA4 Architecture and materials

- A mix of architectural styles and features will be acceptable in this area, reflective of the existing built variety.

This page is intentionally left bank.

3. Sellindge now

This section provides an overview of the current conditions within the NA. Analysis was undertaken prior to developing the design codes and guidance which are intended to reflect the existing built and natural character.

The following maps and accompanying text were developed through desktop research, later refined with additional information provided by the Neighbourhood Plan Steering Group, a planning policy review, covering local and national policy is also included at the end of the chapter.

This section provides analysis on the following topics:

- Movement and connectivity;
- Heritage and built form; and
- Landscape and topography.

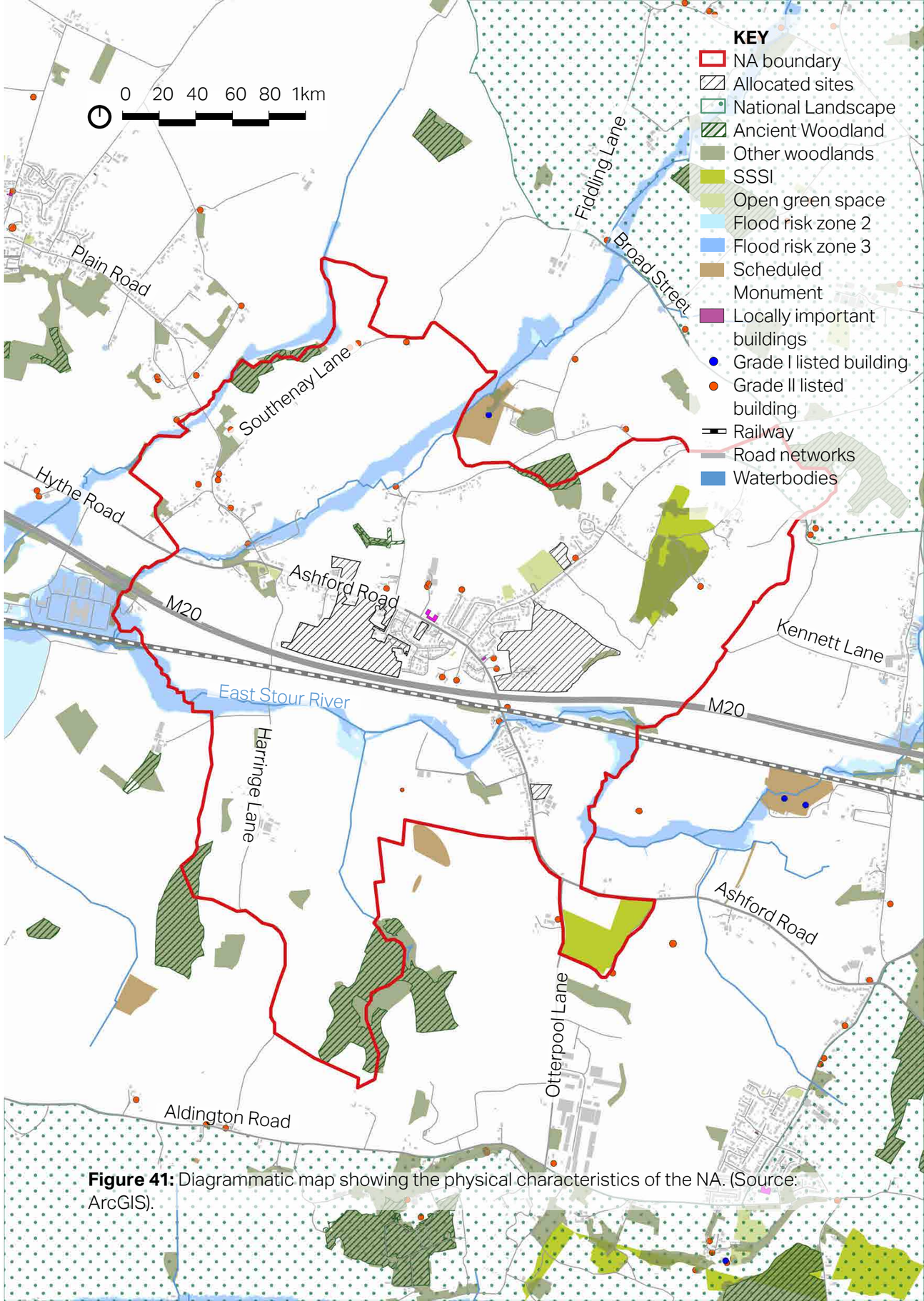


Figure 41: Diagrammatic map showing the physical characteristics of the NA. (Source: ArcGIS).

3.1 Movement and connectivity

The parish is bisected by three pieces of major national transit infrastructure, the M20, the South Eastern Main Line, and the Eurostar High Speed Rail Link. Therefore, the north and south are separated by a physical barrier, with the only crossing located on the A20/Barrow Hill. The A20 also divides the village

There is one bus route through the village, the 10, which runs between Ashford and Folkestone. Bus stops are located along the A20. The nearest railway station is at Westenhanger, on the South Eastern Main Line between London Charing Cross and Ramsgate.

The village centre has good footpath provision on the roadside with a pedestrian crossing near Sellindge Primary School. Outside of the village core, the road network is made up of narrow local roads with no pedestrian provision. The north of the parish is covered by a strong network of PRoW, whereas the south has a more limited offering. There is a continuous bridleway which runs north-south through the parish on the eastern side, terminating at Ashford Road.

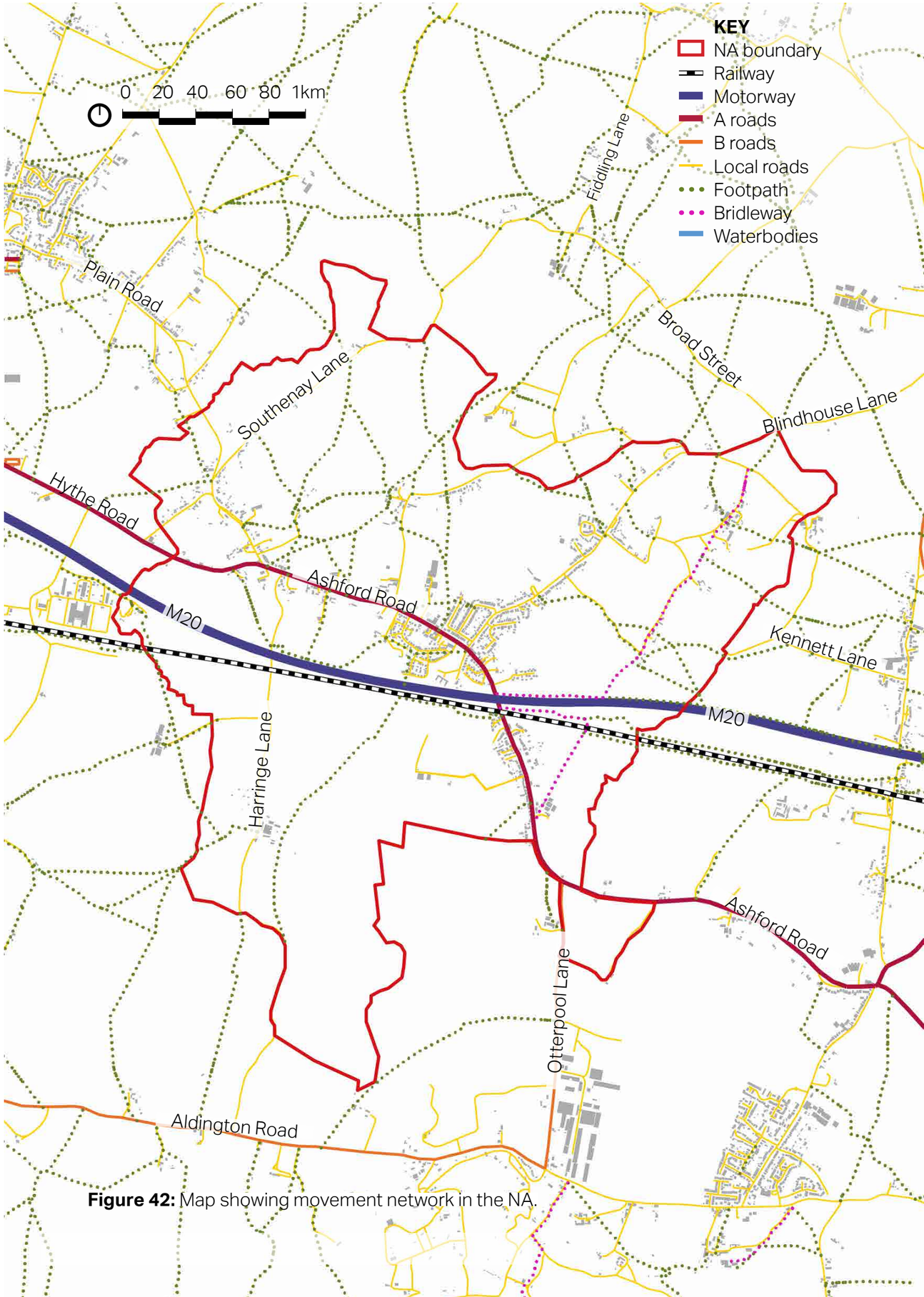


Figure 42: Map showing movement network in the NA.

3.2 Heritage and built form

Sellindge Parish hosts a range of heritage assets, largely domestic buildings, which date from as early as the 15th century. In Stone Hill, there are several instances of timber framed cottages with painted brick infilling, roofing either in plain tile or in thatch.

Two large farm houses from the late 18th century, Rhodes House and Little Rhodes, are located between the village core and the M20, the dwellings previously sat outside of the continuous built-up area of the village but are now surrounded by 20th and 21st century development.

Barrow Hill, with the exception of Stream Cottage (17th century), has relatively few listed structures, although it is lined with characterful Victorian terraces and Edwardian villas on its western side. Stone Hill has a particularly high proportion of heritage assets dating from C18 and C19, the hamlet was previously proposed as a Conservation Area but was not formally designated.

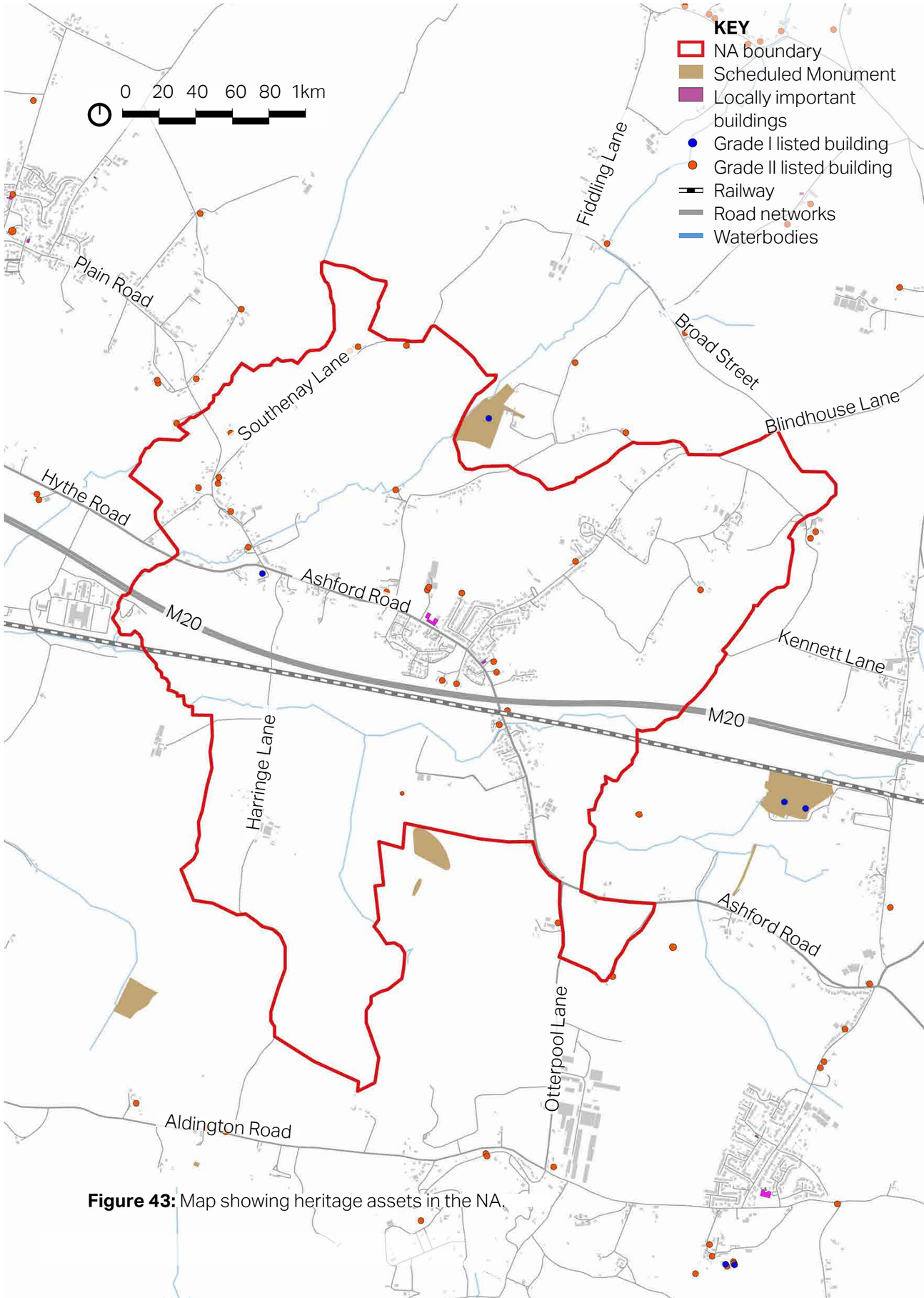


Figure 43: Map showing heritage assets in the NA.

3.3 Landscape and topography

The parish is surrounded by the Kent Downs National Landscape to the northeast, east, and southeast. There are several pockets of Woodland and Ancient Woodland scattered across Sellindge. Additionally, there is a SSSI to the northeast. The soil also varies significantly with some areas of quarry stone, deep sand, and stiff clay, making for a diverse landscape character.

The East Stour River flows from east to west through the parish, to the south of the railway and M20. The parish has an undulating topography varying from approximately 53-91m Above Ordnance Datum, with the village centre sitting on lower ground between several hills rising to the northwest and south.

There are two areas of flood risk, largely Flood Zone 3, along the primary watercourses within the parish.

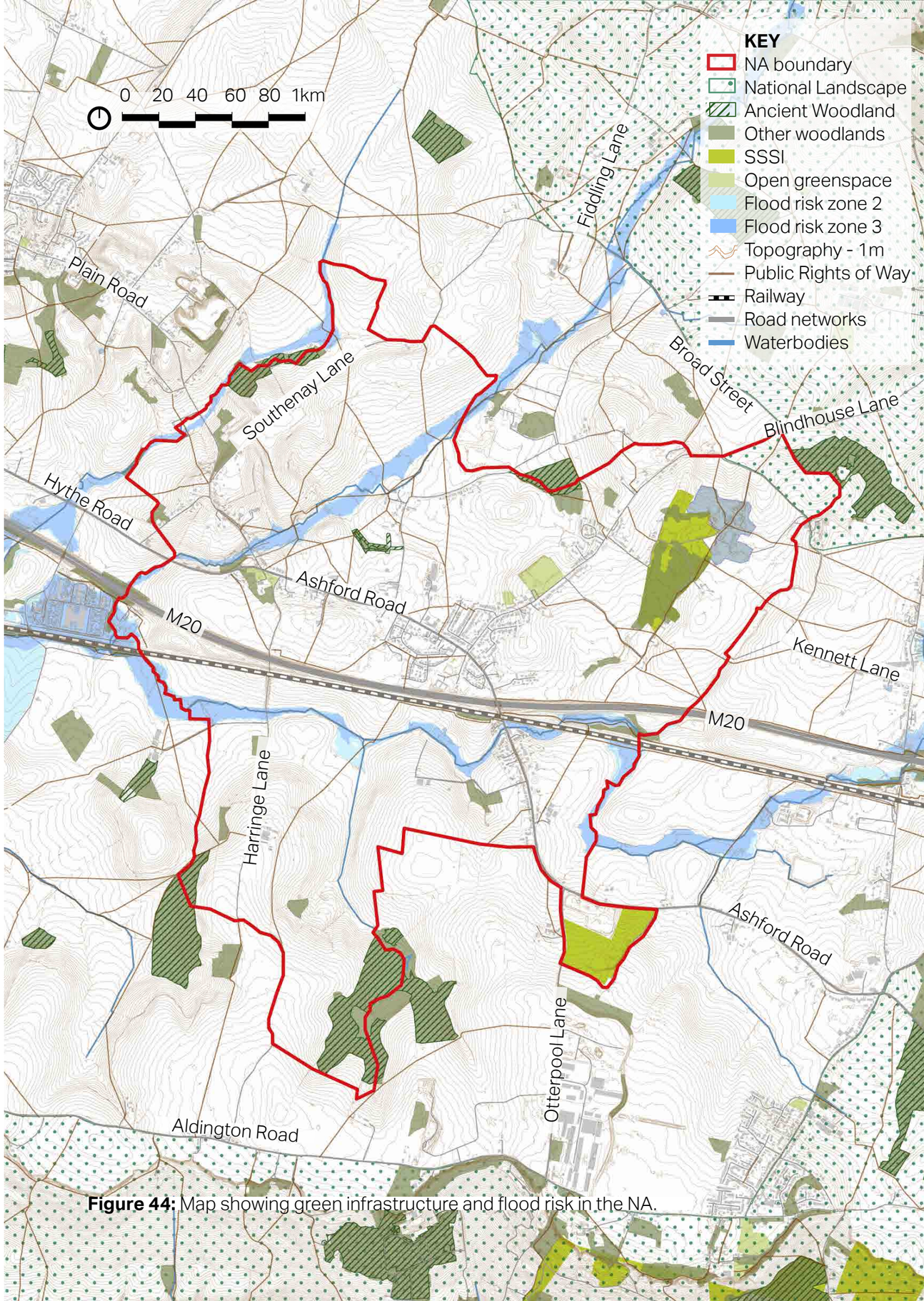


Figure 44: Map showing green infrastructure and flood risk in the NA.

3.4 Planning policy review

3.4.1 National planning policy and design guidance

National Planning Policy & Guidance (NPPF) (revised December 2024)

MHCLG

"The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans can provide for housing and other development in a sustainable manner. Preparing and maintaining up-to-date plans should be seen as a priority in meeting this objective."

Paragraph 131. "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."

National Design Guide (2021)

MHCLG

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

National Model Design Code (2021

MHCLG

The National Model Design Code (NMDC) sets a Sellindge now standard of quality and practice. The NMDC provides detailed guidance on the production of design codes and the outlining of character areas. It expands on 10 characteristics of good design set out in the NDG.

Manual for Streets (2007)

Department for Transport

Development is expected to respond positively to the Manual for Streets (MfS), the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets.

Building for a Healthy Life (2020)

Homes England

Building for a Healthy Life (BHL) is the Government-endorsed industry standard for well-designed homes and neighbourhoods. 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 design.

Future Homes Standard (2025)

MHCLG

The Future Homes Standard will require new build homes to be future-proofed with low carbon heating and world-leading levels of energy efficiency; it will be introduced by the end of 2025.

3.4.2 Local planning policy documents

Places and Policies Local Plan (2020)

Folkestone and Hythe District Council

This plan sets out the long term vision and strategic policies for the district. The Local Plan makes provision from 2006 to the end of March 2031, to ensure a long-term framework is in place. It sets out economic, social and environmental aims for the district and the amount and type of development and strategic development locations for major developments. The review of this plan began in 2022.

Kent Design Guide (2007)

Kent County Council

This Guide was produced by the Kent Design Initiative, a unique partnership of Kent's local authorities, developers, builders, communities and interest groups who have joined forces to campaign for good design in Kent. It updates 'Kent Design – a Guide to Sustainable Development' published in 2000, with new policy context, references and examples.

Kent Downs AONB Landscape Character Assessment (2023)

Kent County Council

This updated Landscape Character Assessment is a component part of the statutory Kent Downs AONB Management Plan and was consulted on at the same time as the 2021-2026 revision of the Plan.

Although the parish does not fall within the Kent Downs, this landscape assessment provides valuable context for the broader landscape character.

Net Zero Toolkit

Folkestone and Hythe District Council

A practical guide to help plan a net zero development project, developed with joint funding from Homes England. This is a non-statutory document but implementing the measures laid out therein will help deliver net zero, environmentally friendly developments aligned to the targets, values and outcomes of the Council's priorities outlined in the Corporate Plan and Low Carbon Action Plan. Consisting of three documents: 'Decarbonising buildings' (2023), 'New buildings' (2023), and 'Retrofit' (2023).

Sellindge Parish Plan 2016-2026 (2014)

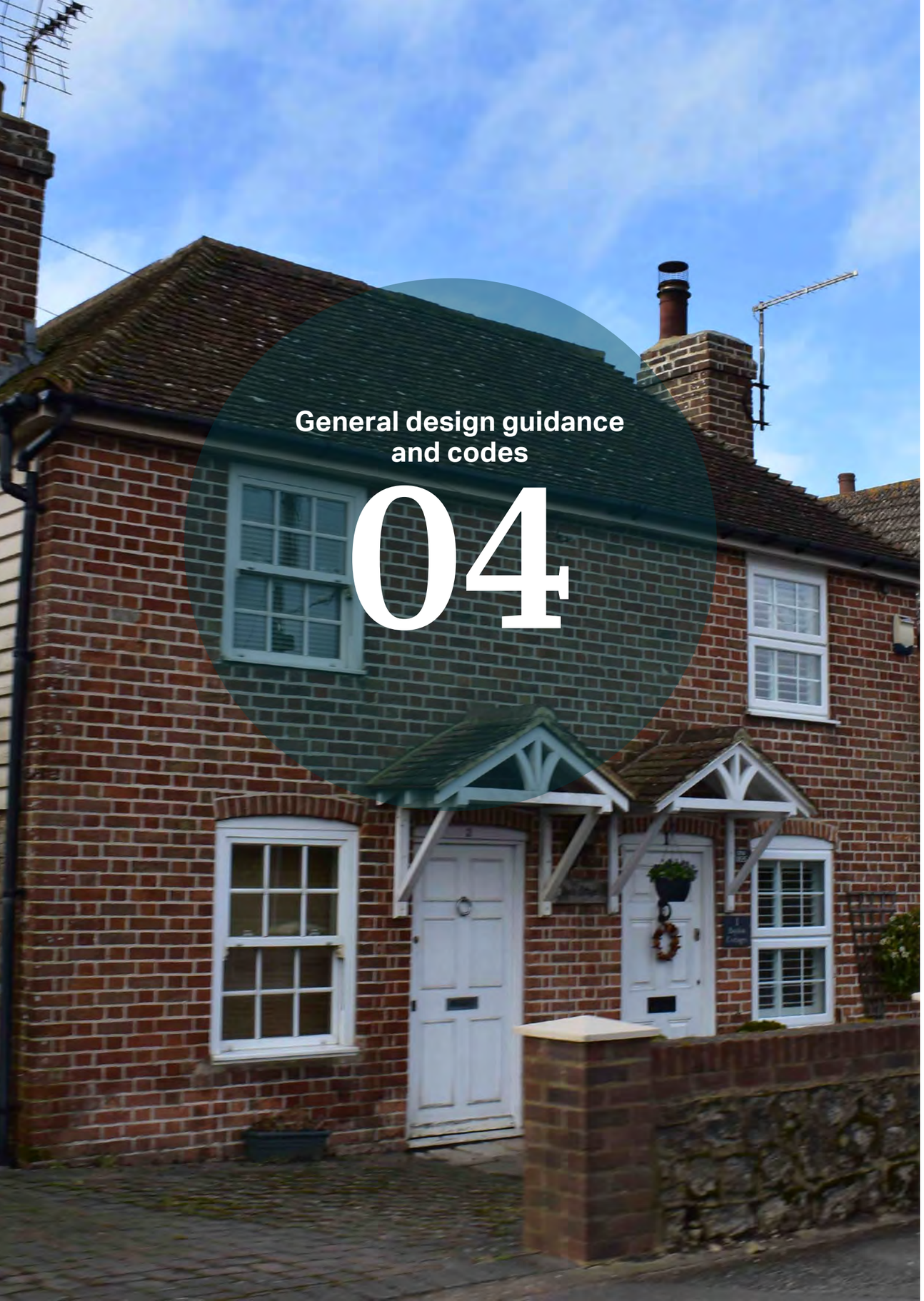
Sellindge Parish Council

The Sellindge Parish Plan was commissioned by the parish council in late summer 2014 in part in response to the proposed Taylor Wimpey development of 250 homes and from a desire by the parish council to look beyond the immediate prospect of development to other issues and to influence future development within the parish.

Core Strategy Review (2022)

Folkestone and Hythe District Council

This sets out the spatial vision, objectives, development strategy and a series of over-arching strategic policies that will guide the scale, location and type of development in the district until 2037. This includes Draft Policy SS6 identifying Otterpool as a suitable location for development, and CSD9 which sets the housing target for Sellindge.



4. General design guidance and codes

4.1 Introduction

This section supports developers and other applicants when producing or reviewing planning applications within Sellindge Parish. The featured guidelines and codes apply to the whole Neighbourhood Area, including any current and future allocated sites, infill development, and windfall development. There is a focus on residential development but the appearance and proximity of new employment buildings including agricultural buildings are also considered.

Chapter 2 breaks the parish into various character areas. The character area guidance will take precedence over the following parish-wide guidance, but in the absence of character area specific guidance, the following guidance and codes must be applied.

Codes: Are mandatory requirements for design issues and are expressed with the word **MUST.**

Guidelines: Are set out aspirations for design that is expected to be delivered and are expressed with one of two words:

- **SHOULD** reflects design principles that are strongly encouraged.
- **COULD** reflects design principles that are suggestions

Taking the topics from the list of design quality criteria identified in the introduction, the first three 'common' themes help to structure the area-wide design codes and guidance in this section. Under these overarching headings, individual design codes address more specific considerations.

Design quality issues identified and those included as common themes:

GI **Green and Blue Infrastructure** - aiming at enhancing the wider blue and green infrastructure including informal public greenspace and private Gardens;

BF **Built Form** - focused on sympathetic scale, massing, material palette, house extensions, parking and servicing;

SU **Sustainability** - describing design guidance for eco-homes, sustainable building features and flood mitigation.

4.2 Green and Blue Infrastructure (GI)

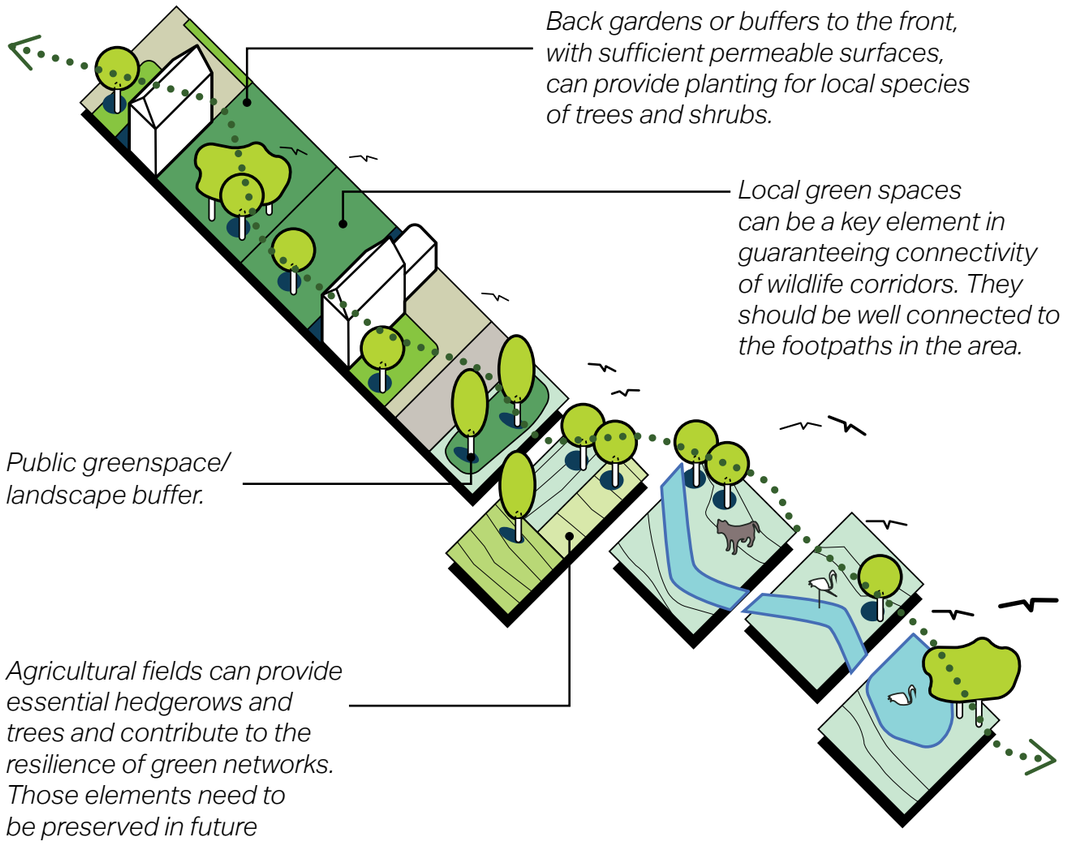


Figure 45: Illustrative diagram to relay how green and blue infrastructure might overlap with the built environment.

GI1 Streetscape

- New development **should** include front and back garden space which can enable planting and support flora. Garden space should not be overshadowed by neighbouring properties and should receive at least six hours of sunlight per day;
- Developments **should** avoid suburban and urban design approaches;
- New developments **should** make use of grass verges and informal green spaces throughout to break up the built form;
- Development **should** seek to achieve biodiversity net gain and provide new habitats and wildlife corridors by including features such as bee bricks, swift bricks, hedgehog corridors, bat boxes etc.
- Natural springs, when they occur on a development site, **should** be retained as natural features and incorporated into landscape plans;
- Mature trees and hedgerows **should** be retained where possible, in the event that trees are lost due to development, they should be replaced on a 2:1 ratio; and
- Existing trees and shrubs **should** be incorporated in the design of new development proposals to avoid the unnecessary loss of flora and to provide habitat for wildlife.

GI2 Biodiversity and local wildlife

- Development **must** avoid the loss of trees and hedgerows and must protect and enhance local habitats and wildlife corridors;
- Design **should** connect existing landscape features and promote biodiversity through the planting of local trees, plants and hedgerows, the creation of habitats and the incorporation of Sustainable Drainage Systems (SuDS);
- Wildlife corridors **should** help increase movement between isolated populations and provide shelter from harsh weather;
- Gardens and boundary treatments **should** be designed to allow the movement of wildlife and provide habitat for local species. For that reason, rich vegetation is suggested, instead of continuous solid fencing; and
- Verges on the roads **should** be enhanced to increase biodiversity and act as wildlife corridors of safe passage for wildlife.

GI3 Active travel and connectivity

- Proposed routes **should** be laid out in a permeable pattern, allowing for multiple connections and choice of routes, particularly on foot. Where cul-de-sacs are provided, they should be relatively short and provide safe, open and overlooked onward pedestrian and cycle links;
- Developments **should** facilitate outward connections by linking to the existing PRoW network, as well as the village or hamlets and the countryside. These connections **must** be appropriately surfaced, avoiding asphalt (ie hoggin or resin bound gravel surfaces, have gates where needed, be appropriately lit where this poses a safety risk and be appropriate for all-weather use and accessible for people with buggies and mobility impairments;
- Streets **must** be designed for the needs of pedestrians and cyclists as well as motor vehicles;
- Proposed routes **should** be short and walkable distances which are usually defined to be within a ten minute walk or a five mile trip by bike and incorporating benches / resting points on longer routes; and
- To avoid the creation of 'rat runs' on through routes, traffic calming measures (to 20mph) **should** be implemented such chicanes, raised crossings, bus only gates and speed bumps in discussion with the relevant highways authority.

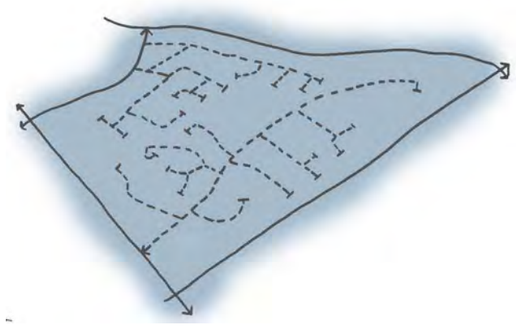


Figure 46: Negative example of a poorly connected layout with does not foster active travel or direct routes.

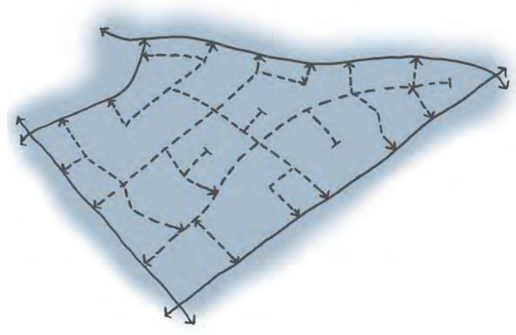


Figure 47: Positive example of a well connected layout which promotes ease of movement on foot or bicycle.

GI4 Green gap and coalescence

- New development proposals **should** have regard for the cumulative impact of future development within the parish and beyond the parish extents;
- New development proposals which border potential green gap zones **should** have a soft, natural development edge to create a gentle transition between the open countryside and the settlement core;
- Commercial and industrial development proposals **must** utilise natural screening from open countryside, roads, or nearby dwellings using mature trees, hedgerows and shrubs, particularly in exposed locations;
- Development proposals **must** have regard for the existing and future physical separation between Sellindge and the Otterpool development lands; and
- Development proposals may use woodland and hedgerow planting, rough grassland with wildflower meadow planting, wetland creation incorporating walking and cycling to enhance the sense of separation between new development proposals and the existing built-up areas within the parish.

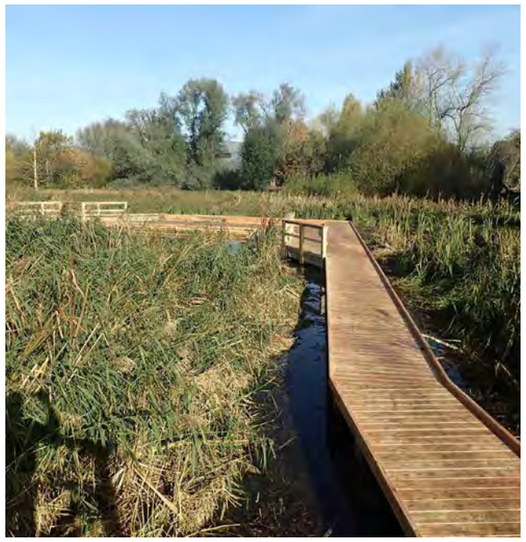


Figure 48: Example of a meandering board walk within a wetland habitat at Morden Hall.

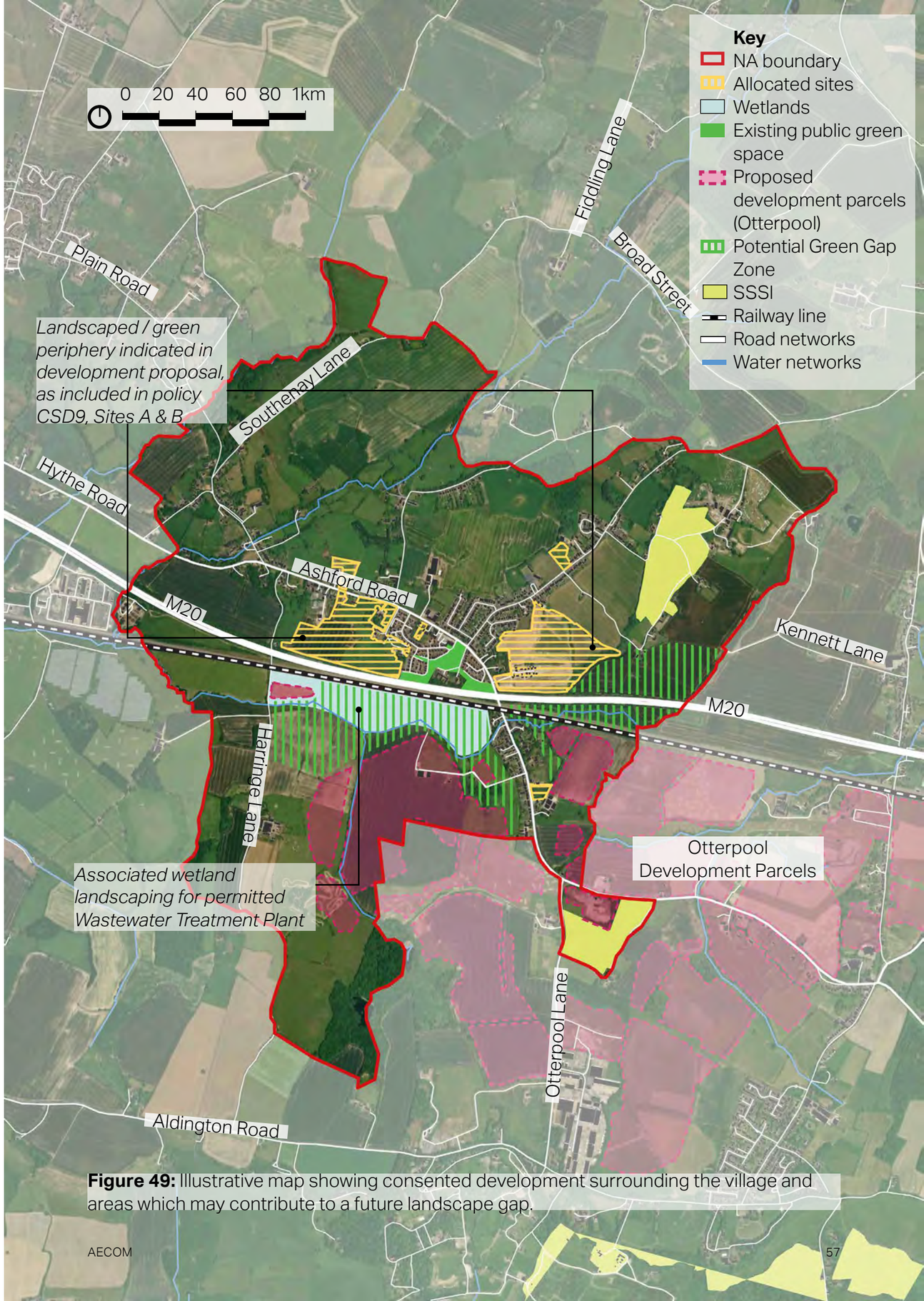


Figure 49: Illustrative map showing consented development surrounding the village and areas which may contribute to a future landscape gap.

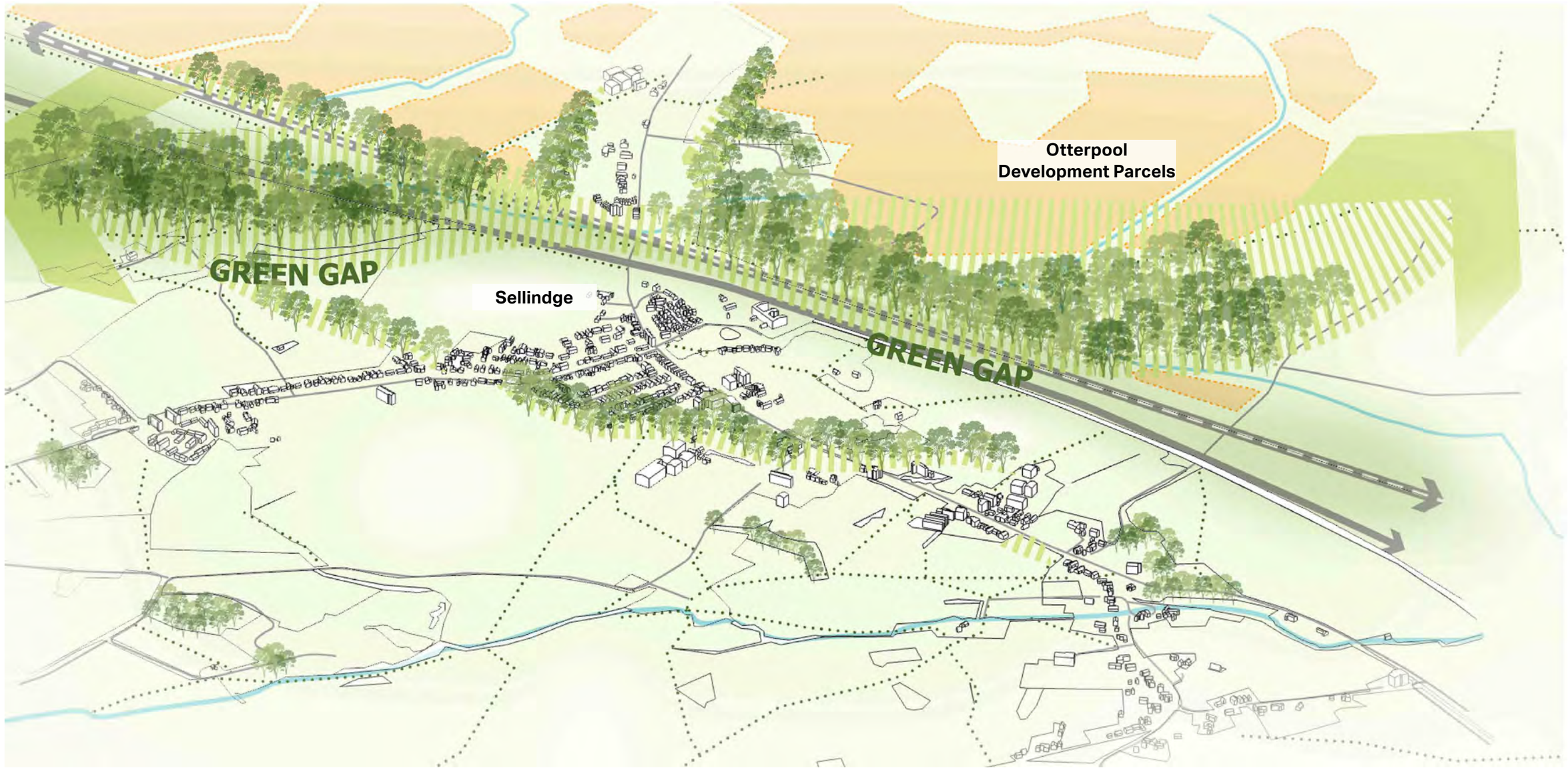


Figure 50: Illustrative diagram showing how a landscaped green gap may contribute to separation between Sellindge and future consented development as part of the Otterpool Masterplan.

4.3 Built form (BF)

BF1 Height, scale and massing

- New development **should** reflect the plot coverage, and overall massing of neighbouring dwellings to preserve a standard density. Plot coverage **should** reflect **figure 51**, except where denser development is warranted in village centre locations;
- New development **should** reflect the setback of neighbouring properties where there is a standard street edge. Where there is no standard street edge, new development **should** have a minimum setback of 5m (from the street edge) to facilitate front gardens to the front of dwellings;
- Buildings **should** define the street, creating a sense of enclosure (see **figure 53**). High enclosure ratios of up to 1:2 **should** be sought in village centre locations with decreasing enclosure ratios of 1:4 in less dense areas outside of the centre;
- Buildings **must** be of a form that is in keeping with neighbouring buildings, particularly considering buildings in immediate adjacency. Stark, rectangular building forms, or overtly contemporary buildings, are typically not in keeping with the character of the parish;
- Where industrial or commercial developments are proposed, they **should** be designed with regard for scale and layout. Smaller broken up massing that mimics farmhouse is more suitable than a single large unbroken mass, where possible.

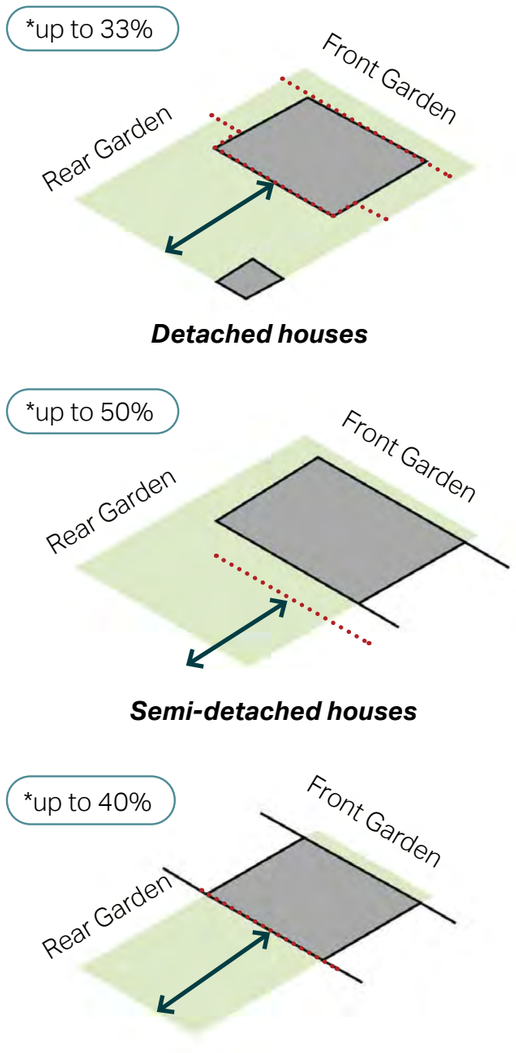


Figure 51: Illustrative examples of appropriate plot coverage ratios for different dwelling types in Sellindge.

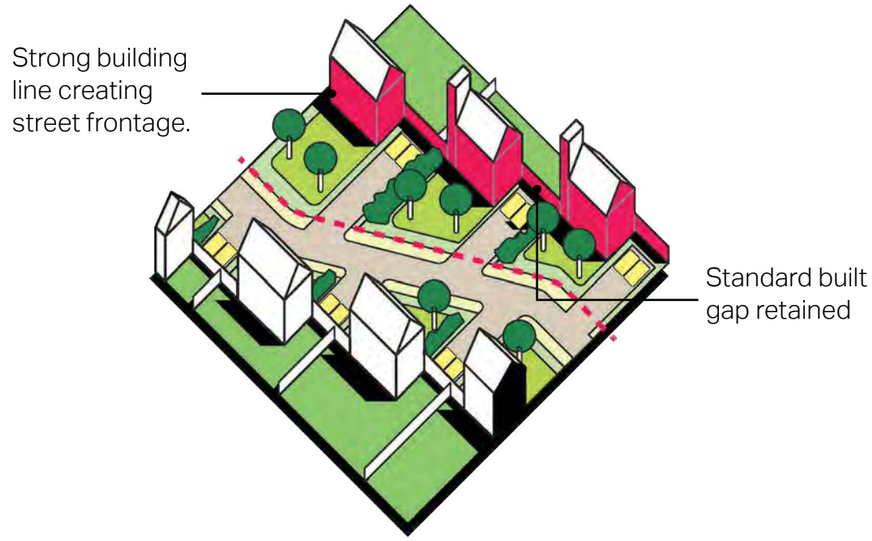


Figure 52: Illustrative diagram displaying a development with a uniform building line, creating a sense of enclosure, as well as retaining standard built gaps protecting outward views.

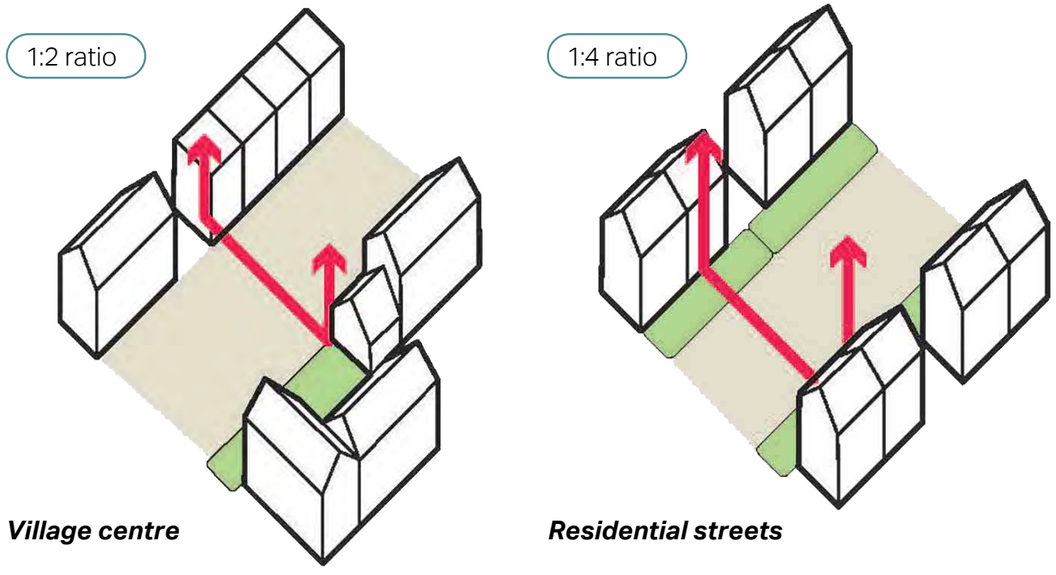


Figure 53: Illustrative diagram displaying a 1:2 enclosure ratio (left) and a 1:4 ratio (right) appropriate in various village locations in accordance with the prevailing street scene. 1:4 is generally more appropriate for a street in a new residential development.

BF2 Historic setting

- New developments within or nearby historic assets **must** adhere to the local traditional materials, textures, and colours to protect the local heritage value (see page 66);
- Any new development neighbouring a historic assets **must** include a substantial setback or green buffering from the asset and adopt a massing and scale that aligns sensibly with the neighbouring structures;
- Artificial materials and bright colours **should** be avoided to maintain the natural and rural character in the village;
- New development **should** harmonise with the detailing and existing windows patterns within the Neighbourhood Area, considering the proportion and rhythm;
- Proposals involving multiple houses (5 +) **should** ensure a variety of detailing is utilised across the development to provide visual interest. 'copy and paste' designs **should** be avoided unless a 'terracing' effect is desired. No more than 25% of homes **should** share an identical front elevation;
- Where windows is street-facing in new developments, timber fittings **should** be preferred. Plastic windows **should** be avoided, especially if replacing traditional windows;
- The scale and design of development, including landscape screening, **should** not be intrusive to internal or external views;
- Existing visual connections to the surrounding countryside and long views out of the settlement towards the surrounding ridges and valleys **must** be protected; and
- Short-distance views of buildings, trees or landmarks will help create memorable routes and places, and easily intelligible links between places should be generated where possible. This **should** include orientating buildings to maximise the opportunities for memorable views and visual connectivity.

1 Landmark (i.e., Local Church)
2 Green spaces
3 Landscape views

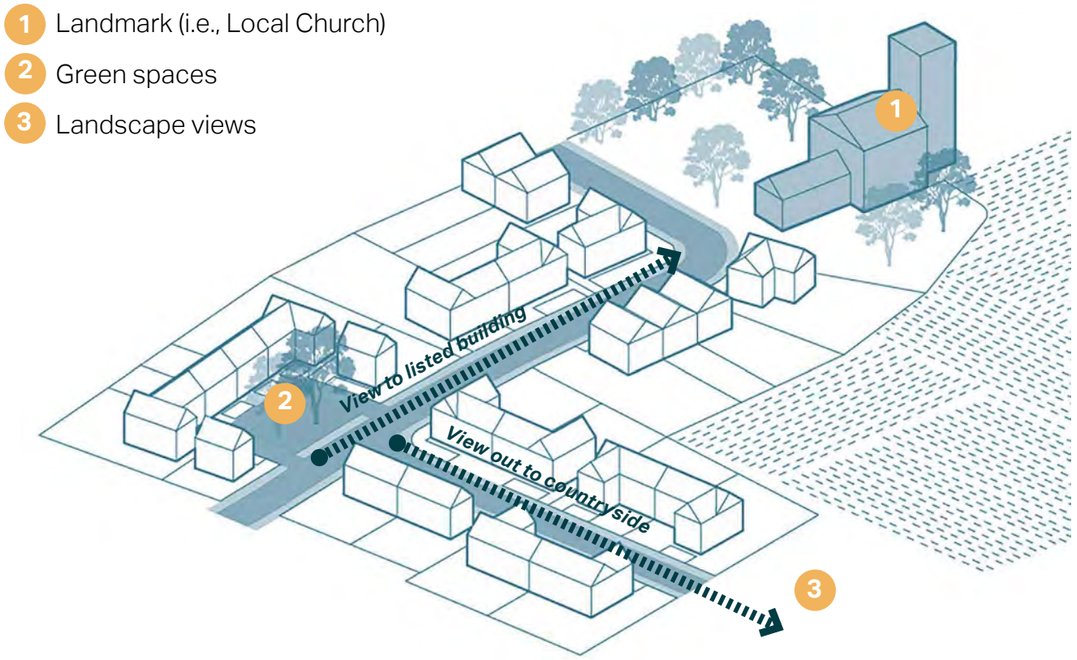


Figure 54: Illustrative diagram highlighting the design principles of respecting key views and local heritage assets.

Figure 55: New development on the Ashford Road created a new long-distance landscape view.

BF3 Layout

- Dwellings **should** have slight variation in position and orientation to reinforce the informal and rural character of the village;
- When developments are proposed on sloping sites, level changes **must** be accommodated at the rear of dwellings, between back Gardens;
- Overlooking between dwellings **must** be carefully considered and avoided as much as possible;
- Layouts **must** consider outward landscape views, retaining un-built gaps between dwellings where possible and using perpendicular streets to frame long-distance views, retaining the sense of openness;

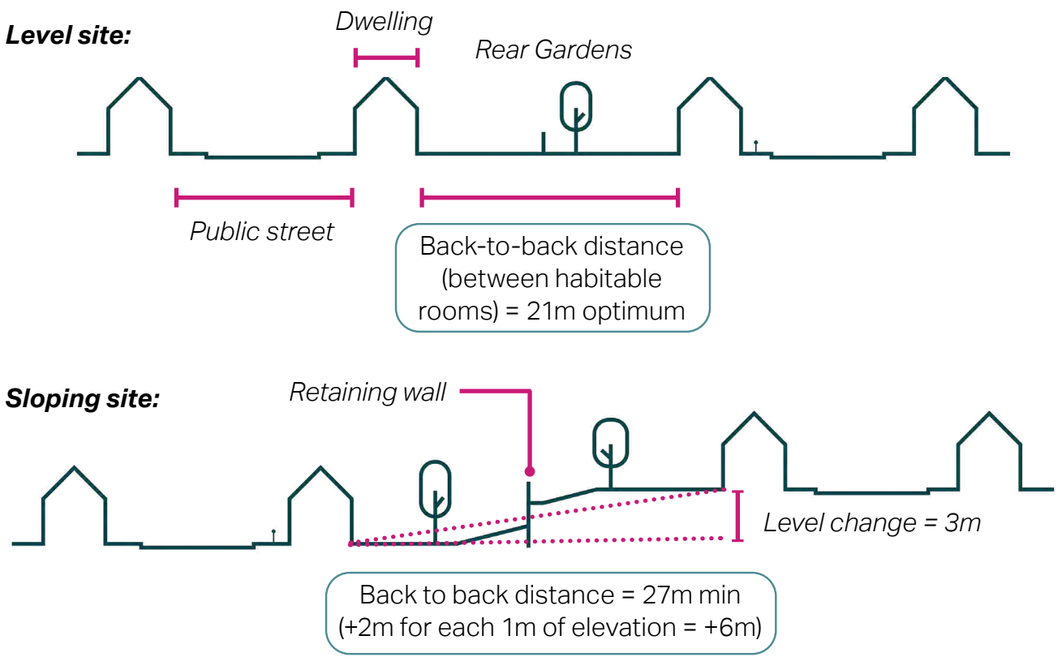


Figure 56: Not to scale, illustrative diagram only representing potential treatment of back-to-back distances and sloping topography.

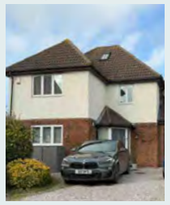
BF4 Architecture and materials

This section includes a palette of the common materials and vernacular uses within the parish. Development proposals **must** demonstrate that the materials used have been selected based on an understanding of the surrounding built environment and refers to the outlined Sellindge material and vernacular palette presented overleaf;

- The proportions, size, symmetry, profile and rhythm of windows are all important. New development **should** use appropriate windows layouts for the style of the building;
- Traditionally, hardwood has been used in windows and doors in historic buildings. Windows, particularly where developments involve multiple houses, **should** have a consistent colour scheme, frame thickness, and pane detailing across different façades;
- Where contemporary styles of materials are proposed, design statements **must** be provided to explain why;
- Newer homes often use white uPVC casement windows, while many of the traditional windows have timber framing which **should** be used wherever possible in new development. Aluminium frames or powder coated uPVC frames may be appropriate, but **should** be included with consideration for the historic character of the area, such as by having a thinner frame, and detailing such as lintels (brick stone or timber);
- All agricultural and industrial developments **should** incorporate treated or painted timber or composite weather boards rather than sheet or corrugated metal where they face onto homes or open countryside; and
- New developments **should** make use of the local material palette (shown overleaf), avoiding façade treatments which are not typical of the area.

Figure 57: Stream Cottage and Grove Cottage, Grade II listed. Hung tiles at first floor level with brick plinth.

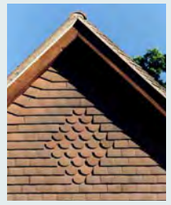
Façade



Smooth render with brick plinth

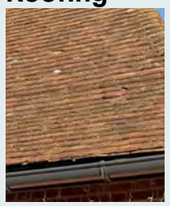
Contemporary Weatherboard

Brick



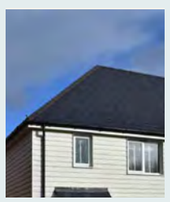
Hung tiles (external example)

Roofing



Clay peg tiles

Barn Hipped roof



Slate tiles

PV panels (external example)

Windows

Casement windows

Dormer windows

Open timber porch

Detailing

Brick band detail

White fascia board

Wooden frame

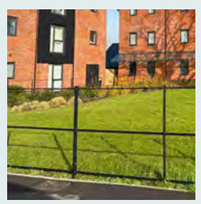
Boundary treatments

Cleft post and rail fencing

Low hedge

Brick boundary wall

Low planting / open



Iron fence

Local stone wall

Figure 58: General material palette of building materials and features in Sellindge.

BF5 Accessible homes

- New homes **should** ensure long-term sustainability by being accessible and inclusive to people of all ages and abilities;
- The interior design of homes **must** be suitable to accommodate for people with mobility limitations;
- Homes **should** be in close proximity to green open spaces, shops and public transport links; and
- The street and footpath network **should** be accessible to all users and lead to the wider movement network.

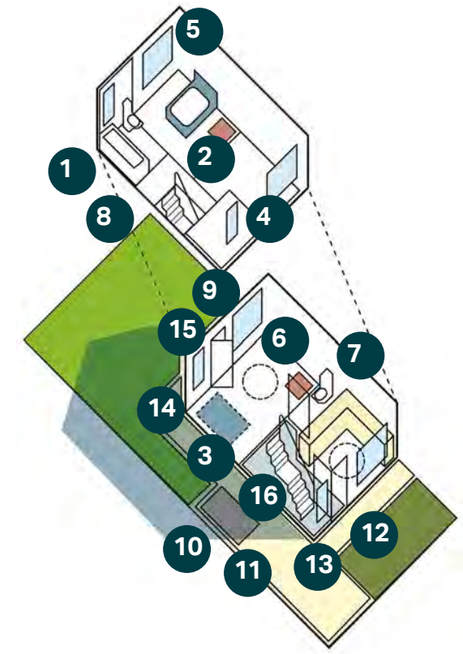


Figure 59: Illustrative diagram of accessible features in a home.

1. *Bathroom planned to give side access to WC and bath.*
2. *Easy route for a hoist from bathroom to bedroom.*
3. *Identified space for future lift to bedroom.*
4. *Walls able to take adaptations.*
5. *Low window sills.*
6. *Turning circles for wheelchair in ground floor living rooms.*
7. *Sockets and plugs located at convenient height.*
8. *Accessible entrance level WC plus opportunity of shower later.*
9. *Width of doors and hall allow for wheelchair access.*
10. *Parking space capable of widening to 3.3m.*
11. *Distance from parked car kept to a minimum.*
12. *Level or gently slopping approach to home.*
13. *Accessible threshold covered and lit.*
14. *Living or family room at ground level.*
15. *Identified space for temporary entrance level bed.*
16. *Provision for a future stair lift.*

BF6 Extensions and modifications

While many household extensions fall under permitted development rights the design guidance outlined here serve to establish expectations for the desired design outcomes.

- Extensions, conversions and retrofit **must** reflect the neighbouring character by using similar colours, forms, and materials. Conversions and extensions **must** seek to complement both the streetscape as well as the original building.
- The general layout and original features of the building's setting which indicate its historic use **should** be retained. For instance, this may refer to loose courtyard arrangements of buildings, physical boundary treatments or original window openings. New window openings **should** be avoided.
- Extensions, conversions and retrofit **should** avoid creating privacy issues and overshadowing.
- Extensions **should** be subservient in scale to the original building and **must** not obstruct existing views. Usually, extensions **should** be one or two-storeys high.
- Side extensions **should** be set back from the main building and complement the materials and detailing of the original building, creating a smooth transition.
- The roof of an extension **should** harmonise with that of the original building, while flat roofs should be avoided.

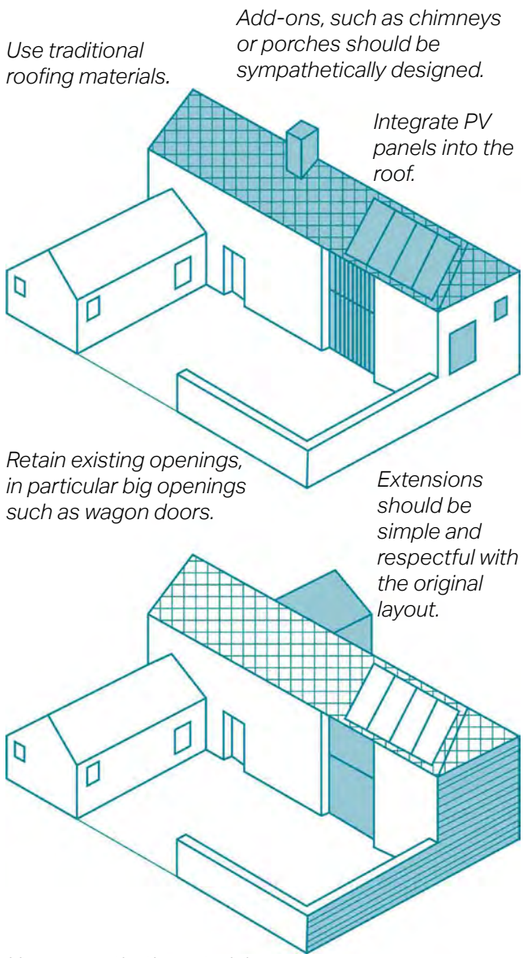


Figure 60: Examples of acceptable alterations made to an agricultural conversion.

4.4 Sustainability (SU)

SU1 Sustainable building features

Suggested guidelines are illustrated in the diagram on **pages 70-71** which focus on improving the energy efficiency of properties through the implementation of eco-design principles;

- All new development **must** demonstrate that it is responding to climate change and reducing its carbon dependency. The Government's forthcoming Future Homes Standard, including changes to Part L and Part F of the Building Regulations, will aim to cut carbon emissions;
- By default, any new development **should** adopt a 'fabric first' approach to attain higher standards of insulation and energy conservation. The retrofitting of existing buildings with eco-design solutions **should** also be encouraged, such as triple glazed window and smart meter installation, which can be incorporated into traditional dwellings without altering or disrupting the exterior of the buildings;
- Solar panels over a rooftop can have a positive environmental impact, however their siting, design and installation **should** be handled sensitively, particularly on heritage assets, and may not always be appropriate. Preserving the character of the host building and wider setting/village should be a priority. Note that solar panels on listed buildings require consent;
- For new developments the design of solar panel features **should** be incorporated from the start, forming part of the design concept. Some attractive options are solar shingles and photovoltaic slates. For retrofits, the proportions of the building and roof surface **should** be analysed in order to identify the best location and sizing of panels;
- Consider the colour of the panels and how these will complement the colour of the roof. Use of black solar panels with black mounting systems and frames **could** be an alternative to blue panels;
- Gardens and boundary treatments **should** be designed to allow the movement of wildlife and provide habitat for local species. For that reason, rich vegetation is suggested, instead of continuous solid fencing; and
- Development **should** provide bat, owl and bird boxes and bat friendly lighting to maintaining foraging routes.

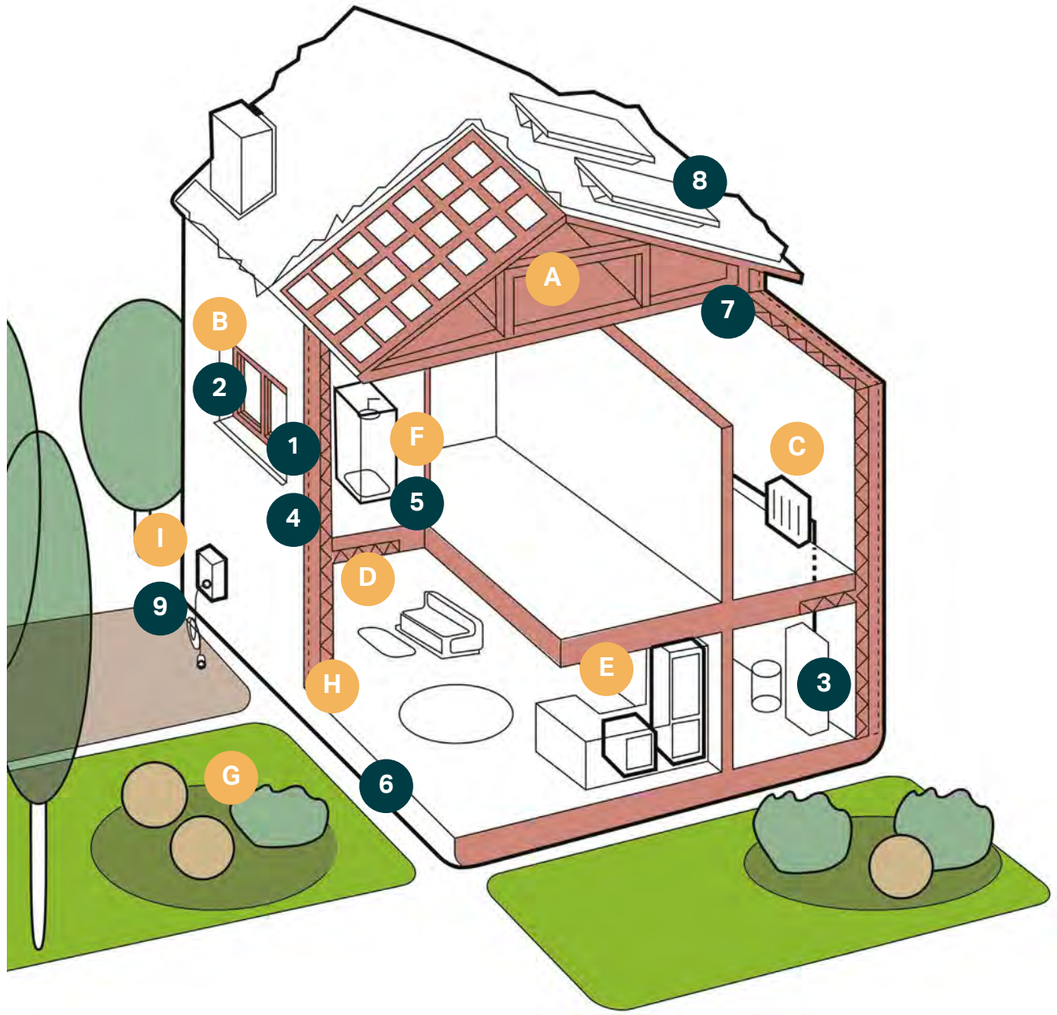


Figure 61: Diagram illustrating common domestic net-zero strategies.

Existing homes

A **Insulation**
in lofts and walls (cavity and solid)

B **Double or triple glazing with shading**
(e.g. tinted window film, blinds, curtains and trees outside)

C **Low- carbon heating**
with heat pumps or connections to district heat network

D **Draught proofing**
of floors, windows and doors

E **Highly energy- efficient appliances**
(e.g. A++ and A+++ rating)

F **Highly water- efficient devices**
with low-flow showers and taps, insulated tanks and hot water thermostats

G **Green space (e.g. Gardens and trees)**
to help reduce the risks and impacts of flooding and overheating

H **Flood resilience and resistance**
with removable air back covers, relocated appliances (e.g. washing machines upstairs), treated wooden floors

I **EV charging point**
that is integrated into the exterior

Existing and new build homes

1 **High levels of airtightness**
in wall and floor junctions, around door and window openings

2 **Triple glazed windows and external shades**
(e.g. timber louvers)

3 **Low-carbon heating**
(e.g. renewable energy) and no new homes relying on the gas grid

4 **More fresh air**
with mechanical ventilation and heat recovery, and passive cooling

5 **Water management and cooling**
more ambitious water efficiency standards, reuse of grey water

6 **Flood resilience and resistance**
(e.g. domestic ponds and raised floors)

7 **Construction and site planning**
timber frames, recycled materials, local suppliers

8 **Solar panels**
that are integrated well into the overall design (e.g. over parking shed with planting)

9 **EV charging point**
that is integrated into the exterior

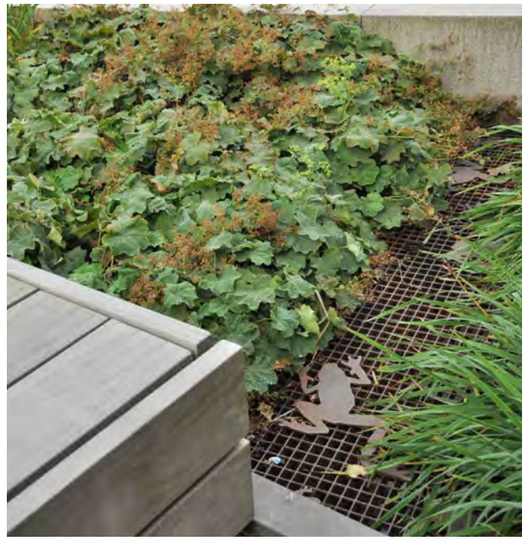


Figure 62: Example of structure used as a frog habitat.

Figure 63: Example of a hedgehog hole in a garden fence.

Figure 64: Example of a swift brick under an eave.

Figure 65: Example of a bat box on the side of a building.

SU1 Sustainable Drainage Systems

SuDS **should** be considered by all development proportionate to the scale and nature of the scheme.

- SuDS **should** make attractive additions to the new and existing streetscape and green open spaces where possible. Example of SuDS that are appropriate of the rural character of Sellindge are illustrated in Figure 36.
- Permeable paving **should** be employed where appropriate on footpaths, private access roads, driveways and car parking spaces. The choice of paving **should** be made depending on the local context and sensitive of any adjoining historic or natural assets.
- Any rainwater collected **should** be treated via filtration, disinfection, or desalination, to remove contaminants and make it safe for domestic uses.
- Gardens **could** use water-efficient plants, irrigation systems, and landscaping techniques to minimise water usage.

Figure 66: Example of a swale making a positive visual contribution due to a successful planting scheme.

Figure 67: Example of a domestic rainwater harvesting system.

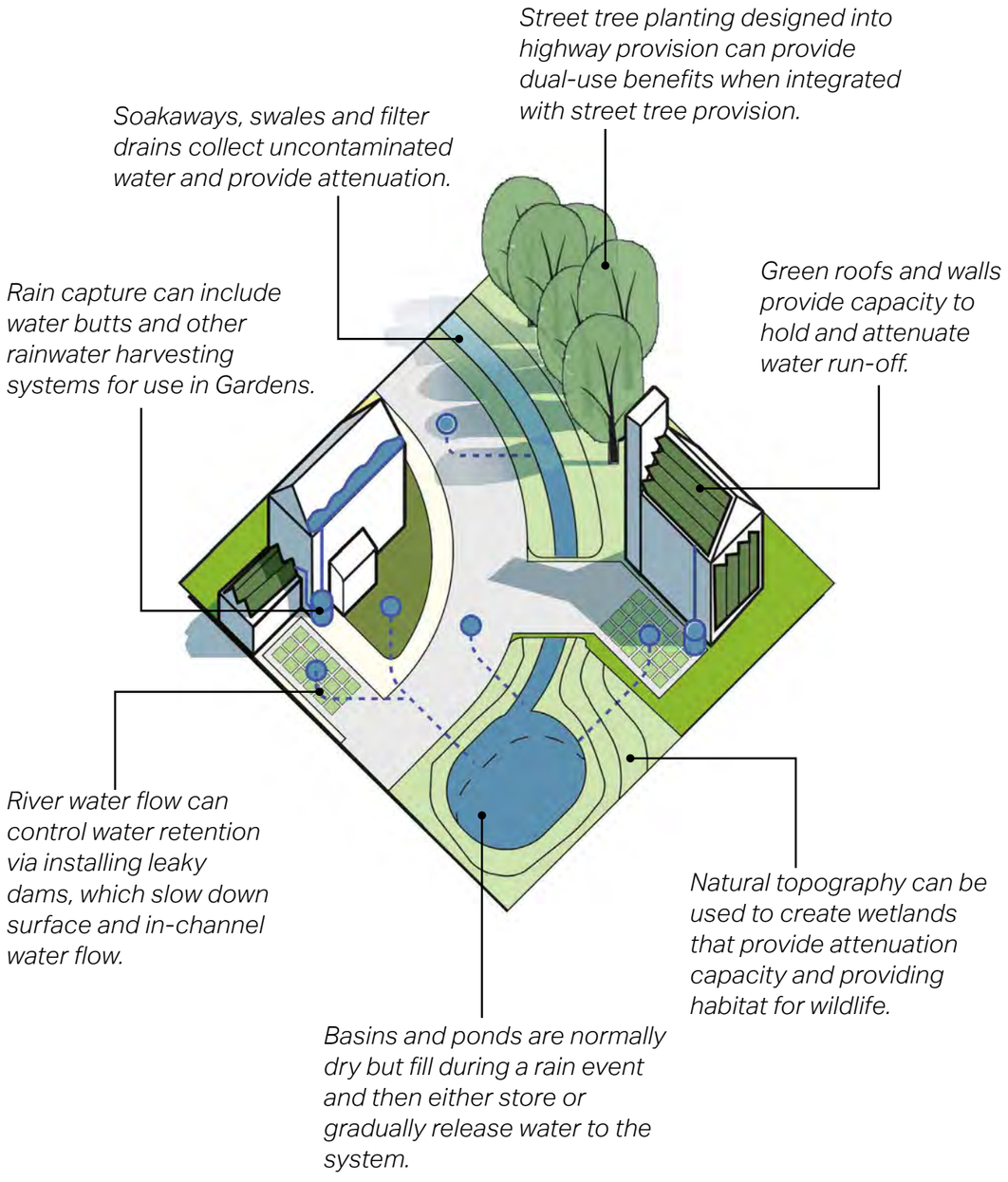


Figure 68: Diagram illustrating SuDS features.

SU3 Dark skies and external lighting

- Consider lighting schemes that could be turned off when not needed ('part-night lighting') to reduce any potential adverse effects; i.e. when a business is closed. Impact on sensitive wildlife receptors throughout the year, or at particular times (e.g. on migration routes), could be mitigated by the design of the lighting or by turning it off or down at sensitive times;
- External lighting with an output of more than 500 lumens **should** be pointed downwards and fully shielded, warm light sources of between 2700K and 3000K on the Kelvin scale must only be used;
- External lighting and street lighting streets **should** be low lying and only be considered for new development where it is necessary for security and safety and to illuminate commercial and community spaces;
- External lighting **should** be kept minimal, at low level and at low intensity, with hoods and baffles used to direct the light to where it is required to ensure that no light is emitted upward;
- Glare **should** be avoided for safety reasons. This is the uncomfortable brightness of a light source due to the excessive contrast between bright and dark areas in the field of view; and
- Foot/cycle path lighting **should** be introduced sensitively within the landscape. Fittings such as solar cat's-eye lighting, reflective paint and ground-based lighting could be introduced. Full-height lighting should be avoided.

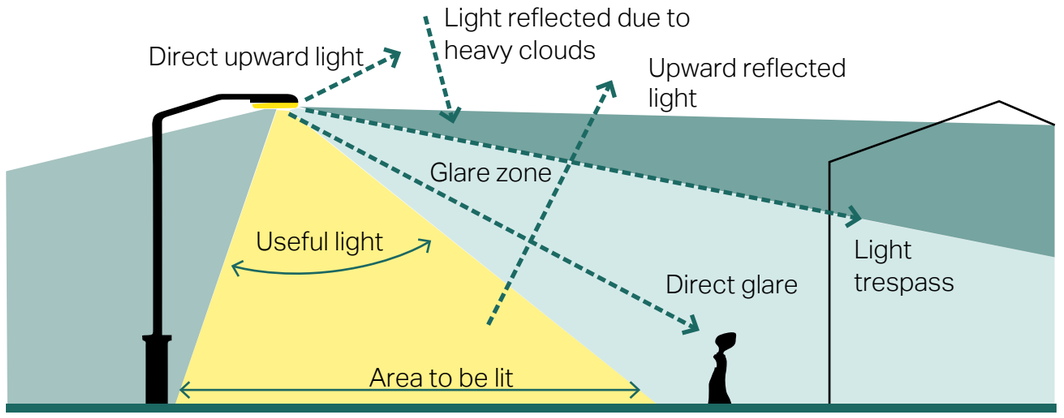


Figure 69: Diagram to illustrate the different components of light pollution and what 'good lighting' means for dark skies.

5. Checklist

This section sets out a general list of design considerations by topic for use as a quick reference guide in design workshops and discussions.

1

General design considerations for new development:

- Does new development integrate with existing paths, streets, circulation networks and patterns of activity to allow accessibility and connectivity?
- Is there an opportunity to reinforce or enhance the established settlement character of streets, greens, and other spaces?
- Does the proposal harmonise with and enhance the existing settlement in terms of physical form, architecture and land use?
- Does the proposal relate well to local topography and landscape features, including prominent ridge lines and long-distance views?
- How can the local architecture and historic distinctiveness be reflected, respected, and reinforced?
- Have important existing features been retained and incorporated into the development?
- Have surrounding buildings been respected in terms of scale, height, form and massing?
- Are all components e.g. buildings, landscapes, access routes, parking and open space well related to each other?
- Are there appropriate links to the existing settlement?
- Are there opportunities to provide sports or leisure facilities as part of the development?
- Does the proposal make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation) without adverse impact on the street scene, the local landscape or the amenities of neighbours?
- Has management, maintenance and the upkeep of utilities been considered by the proposal?
- Is there an opportunity to implement passive environmental design principles (for example, site layout being optimised for beneficial solar gain, techniques to reduce energy demands and the incorporation of renewable energy sources)?
- Does the proposal adopt contextually appropriate materials and details?
- Does the proposal incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features?
- Are any pavements wide enough to accommodate wheelchairs / double buggies / mobility scooters, making use of tactile drop kerbs (see Manual for Streets)?

2

Street grid and layout:

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

3

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?

3 (continued)

Local green spaces, views & character:

- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?

3 (continued)

Local green spaces, views & character:

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

4

Gateway and access features:

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

5

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or Gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment:

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

7

Building heights and roofline:

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

8

Household extensions:

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

9

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

Car parking:

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

aecom.com