

Long Whatton and Diseworth

Neighbourhood
Plan

**DESIGN
CODE**

2023

AECOM Imagine it.
Delivered.



Long Whatton and
Diseworth Parish Council

Quality information

Document name	Ref	Prepared for	Prepared by	Date	Reviewed by
Long Whatton and Diseworth Design Code	60571087 DR- 11141	Long Whatton and Diseworth Parish Council	Elliot Joddrell, AECOM	10 2022	Wei Deng, AECOM

Revision history

Revision	Revision date	Details	Authorised	Name	Position
First Draft	08-10-22	First Draft	BM	Becky Mather	Regional Director, AECOM
Final Draft	10-06-23	Final	CW	Colin Wilkson	Planit-X on be hailf of local group

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Contents

01 Introduction.....	4
02 Planning context and methodology.....	9
03 Analysis: high level baseline	17
04 Focus Areas.....	35
05 Engagement.....	39
06 Design Codes	43
07 Next Steps.....	65



Long Whatton and Diseworth Neighbourhood Plan Area

01

1 INTRODUCTION

1.1 Background

Locality is a national membership network for community organisations which empowers local people to lead and influence decision-making in their area.

Local communities can use neighbourhood planning as a means of changing their neighbourhoods for the better. Through Locality's support programme, the Long Whatton and Diseworth Parish Council (LWDPC) have appointed AECOM to undertake a number of studies which will underpin their emerging Neighbourhood Plan. AECOM has been commissioned to provide a Design Code document, which will provide urban design guidance to help to deliver good quality places within Long Whatton and Diseworth.

1.2 Purpose and Approach

The purpose of this report is to provide design principles and codes for Long Whatton and Diseworth, which can be applied to future potential development sites.

The boundary for the Long Whatton and Diseworth study area in this Design Code report is defined by the current Long

Whatton and Diseworth neighbourhood boundary. (Figure 1)

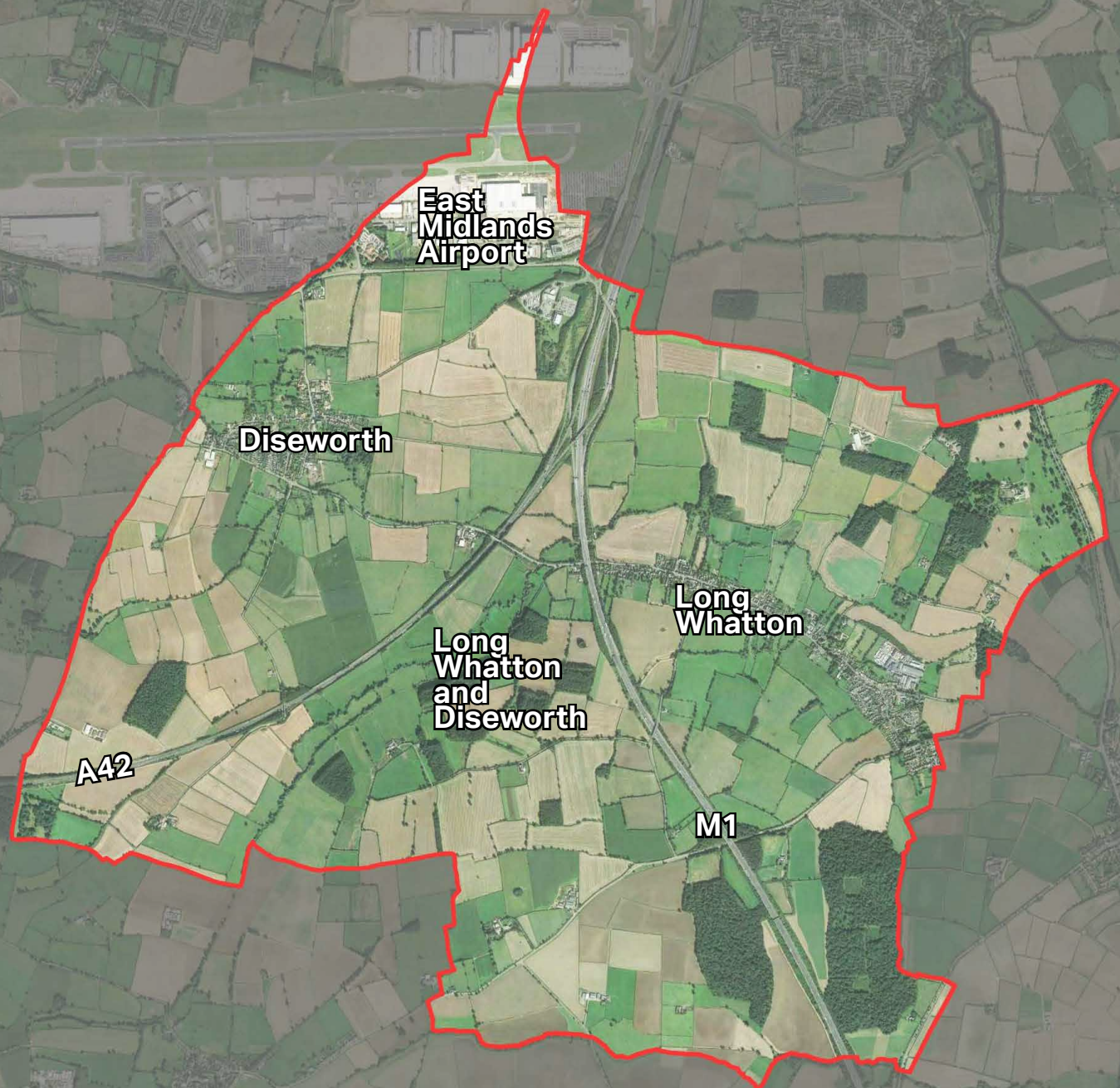
The process that was undertaken in order to produce this Design Code report is as follows:

- AECOM representatives attended an inception meeting with the LWDPC and site walkover in Long Whatton and Diseworth to define the brief and direction for this Design Code report.
- AECOM studied and reviewed the existing town character areas and simplified these into a series of focus areas.
- AECOM produced a draft Design Code report based on the finding from the previous stages.
- Several versions of draft report were reviewed by the LWDPC.
- After capturing the feedback from the review, AECOM issued the final Design Code report.

1.3 Document Structure

This Design Code report is structured into 7 sections:

1. Introduction
2. Planning context and methodology
3. Analysis: high level baseline
4. Focus areas
5. Engagement
6. Design codes
7. Next step




KEY
 Long Whatton and Diseworth Study Area

Figure 1: Long Whatton and Diseworth study area map



02

**2 PLANNING
CONTEXT AND
METHODOLOGY**

2.1 Planning Policy

Long Whatton and Diseworth lies within the governance of North West Leicestershire District Council. This section provides such planning policy context as follows:

National Planning Policy

The Ancient Monuments and Archaeological Areas Act 1979

This legislation imposes a requirement for Scheduled Monument Consent for any works of demolition, repair and alteration that might affect a designated Scheduled Monument.

Planning (Listed Buildings and Conservation Areas) Act 1990

This legislation sets out the principal statutory provisions that must be considered in the determination of any application affecting listed buildings and conservation areas. It establishes that special regard should be made to the desirability of preserving the building of its setting and of preserving or enhancing the character and appearance of a conservation area.

National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) outlines the Government's overarching economic, environmental and social planning policies for England to achieve sustainable development. The policies within this framework apply to the preparation of local and neighbourhood plans and act as a framework against which decisions are made on planning applications.

The NPPF states that a key objective of the planning system is to contribute to the achievement of sustainable development, which will be realised through three overarching objectives. One of these is an environmental objective, which seeks to contribute to protect and enhance the natural, built and historic environment. The parts of particular relevance to this Design Codes report are:

Part 12 (Achieving well-designed places)

states that design policies should be developed with local communities so that they reflect local aspirations and are grounded in an understanding and evaluation of the areas defining characteristics. It outlines how Neighbourhood Plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. It encourages visually attractive developments, sympathetic to local character, and history, including the surrounding built environment and landscape setting.

Part 15 (Conserving and enhancing the natural environment) encourages awareness of the natural and local environment by protecting and enhancing valued landscapes, recognising the intrinsic character and beauty of the countryside, and recognising the wider benefits from natural capital and ecosystem services.

Part 16 (Conserving and enhancing the historic environment) specifies that plans set out a positive strategy for the conservation and enhancement of the historic environment, identifying sustainable uses which sustain and enhances the significance of heritage assets. The historic environment is recognised as having potential to contribute positively to local character and distinctiveness.

Non-statutory planning policy

National Design Guide (2019)

The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in principle and in practice. Though not statutory planning policy, it supports the ambitions of the NPPF to utilise the planning and development process in the creation of high-quality places. It 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; Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes and Buildings, Resources and Lifespan. This report will use the principles of this National Design Guidance to help inform the Design Codes.

2.1 Planning Policy

Local Planning Policy

North West Leicestershire District Council Local Plan 2011-2031 (Adopted November 2017)

Policy S2 – Settlement Hierarchy

Within the North West Leicestershire settlement hierarchy Long Whatton and Diseworth are defined as sustainable villages. Sustainable Villages are defined as 'Settlements which have a limited range of services and facilities where a limited amount of growth will take place within the defined 'Limits to Development.'

Policy 11: Historic Environment

The importance of conserving designated and non-designated heritage assets and their contribution to local distinctiveness and place-making is identified within Policy 11.

Policy D1 – Design of New Development

The policy states that all developments should be based upon a robust opportunities and constraints assessment and be informed by a comprehensive site and contextual appraisal. Building for a Healthy Life (Homes England, 2020) is referred to within the policy as a benchmark for residential developments to perform against.

The policy also requires that new development should have regard to sustainable design and construction methods and should be able to demonstrate that they have been designed to reduce anti-social behaviour and the risk of crime.

Diseworth Village Design Statement (2021)

The revised Village Design Statement was adopted as a Supplementary Planning Document by the District Council's Local Plan Committee on 27 January 2021.

It is to inform planning proposals and decisions so as to ensure the effective and successful management of change on whatever scale, and as such it sets out to provide guidance for those individuals and organisations seeking to initiate change and development in and around the village, by identifying good quality in both traditional and modern developments. It is intended to supplement with local detail the Local Plan.

Emerging Neighbourhood Plan

In September 2020, Long Whatton & Diseworth Parish Council applied to North West Leicestershire District Council for designation of a Neighbourhood Plan Area. That application was successful, and work will now begin producing the area's Neighbourhood Plan.

It sets out planning policies for the neighbourhood area. These policies will be relevant and specific to the local community. The policies are an important and powerful tool to ensure the community gets the suitable types of development in the right place by using statutory powers.

North West Leicestershire's Place making principles	How our place making principles relate to The National Forest Design Charter and OPUN's Placemaking checklist	How our place making principles relate to Building for a healthy life	How AECOM Design Code relates to North West Leicestershire's Place making principles
A National Forest or locally inspired identity	Creating a Forest identity and setting; Inspiring places A sense of character	Character; Working with the site and its context	Focus area;
Streets and spaces shaped by buildings	Streets and spaces shaped by buildings	Creating well defined streets; and spaces	Movement and Accessibility; Urban Structure and Built Form
A greener footprint	Building greener; Building innovation; Achieving national excellence; Built to last for generations		Sustainable development
Vibrant, mixed use communities	Inspiring places; Interesting places	Meeting local housing requirements	
Responsive to their context	Creating a Forest identity and setting; A sense of character	Working with the site and its context	Urban Structure and Built Form
Connected places	Legibility and connectivity; Easy for everyone to get around	Connections	Movement and Accessibility
Easy to get around	Accessibility; Easy for everyone to get around	Public transport; Meeting local housing requirements; Easy to find your way around	Non-vehicular Routes
Well designed and well managed public spaces	People focused; Landscape design; Ecological design; Integrated design; Well designed and well managed public spaces	Streets for all; Car parking; Public and private spaces; External storage and amenity space	Architecture and Materials; Non-vehicular Routes
Architectural quality	Inspiring places; Architectural quality; Built to last for generations		Urban Structure and Built Form

Table 1: The relationship between North West Leicestershire's placemaking principles, The National Forest Design Charter, OPUN's Placemaking Checklist and Building for healthy Life 12, and the AECOM Design Code.

2.2 Best Practice Design Guidance

The Design Codes set out within this document have been influenced significantly by the guidance and content of best practice material. This includes guidance documents that provide essential information about good design, along with various standards and criteria against which the design of the built environment can be assessed.

The principle best practice reference material which has influenced the design of future development at the Site include the following:

- Urban Design Compendium (UDC) 1 and 2 (Homes and Communities Agency, now Homes England);
- Manual for Streets and Manual for Streets (MfS) 2 (Department for Transport);
- Car Parking: What works where (Homes and Communities Agency, now Homes England);and
- Building for a Healthy Life 2020 (Building for Life Partnership of: Cabe at the Design Council, the Home Builders Federation and Design for Homes with the assistance of Nottingham Trent University).

Reference to these key best practice and local standards documents ensures that future reserved matters applications will be guided by parameters that have local and national recognition.

Good Design for North West Leicestershire Supplementary Planning Document (SPD) (Adopted April 2017)

This SPD provides guidance around the design process and includes best practices on a number of urban design issues such as: the design of streets and spaces, designing to be responsive to context, connectivity, parking, architectural quality and more. Further guidance is also provided in the document on extensions to existing dwellings.

This Design Code builds on the design principles in this SPD. Table 1.1 indicates the relationship between AECOM Design Code, North West Leicestershire's place making principles, The National Forest Design Charter, OPUN's Placemaking Checklist, Building for a Healthy Life, and the Diseworth Village Statement, adopted 2021.



A Green Future: Our 25 Year Plan to Improve the Environment (2018)

Calls for an approach to agriculture, forestry, land use and fishing that puts the environment first.

Any new development in Audley should be proposed in the context of the Country's aim for the next 25 years to achieve greener and cleaner environment and tackle climate change.

Future Homes Standard (FHS) 2025

To be introduced in 2025, this standard will, "future proof new build homes with low carbon heating and world-leading levels of energy efficiency." This means that from 2025, new build homes will no longer be permitted to have fossil fuelled (e.g. gas, oil etc.) space heating and hot water generation. The hotter summers projected to result from climate change will increase the risk of overheating in new homes over their lifetime.

Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015

The Council must maintain (or bring) its tenanted non-domestic properties to the minimum energy efficiency of EPC level E by 2023. The Government may raise the minimum standard overtime to EPC level C. The proposed investment will include tenanted properties and bring any remaining sub-standard buildings well above the minimum compliance level.

Environment Bill (2020)

Any new development should be designed with its contribution to the Bill's aims and targets safeguarding nature, tackling climate change and providing a comfortable living to the residents, achieving high levels of sustainable development.

Committee on Climate Change (CCC)

The report made further recommendations for tighter low carbon standards for new build and rented properties, greater support for the uptake of low carbon heat and policy to incentivise able-to-pay energy efficiency improvements.

National Planning Practice Guidance Natural Environment

Paragraphs 10–35 set out responsibilities regarding protected and priority species and habitats; 'proportionate' information and assessment required on biodiversity impacts at all stages of planning development; local ecology networks and nature recovery networks; application of mitigation hierarchy, net gain metrics, and promotion of woodlands.

Building Regulations Part L 2021

In late 2019 and early 2020, the Government consulted on the uplift standards to Part L, as the first step in achieving the FHS and FBS. The new standards should result in a 31% reduction against the current standards. Option 2 (fabric plus technology) will require improved fabric u-values, low temperature radiators, wastewater heat recovery and PV.

2.3 Approach for Producing Design Code

The methodology of design code suggested by the national model design code (2021)

The National Model Design Code (2021) sets out clear design parameters to help communities decide what good quality design looks like in their area, based on local aspirations, following appropriate local consultation. As these codes must be used across all development, it is not appropriate to set out very detailed information which may not be applicable in all instances and it is expected that detail design guidance is produced with any significant planning application to satisfy the codes in this document.

Combining the local context of Long Whatton and Diseworth and a coding process suggested in the National Model Design Code, a bespoke methodology has been scoped and is used in this report. This is based on the following six steps:

Step 1: Analysis 1A - Scoping:

The agreed geographic study area is presented along with the policy areas to be addressed.

1B – Baseline: Brings together the analysis that will underpin the code and inform its

contents, focusing on heritage, movement, environment, and urban forms.

Step 2: Vision

2A – Design Vision: Dividing the area covered by the code into a set of typical 'Focus Areas' and suggest which Design Code is suitable for each 'Focus Area'.

2B – Coding Plan: Preparing a plan that maps out each of the 'Focus Areas'.

Step 3. Code

3A – Overarching Design Principles: A set of principles are suggested, based on baseline study, that will be applied equally across all focus areas.

3B – Design Code: Developing a Design Code that can be applied to each focus area.

As these codes must be used across all development, it is not appropriate to set out very detailed information which may not be applicable in all instances and it is expected that detail design guidance is produced with any significant planning application to satisfy the codes in this document.

2.3 Approach for Defining the Focus Areas

The Methodology

To define Focus Areas within Long Whatton and Diseworth, AECOM reviewed approaches used by the Landscape Institute (LI) and the Royal Town Planning Institute (RTPI). The methodology used in the LI Townscape Assessment and RTPI for character assessment cover similar items, but in different categories.

Landscape Institute (LI) Townscape Assessment- Technical Information Note (2017)

This document explains how the principles and general approach of landscape character assessment can be applied to townscape character assessment. It also helps to clarify how practitioners typically interpret that guidance for townscapes by giving emphasis to particular issues that may need to be considered when assessing, mapping and describing the character of built-up areas.

A townscape character assessment may present a description of the townscape that is distinctive to that place, supported by materials such as maps, illustrations and photographs. It can provide an understanding of how a place has evolved and developed over time to respond to

natural, social and economic drivers, and how this is reflected in the layout of streets, the architecture of buildings and the materials used.

Specific Consideration for Townscape Character Assessment:

- Historical development
- Movement and connectivity
- Urban structure and built form
- Heritage assets
- Green infrastructure and public realm
- Tranquillity
- Stakeholder engagement

Royal Town Planning Institute (RTPI)- How to Prepare a Character Assessment to Support Design Policy within a Neighbourhood Plan

This document describes how to prepare a character assessment document, which details the distinct appearance and feel of a settlement or an area, illustrating key physical features and characteristics which gives the area its specific identity. Through preparing a character assessment

document, the existing character of a neighbourhood area can be documented and described. The assessment can then be used by developers and architects to help them understand the local character, which will contribute to creating sensitively designed proposals to preserve the local area's feel and appearances.

The RTPI also produced a character assessment proforma which provides a structured approach to identifying and classifying the distinctive character of a settlement or neighbourhood area. The proforma breaks character down into the following ten distinct categories:

- Layout
- Topography
- Spaces
- Roads, streets, routes
- Green and natural features
- Landmarks
- Buildings and details
- Streetscape
- Land Use
- Views

Method used in this report

AECOM have taken the key principles of both these methodologies, with particular focus on five categories within the LI Townscape Assessment:

- Heritage Assets
- Urban structure and built form
- Movement and accessibility
- Ecological Impact
- Flood resilience

The focus areas will be identified based upon the study of the four categories above. The design codes will provide further detailed design guidelines for each category in Section 6.



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**3 BASELINE
ANALYSIS**

3.1 Long Whatton and Diseworth Historic Evolution

The place name of Long Whatton can be traced to the early 12th century to the Whatton family. Around this time the first church was constructed, the Parish Church of All Saints. A series of medieval moated sites have been identified by the flood banks north of the village. At one of these sites, the sequence of pottery excavated suggested the site was occupied between the 13th and 15th centuries. A 19th century source suggests that a medieval manor had been located on another of these moated sites near the church, which was pulled down in 1803. The manor was replaced by the construction of a new house, set in a landscaped park to the north east. Whatton House, built in 1876.

A Church of England primary school was opened in Long Whatton in 1847. Two new churches were built during the post-medieval period; the Methodist Church built in 1829, rebuilt 1912, and the Baptist Church built 1794, extended 1838. Aside from some later housing development, there has been little change in the settlement pattern of Long Whatton since the 20th century.

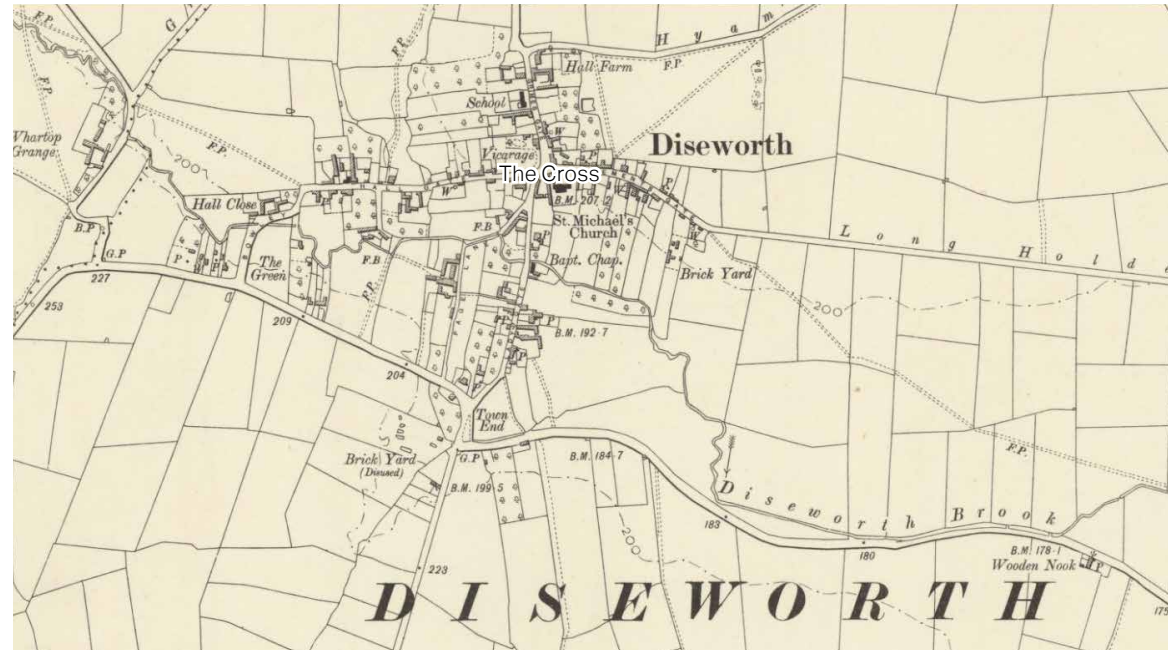


Figure 2: Diseworth map in 1903

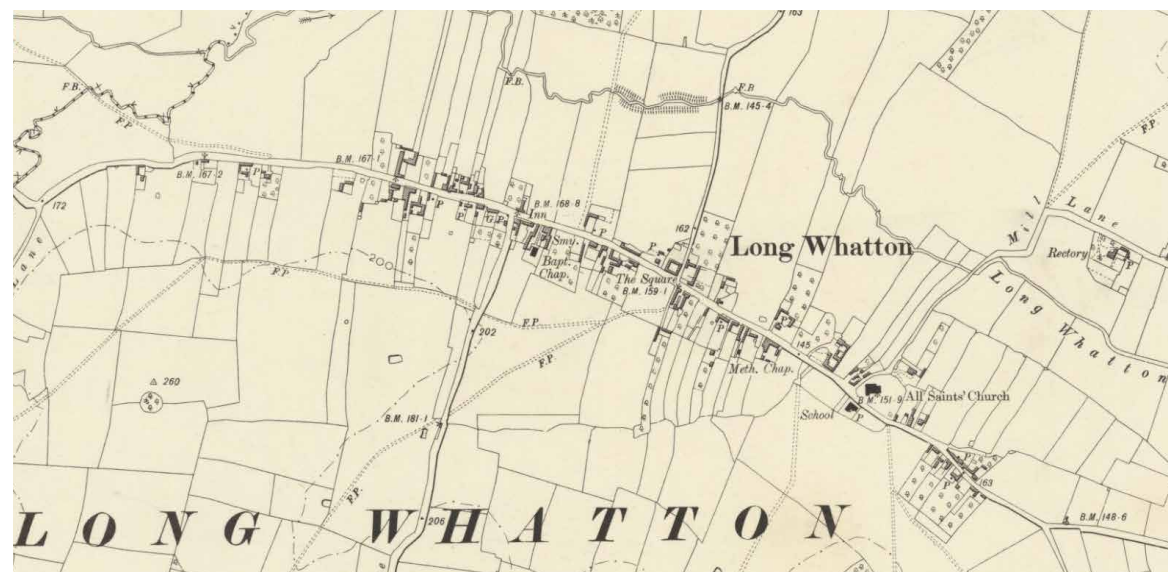


Figure 3: Long Whatton map in 1903

Source: <https://maps.nls.uk/view/91794486>

Archaeology supports Diseworth having been inhabited in the Roman, Saxon and Viking periods. By the time of the Norman conquest, settlement at Diseworth was considered significant enough to merit a Norman knight and appear in the Domesday Book.

Historically, Langley Priory, which is located to the west of the village, exercised significant control over Diseworth, receiving many land donations from the surrounding parish. The Langley Priory estate still owns two of the five working farms in Diseworth.

Margaret Beaufort, mother of Henry VII, purchased a large portion of the village to found what later became Christ's College, Cambridge.

The historic settlement pattern of Diseworth on the Cross (Figure 2), where the four principle streets converge is still legible. The settlement pattern and enclosure boundaries are much unchanged from their post-medieval form. Grimes Gate is now the main access route to East Midlands Airport. 20th century housing is concentrated in the south of the settlement, on The Bowley and The Green. Small farms with a mixture of arable, sheep, dairy and cattle breeding continue to be a large source of employment.



Figure 4: View from Grimes Gate looking south towards the Cross, Diseworth



Figure 5: The view of the All Saints Church, Long Whatton

3.2 Baseline Study

Heritage Assets

A number of heritage assets can be found in the villages. Key Heritage Assets are listed below:

Long Whatton:

- Church of All Saints, Grade II* - Parish Church founded during the 12th century. Historically the Church formed the centre of settlement, as an important communal asset and landmark.
- Whatton House, Grade II – Country House rebuilt 1876 after fire. Used as a maternity hospital during WWII in which 2324 babies were born.
- 4 Main, Street, Grade II – 15th century house, formerly a public inn as depicted on the 1882 plan.

Diseworth:

- Church of St Michael, Grade II* - Parish Church founded in 11th century. Formed historic centre of the settlement. West tower of the church still forms an important local landmark.
- Former Baptist chapel, Grade II – Dated 1752, formerly included a school room. The chapel was historically an important communal asset.

Numerous non-designated heritage assets have been identified in both villages which contribute positively to the quality of the streetscape. These assets include the Methodist Church, Whatton House Registered Parks and Gardens, and several post-medieval residences in red brick and render. While non-designated assets are not under the same statutory protection as designated assets, the positive contribution made by these assets to streetscape should be considered when planning future development.



Figure 6: Grade II listed 4 Main Street, Long Whatton



Figure 7: Grade II listed Manor House Farm, Long Whatton



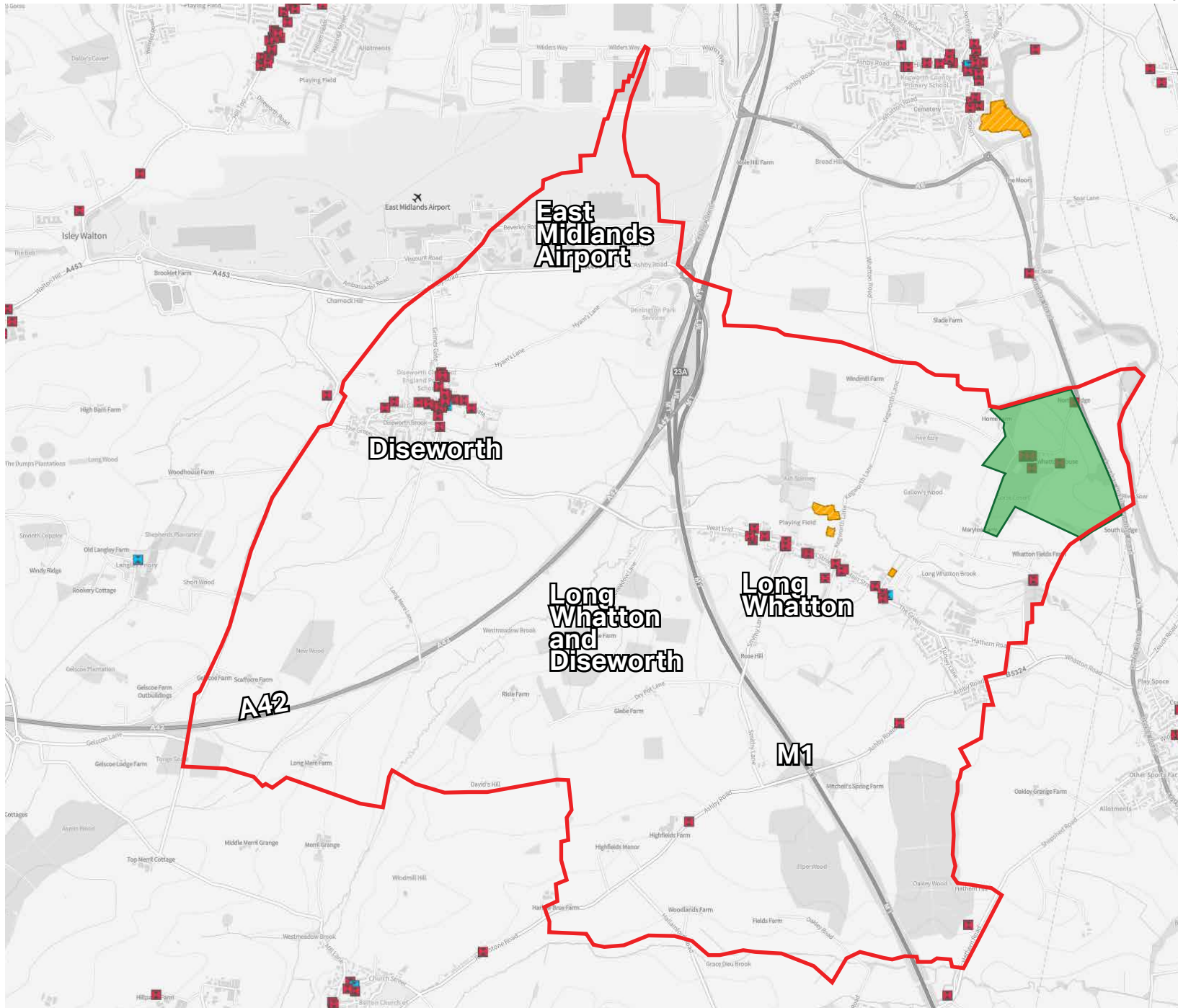
Figure 8: Grade II listed Cross Farmhouse and grade II* St Michaels Church



Figure 9: Grade II listed Lilly's Cottage, Diseworth

Key Local Characters

- Hedges, dwarf brick and stones walls commonly appear as boundary features;
- Majority of residential buildings are detached, two storeys plus attics. 20th century bungalows limited to outskirts of settlement;
- Most common material is red brick, some timber frame and render. Some decorative timber studding; and
- Within the central historic core of both settlements, windows are largely timber sashes and casements.








- KEY**
-  Long Whatton and Diseworth Study Area
 -  Grade II Listed Buildings
 -  Grade II* Listed Buildings
 -  Scheduled Monuments
 -  Whatton House Registered Parks and Gardens

Figure 10: Heritage assets plan (source: <https://magic.defra.gov.uk/magicmap.aspx>)

Heritage Assets

Two distinctive settlements and Conservation Areas

Long Whatton Conservation Area:

The Long Whatton Conservation Area covers a linear stretch of West End, Main Street and The Green, which comprise the village's principal thoroughfare.

The character of the conservation area is derived from the village's agricultural past and small-scale cottage industry. The settlement is bounded to the north and south by agricultural land which forms the setting of the conservation area. There has been some removal of field boundaries during the late 20th century, where hedgerows and boundaries have been retained they are considered to be of historic interest. Evidence of toft and croft farming and ridge and furrow has been identified to the north of the settlement, bounded by Long Whatton Brook.

With the exception of the Church of All Saints, grade II*, buildings are all of a small scale and largely domestic. There are farmhouses, cottages and later building incorporating vernacular elements of the Georgian and Victorian architectural styles. The majority of structures within the conservation area date to the 18th century when brick became the predominant building material. There are still some examples of timber frame building and thatched roofs, however these have largely been replaced. Sliding sash windows and timber doors are most common throughout the conservation area. Buildings typically front onto the street or sit behind narrow front gardens with half-height brick or stone rubble boundary walls.

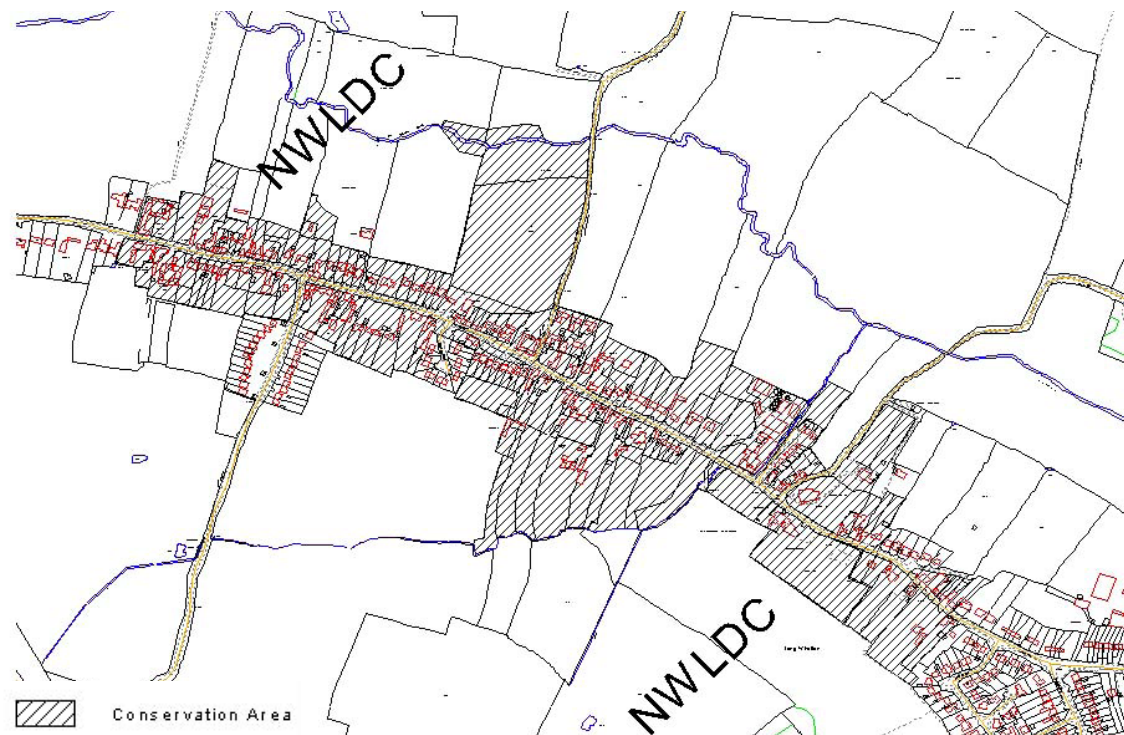


Figure 11: Long Whatton Conservation Area (source: <https://www.nwleics.gov.uk/atoz/511>)



Figure 12: Long Whatton Conservation Area example buildings

Diseworth Conservation Area:

Diseworth Conservation Area covers the historic core of the village, comprising of the four main streets: Grimes Gate, Hall Gate, Clements Gate and Lady Gate which form a cross pattern.

The settlement is located within the shallow valley of Diseworth Brook, bounded by enclosed agricultural land. The junction between the principal roads, known as the Cross forms the focal point of the conservation area. Several key designated assets are located at the Cross including the Church of St Michael and All Angels grade II*, Cross Farmhouse grade II, Diseworth War Memorial grade II, and Lily's Cottage grade II. The location of the Churchyard and limited building height affords medium-range views of the spire of St Michael and All Angels on approach from any of the four converging roads. Historically, the Cross was the location of a public house as depicted on the 1884 OS map, however the public house has recently been converted to housing.

In the medieval and early post-medieval period Diseworth's economy was predominately based in agriculture and small-scale cottage industry. In the 18th century the brick-making industry emerged. Around this period timber-framed structures were being increasingly infilled with local brickwork. Brick is the most common building material within the conservation area, there are also several examples of rough render. Most roofs are now clay pantile, however a number of thatches survive.

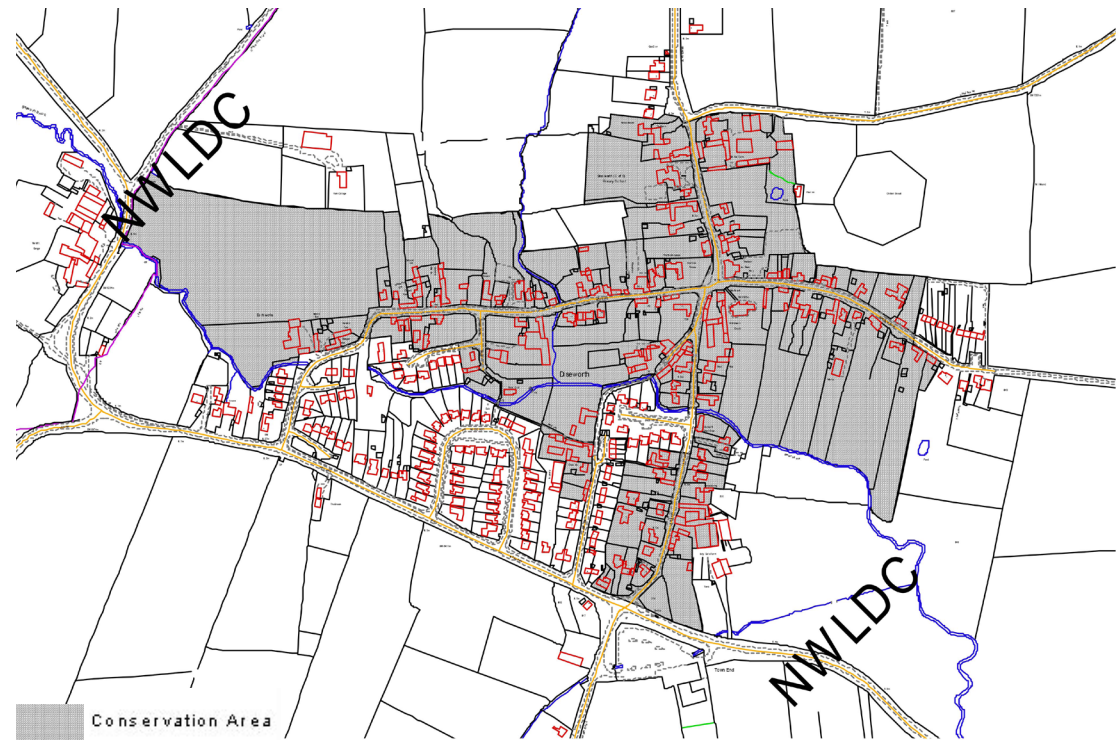


Figure 13: Diseworth Conservation Area (source: <https://www.nwleics.gov.uk/atoz/511>)



Figure 14: Diseworth Conservation Area example buildings

Landscape Character Area (LCA)

National Level

Natural England identifies the broad study area as falling within National Landscape Character Area (NCA 70), the Melbourne Parklands NCA. It is an undulating landscape that extends through South Derbyshire from the Staffordshire border in the west into Leicestershire in the east. Most of the area is agricultural use, with extensive areas under arable production and mixed arable and pasture on the steeper ground. The east corner of the study area falls within the Leicestershire Vale NCA 94, which comprises a series of low-lying clay vales and river valleys. Its pertinent key characteristics are identified as comprising (Figure 15):

- The Oakley Wood Site of Special Scientific Interest (SSSI) located to the south of the parish area.
- Large landscaped parks with grand country houses and mixed woodlands, and remnant orchards associated with market gardening.
- Scattered, sometimes ancient, hedgerow trees in the core area. By contrast, low and well-trimmed hedges are found around some arable fields in peripheral areas.
- Small, clustered red-brick villages retaining a rural character, but those close to the River Trent valley, including Melbourne, Repton and Castle Donington, are larger.
- East Midlands Airport, with its important passenger and freight terminal, is located in the east of the NCA and serviced by the A42 and M1.

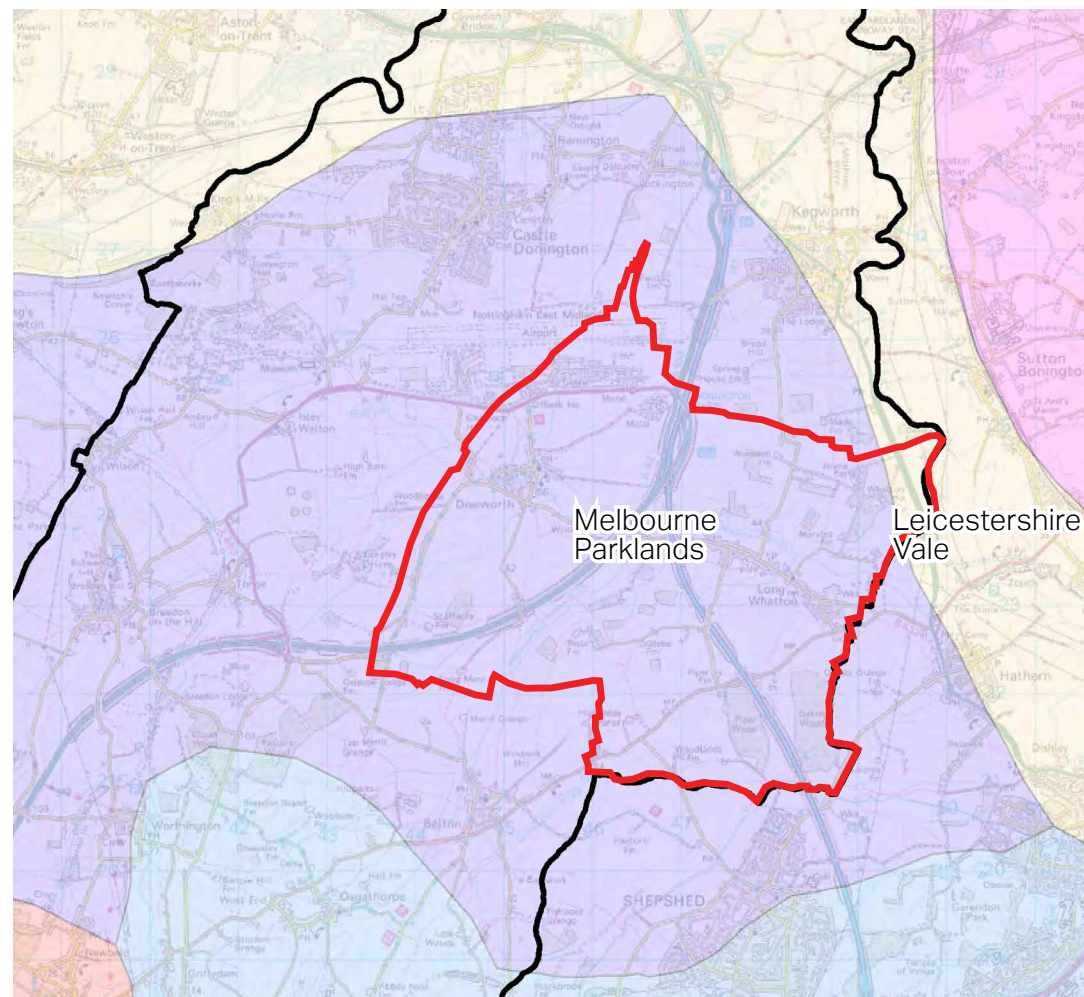
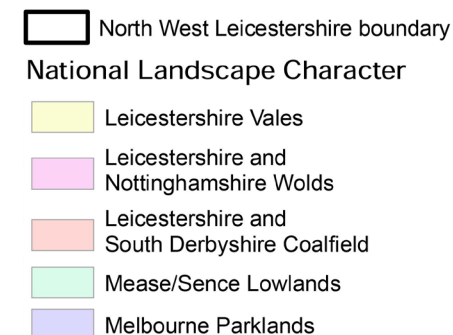


Figure 15: Landscape Character Areas at national level



Local Level

In the 'Landscape Sensitivity and Green Infrastructure Study', 2017, prepared to support the Strategic Growth Plan for combined Local Authorities as noted, produced by LUC, the neighbourhood plan area is largely located in a medium sensitivity area: 'Langley Lowlands' landscape character area.

Within this area, a gently rolling landform incised by small streams flowing towards the Trent and Soar valleys. Varied field pattern contrasts with large post-war arable fields and smaller piecemeal enclosures associated with villages. Well treed with ancient woodlands and frequent hedgerow trees, several historic parkland estates occur throughout the landscape. The area comprises small nucleated villages, such as Diseworth, and a linear settlement at Long Whatton. Significant transport infrastructure influence the landscape, notably East Midlands Airport and the M1/A42.

Rolling landform dissected by minor watercourses draining northwards towards the Trent or eastwards to the Soar. Some areas with a steeper landform include the river valley sides, which are often prominent within the landscape. Trees, hedgerows and villages/farms are small-scale features that are frequent within the landscape.

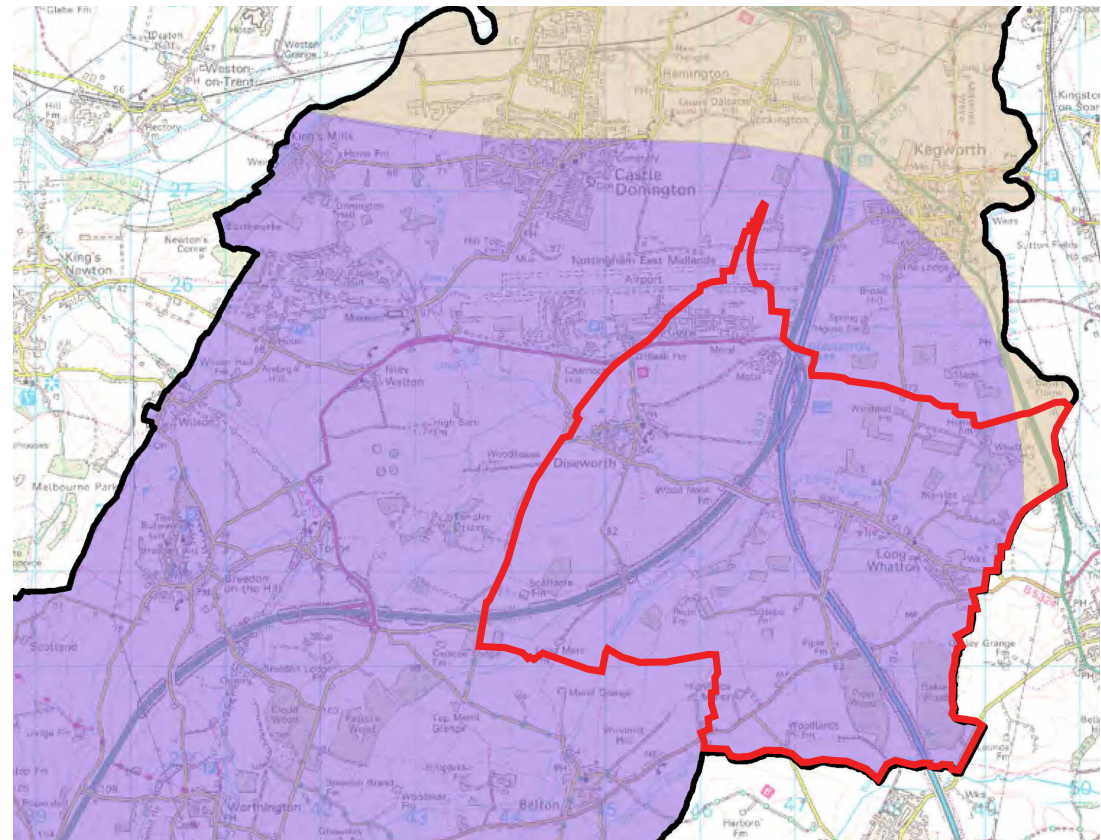


Figure 16: Landscape Character Areas at local level



Movement Network and Access

Vehicular routes

West End and Main Street are the main roads running through Long Whatton. Most of the dwellings in the village are located along this route. Diseworth has a more organic layout with development historically emanating from the intersection of four roads - Grimes Gate, Hall Gate, Clements Gate and Lady Gate.

Long Whatton can be accessed from the north via Kegworth Bypass which provides access to Whatton Road, leading on to Kegworth Lane. From the east the village can be accessed via Derby Road which provides access to Whatton Road, leading Hathern Road, Turvey Lane and Smithy Lane. Access from the west is made from The Green which leads to West End, crossing the A42 and M1.

Diseworth is accessed from the north via the A453 which provides access to The Green and Grimes Gate. The Green runs along the southern edge of the village leading to Long Whatton to the east. West End is a secondary route which runs through Long Whatton and connects Diseworth via The Green. Some streets in the village lower in the hierarchy provide access to local communities.

Potential HS2 route

The proposed HS2 route will run parallel with the A42 between the two villages. This major rail infrastructure project has the potential to have a visual and noise impact on the two villages and should be a consideration in any future housing development within the parish.

Key Considerations

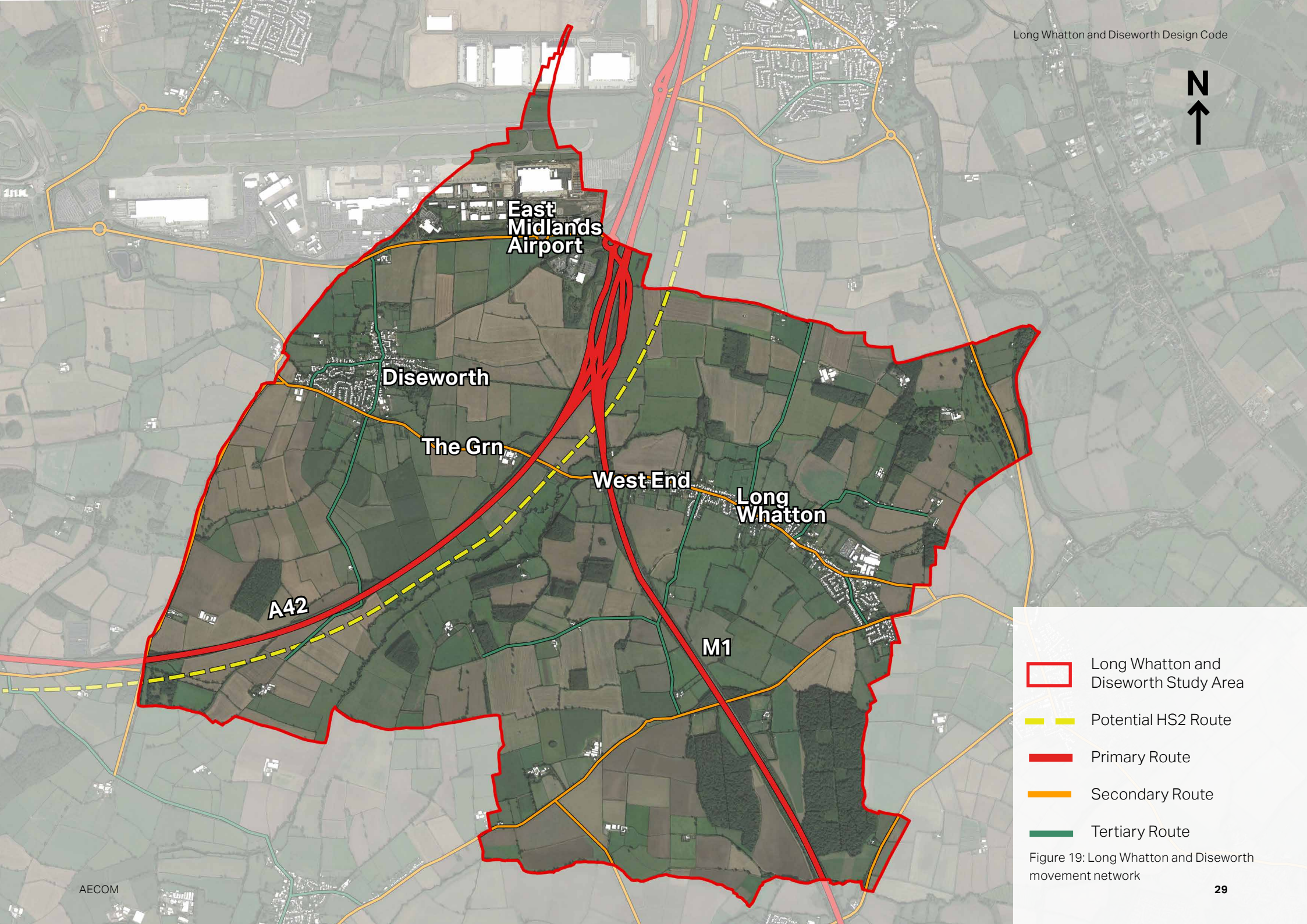
- Potential impact from future HS2 should be considered for any new development.
- Street design should refer to statutory highways legislation and meet technical highways requirements.
- Placemaking principles are encouraged to be adopted within the streetscape.
- Tertiary routes should be seen as attractive and safe by all users on foot, cycle, wheelchair, public and private transport.



Figure 17: Example of a typical secondary route, footpath and hedgerows on one side



Figure 18: Example of a tertiary route, footpath on both sides but no hedgerows








-  Long Whatton and Diseworth Study Area
-  Potential HS2 Route
-  Primary Route
-  Secondary Route
-  Tertiary Route

Figure 19: Long Whatton and Diseworth movement network

Movement Network and Access

Non-Vehicular

There are numerous public rights of way within the parish providing non-vehicular access to the surrounding landscape.

National Cycle Network Route 15 runs through the village along The Green, Hall Gate and Grimes Gate. This route connects National Route 6 in Belton, near Shepshed in Leicestershire with National Route 1 in Lincolnshire near Coningsby, via Nottingham, Grantham and Sleaford.

The Cross Britain Way runs through Diseworth which is a long distance footpath which runs from Boston on the east coast of England to Barmouth on the Welsh coast.








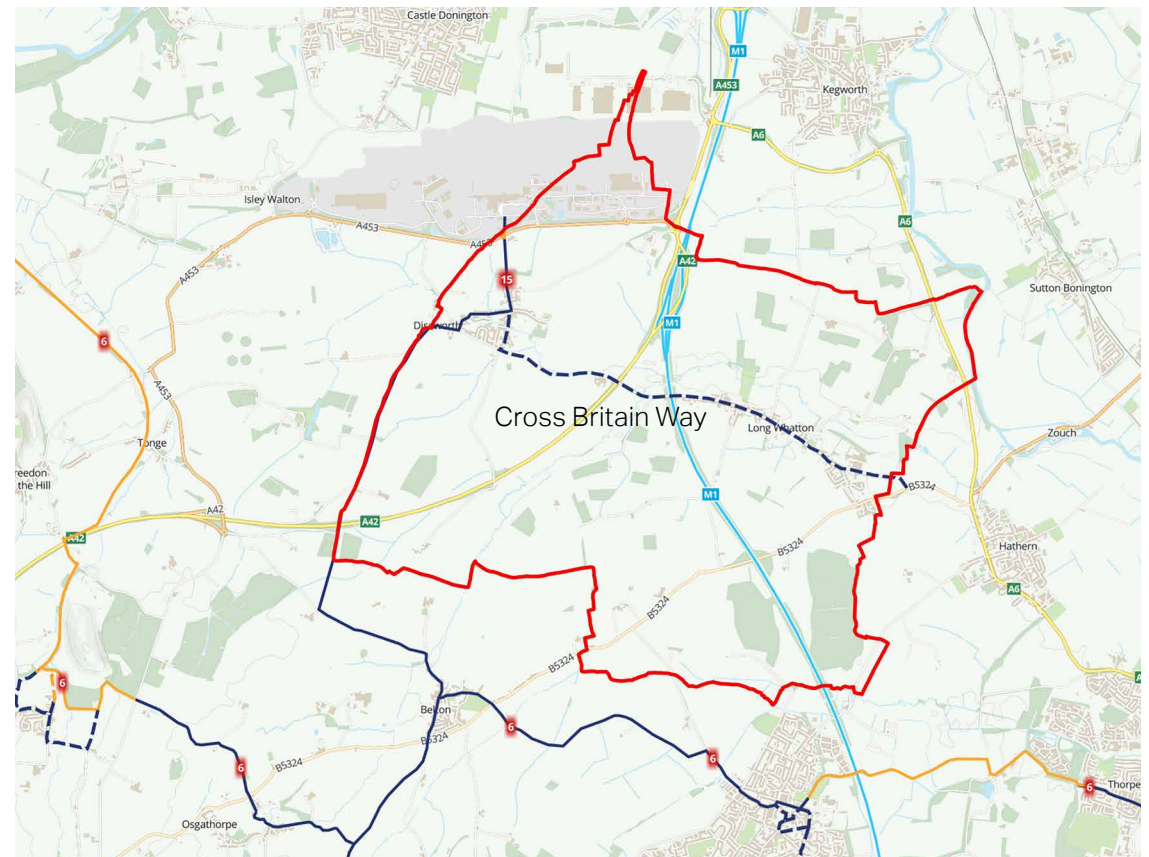
Figure 21: Long Holden which forms part of the Cross Britain Way

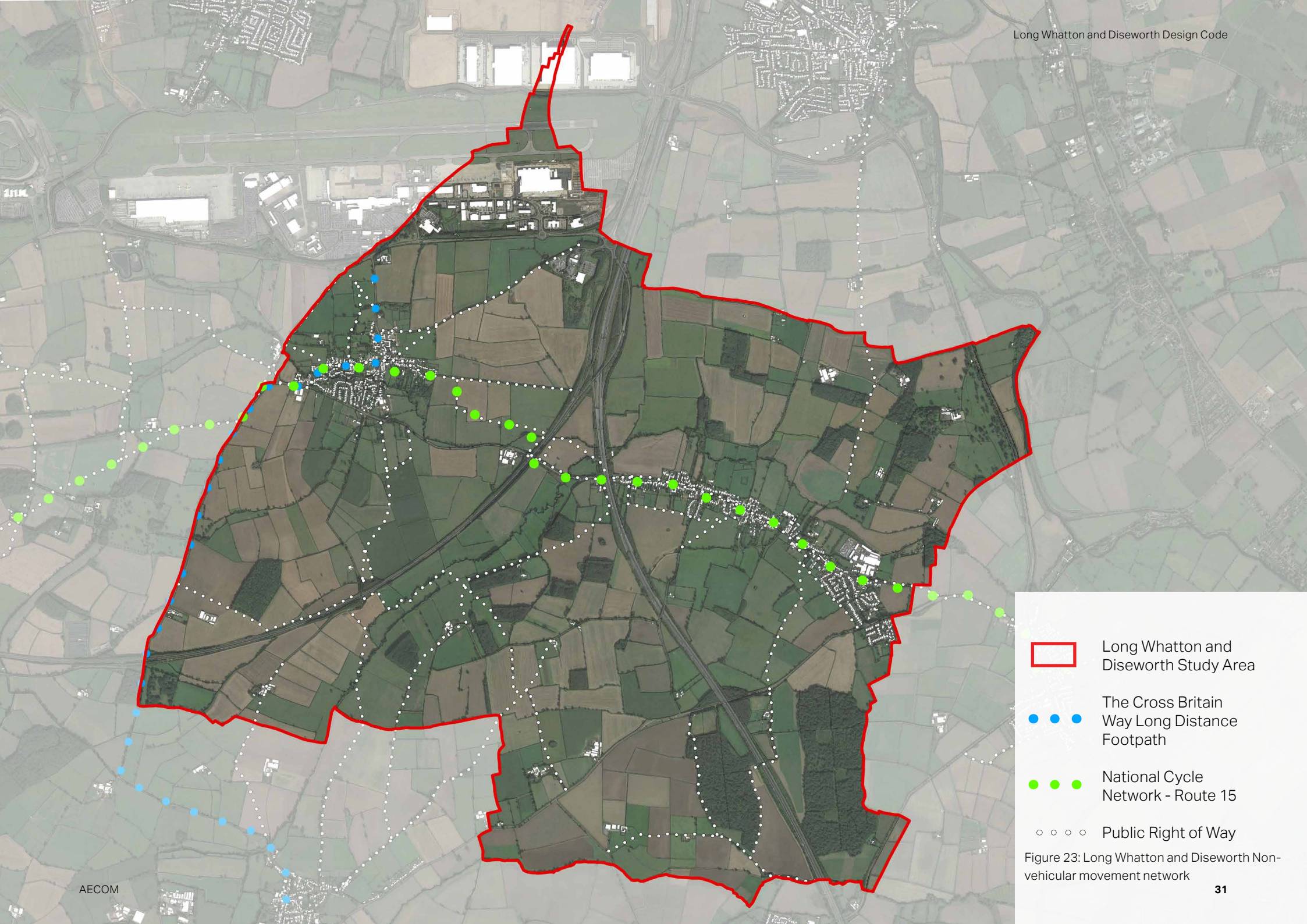


Figure 22: An example of footpath

Figure 20: Long Whatton and Diseworth cycle route network

-  Traffic-free route on the National Cycle Network
-  Traffic-free route (not on the National Cycle Network)
-  On-road route on the National Cycle Network
-  On-road route not on the National Cycle Network
-  National Cycle Network route number









-  Long Whatton and Diseworth Study Area
-  The Cross Britain Way Long Distance Footpath
-  National Cycle Network - Route 15
-  Public Right of Way

Figure 23: Long Whatton and Diseworth Non-vehicular movement network

Green Infrastructure

There are a number of small areas of woodland within the parish. To the south of the parish are two largest areas of woodland - Piper Wood and Oakley Wood. Oakley Wood is designated as a Site of Special Scientific Interest (SSSI), which provides a large area of habitat for local wildlife.

To the north-east of the parish there is Whatton House. The grounds of this grade II listed building are a grade II designated park and garden open to the public.

The parish has several robust wooded area and forms part of the National Forest. There are notable Wood-pasture and Parkland and Oakley Wood, which are Sites of special scientific interest (SSSI).



Whatton House Gardens

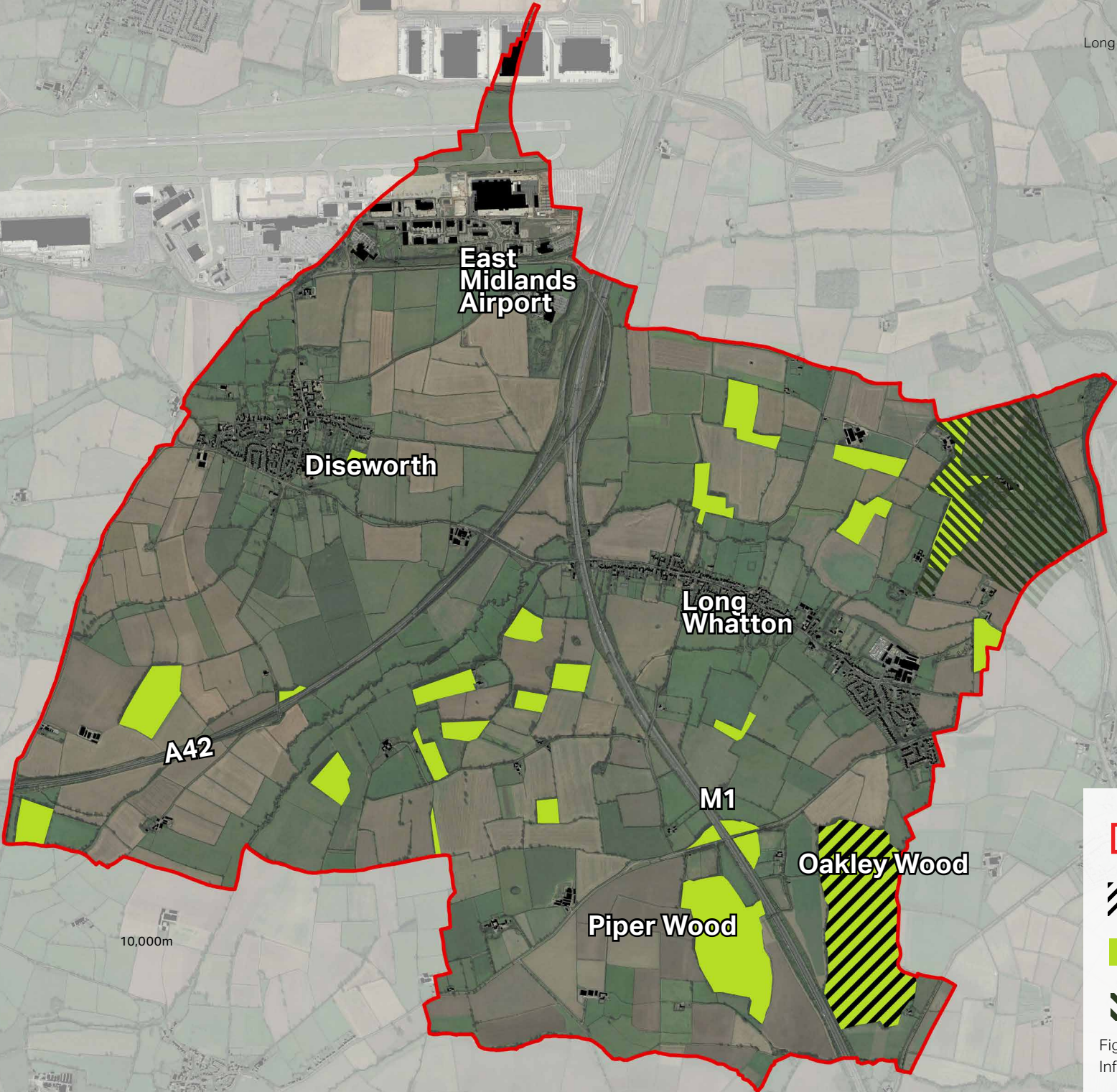


View from Whatton House

Figure 24: Typical examples of Green Infrastructure

Key Considerations

- Development proposals should aim for the creation of new habitats and wildlife corridors; e.g. by aligning back and front gardens. Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species;
- Small areas of woodland, woodland canopy, and historical planting in the parish should be protected and enhanced; and
- Appropriate development not considered inappropriate should not detract from the visual amenity of the countryside. Consideration of siting, materials and design is important.







-  Long Whatton and Diseworth Study Area
-  SSSI
-  Woodland
-  Whatton House Park and Garden

Figure 25: Long Whatton and Diseworth Green Infrastructure map

Water Courses and Flood Risk Areas

Diseworth Brook, Westmeadow Brook and Long Whatton Brook all run through the parish towards the River Soar in the east. There are also a number of buildings in both villages within associated flood zones. Long Whatton Brook runs to the north of Long Whatton with most buildings outside of the associated flood risk area. Diseworth Brook runs through Diseworth village, and there is associated flood issues in some areas. There are several drainage ditches with the villages, which also have known flood problems; however, these are not recorded on government flood mapping data.

Key Considerations

- Existing watercourses, existing flows of surface water 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;
- Drainage should be considered early in the development planning and design process, along with other keys considerations;
- Actively promoting ditches as part of a SUDS solution in new development as this is a typical response in the area; and
- Development in flood zone will be actively discouraged, except in exceptional circumstances.

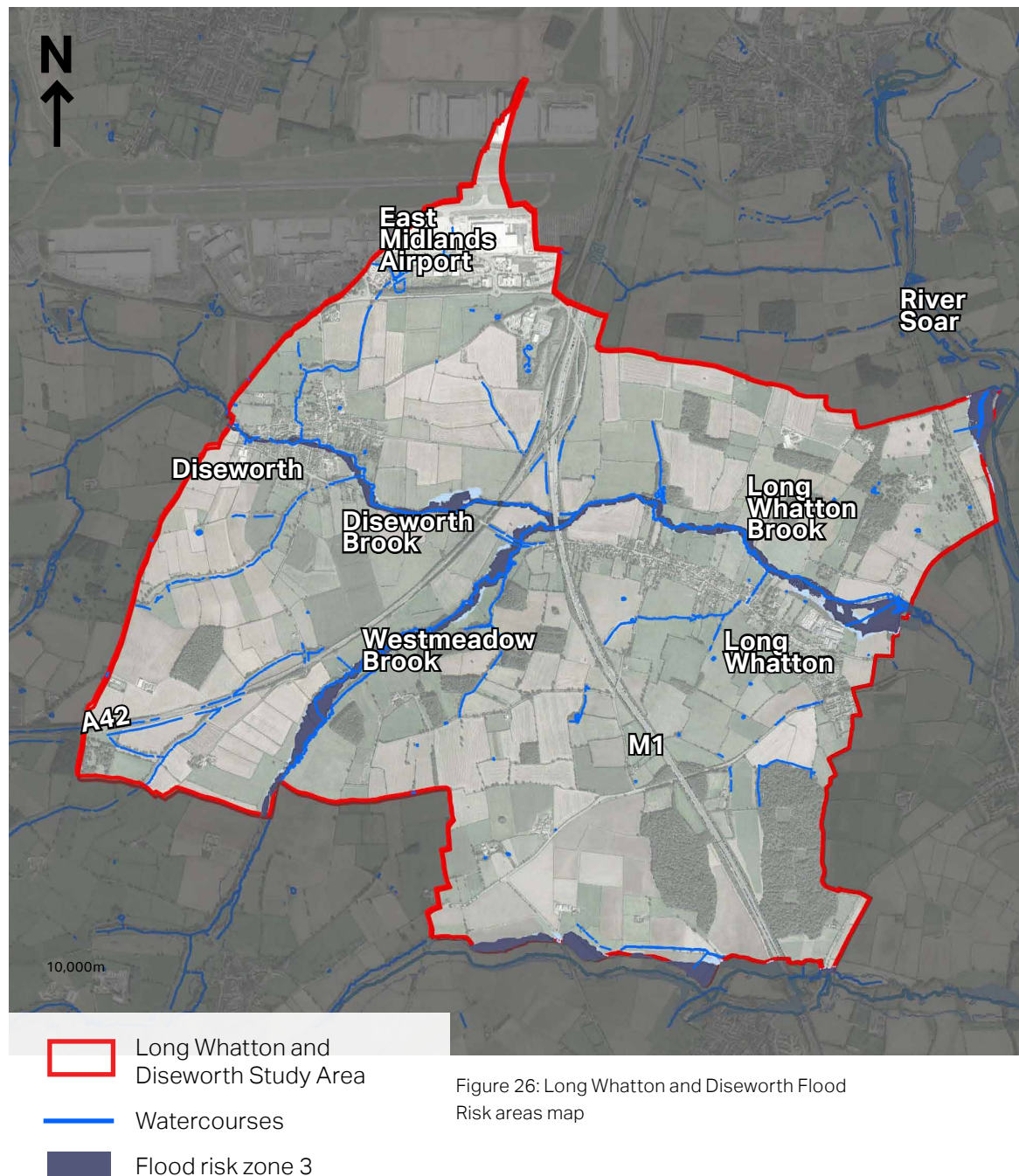


Figure 26: Long Whatton and Diseworth Flood Risk areas map

Landform and key views

The land form within the parish slopes down towards Diseworth Brook, Westmeadow Brook and Long Whatton Brook. Diseworth is positioned at a higher elevation than Long Whatton which allows for more long distance views from the village.

Within Diseworth, the grade II* listed St Michael's Church is a local landmark which can be seen from many vantage points across the village.

From Long Whatton views to the surrounding landscape are visible through breaks in the building frontage. Whatton house which is situated on higher ground to the north of the village is also visible from the western end of the village. From Whatton House long distance and panoramic views can be seen to the north, east and south.



Figure 27: View from Whatton House towards Long Whatton

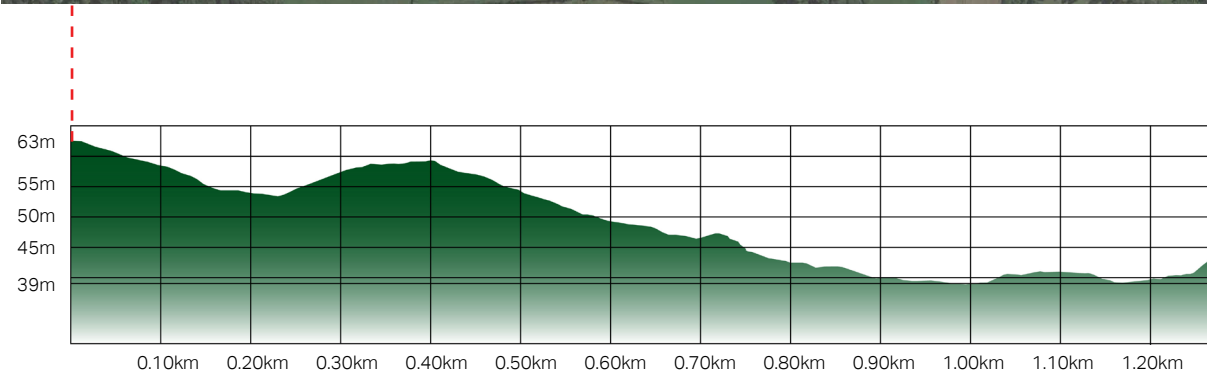


Figure 28: Cross section of ground level

Key Considerations

- Development should be aware of its position within the local topography. The height and massing of units should not impose on views across the landscape; and
- Development should seek to maintain visual connections to the surrounding local landscape and long views out of the settlements.



MILL LANE

04

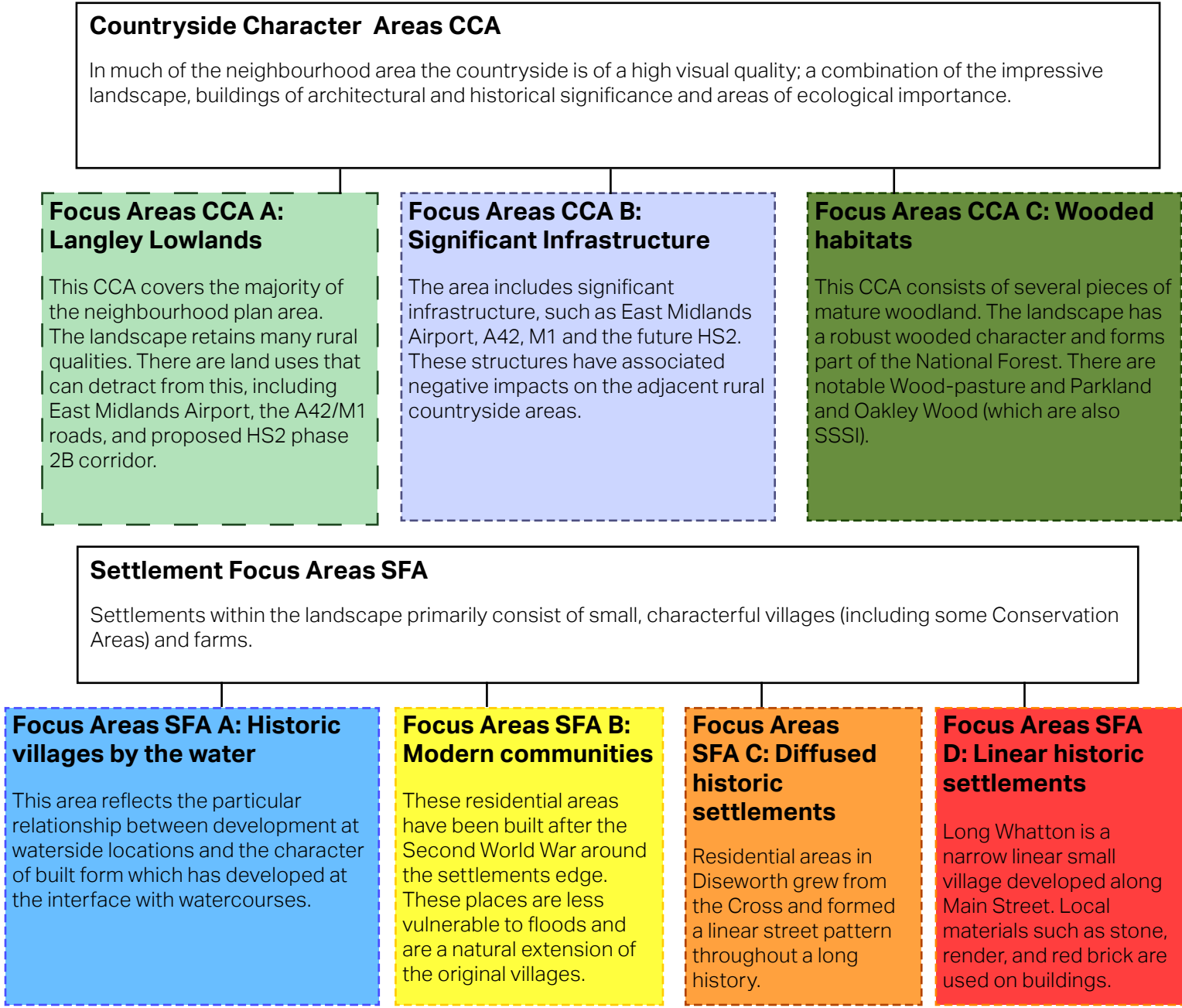
4 FOCUS AREAS

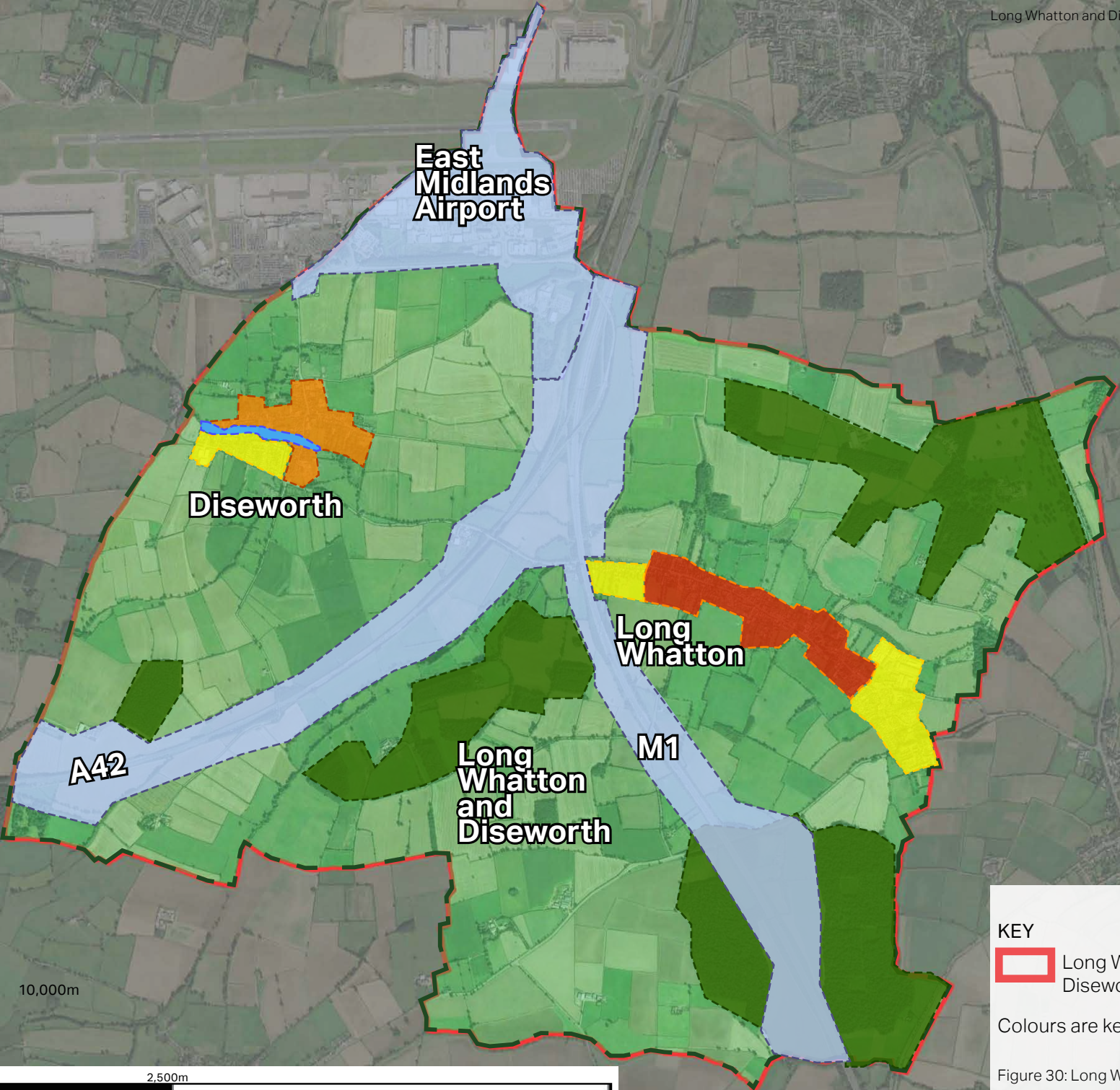
4.1 Defining Countryside Character Areas and Settlements Focus Areas

Countryside Character Areas and Settlement Focus Areas


As per the baseline study and given the size of the Neighbourhood area, it is proposed to divide it's sub-areas into two main categories: Countryside Focus Area (CCA), and Settlement Focus Areas (SFA).

From the analysis of the Neighbourhood area's settlements and surrounding countryside, seven focus areas have been identified. These areas exhibit a certain sense of place based on their physical character, functionality, or identity.





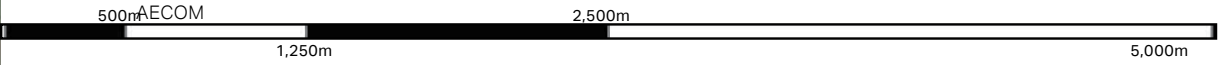
KEY

 Long Whatton and Diseworth Study Area

Colours are keys to figure 29 overleaf

Figure 30: Long Whatton and Diseworth character areas

10,000m



5 ENGAGEMENT



5

5.1 Engagement

Process and Engagement

This section provides a brief chronological breakdown of the key elements and milestones used throughout the duration of the production of this document.

Inception Call with Steering Group

An inception call with the Steering Group allowed AECOM to confirm the brief and programme of works.

Site Visit

A meeting on site, including a walkover of the Parish's key areas was conducted on the 22nd March 2022 along with representatives of the Neighbourhood Plan Group. A drive around areas of the wider Neighbourhood area was also conducted by consultants to appraise local character and key features informing its sense of place.



06

6 DESIGN CODE

6.1 Applying Design Codes

How design codes link to the Focus Areas

A series of Design Codes have been produced to provide guidance for any future developments in Long Whatton and Diseworth. This will ensure that local character is considered and local distinctiveness is enhanced and protected.

Based on the understanding gained in the previous sections, feedback captured during the engagement workshop and relevant planning policy, the Design Code matrix is broken down into 5 categories:

- Heritage Assets
- Urban Structure and Built Form
- Movement and Accessibility
- Ecological Impact
- Flood Resilience

All proposed developments need to consider the character areas in order to ensure any negative impact is avoided.

How to use the Matrix

The matrix (Figure 31) shows which code is applicable to each Focus Area.

The code will guide new development within each Focus Area and give an understanding of what the Long Whatton and Diseworth Neighbourhood Plan expects in terms of design, layout, materials and landscape. It will help with the preparation of planning applications for development proposals.

This design code highlights the assets of each Focus Area. Any potential future developments should observe this code and analyse which assets are relevant for the specific development.

What to Submit

To ensure the developments compliance with the Design Code, and highest quality of design is delivered the following information is considered significant to support planning applications:

- How the development impacts upon heritage assets and their setting;
- It should be clear in supporting documentation, how the proposed development fits into the existing block structure and roof scape;

- Design and Access Statements and proposed plans should clearly demonstrate the proposed housing typologies;
- Proposed materials should be included in the submitted Design and Access Statements (DAS) as well as elevations. These should not contradict with this Design Code document;
- Larger scale developments should clearly demonstrate and describe how proposed street networks fit into the existing street hierarchy;
- The proposed car parking solutions should be clearly demonstrate in the submitted DASs and should be designed in line with the adopted car parking standard and this Design Code document;
- Green spaces and landscaping should be clearly demonstrated on the submitted plans and in the DAS. They should be designed in line with this Design Code.

Focus Areas	Heritage Assets			Urban Structure and Built Form						Movement and accessibility					Green Infrastructure Impact			Flood Resilience	Energy Efficiency Design	
	Listed Building	Conservation Area	Other historic features	Block structure and Building Line			Building Heights and Rooflines		Architecture and Materials	Density and Housing Layout	Vehicular and Non-Vehicular Route					Statutory and Non-Statutory	Open Space			Trees, Hedgerows, Woodland
				Informal building lines	Formal building lines	Linked buildings	Uniform Roofline	Varied Roofline			Primary Distributors	Secondary Streets	Internal Streets	Rural Lanes	Non-Vehicular Route					
Design Code	HA1	HA2	HA3	BL-I	BL-F	BL-L	BH-UR	BH-VR	AM	DNST	MV-PD	MV-SS	MV-SS	MV-RL	MA-NV	EI-ED	EI-OS	EI-WTH	FL-RE	EED
Countryside character areas																				
CCA: A	●		●	●			●		●	●	●	●		●	●	●	●	●	●	●
CCA: B				●		●	●	●	●	●		●	●	●	●	●	●	●	●	●
CCA: C			●			●	●	●	●		●			●	●	●	●	●	●	●
Settlement focus areas																				
SFA: A				●		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
SFA: B						●	●	●	●	●		●		●	●	●	●	●	●	●
SFA: C				●		●	●			●			●	●	●	●	●	●	●	●
SFA: D				●		●	●			●			●	●	●	●	●	●	●	●

Figure 31: Long Whatton and Diseworth design code matrix (see section 4 for reference plan)

6.2 Heritage Assets

Historic features play an important role within Long Whatton and Diseworth, which has various heritage assets that contribute to its historic character. Careful consideration of any potential impacts brought by developments on these historic assets is needed, and relevant historic organisations should be consulted.

In this section, heritage assets will be classified under 3 components and new development adjacent to or of these assets should follow the codes below:

DESIGN CODES

Conservation Area (HA-1)

- Development must not result in the loss or alteration of features which contribute to the character of the conservation area.
- Any development should respect the character of the surrounding built form within the conservation area, in terms of design, scale, massing, material and height.
- Any development must create areas of positive character by retaining as much historic fabric as possible and responding to prevailing characteristics in terms of street patterns, density and layout, built form, materials and details.

Listed Buildings (HA-2)

- Proposals which involve the substantial harm to (or significant loss of) Listed Buildings including demolition will not be permitted unless it can be demonstrated that the substantial harm or loss is necessary to achieve overriding public benefits which outweigh that harm or loss.
- Materials and architectural styles applied by any developments must

respect the Listed Building, including minimising any work that may affect the heritage assets located near to any development.

- Development close to the Listed Building should relate appropriately in terms of scale, height and massing.

Other Historic Features (HA-3)

- New development and any associated landscaping within the curtilage of a non-designated heritage asset, or in close proximity to, should ensure that the setting is not compromised.
- Any loss of the whole or part of such an asset will require clear and convincing justification.
- Development within the setting of a non-designated heritage asset will be required to give due consideration to its significance and ensure that the setting is protected or enhanced where possible.



Figure 32: Examples of local historical buildings

6.3 Urban Structure and Built Form

6.3.1 Block Structure and Building Line

The built up area has a high degree of historic integrity, with limited modern intrusion, with the exception of areas associated to the airport. Building lines play a key role in defining the layout and the character of an area. Housing typologies are one of the important features that contribute to the variety of building lines in Long Whatton and Diseworth. There is a good mix of housing typologies in Long Whatton and Diseworth.

In Long Whatton and Diseworth there are three types of building lines that can be found throughout the area:

DESIGN CODE

Informal building lines (BL-I)

- Informal building lines can be applied within the lower density development in Long Whatton and Diseworth
- Developments with informal building lines are usually characterised by larger plots, generously-sized gardens, or with greater provision of open space.
- The alignment of new building lines should respond to the context of surrounding landscape
- Properties should provide gardens in the front and rear, or a small buffer as a minimum.
- The layout of developments shall be permeable in order to provide legible connections through the area and beyond.
- This type of building line can be suitably applied where the development face the open countryside, or open space or the edge of development.

Formal building lines (BL-F)

- Formal building lines can be applied within the medium- higher density development in Long Whatton and Diseworth or the area where the housing typology is generally uniform (see density and housing layout design code in Long Whatton and Diseworth)
- This type of building line can be applied where the development sits adjacent to/ within the residential area with urban settings.
- Properties should provide gardens in the front and rear, or a small buffer as a minimum.
- The layout of developments shall be permeable in order to provide legible connections through the area and beyond.

Linked Buildings (BL-L)

- Linked buildings can be found in Long Whatton and Diseworth Historic Core area and along Long Whatton and Diseworth town centre.
- Lines of linked building generally have a higher density and the length can reach up to 60m.
- The layout of developments shall be permeable in order to provide legible connections through the area.
- Any development should ensure buildings are aligned along the street with their main facade and entrance facing it, where this is in keeping with local character.



Figure 33: Informal building lines

Figure 34: Formal building lines

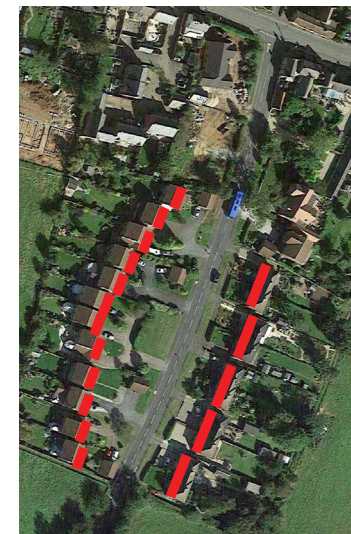
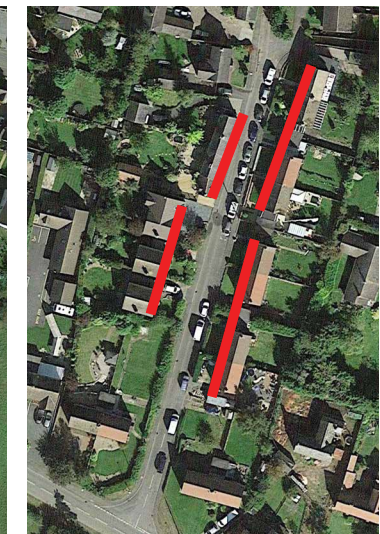


Figure 35: Linked buildings



6.3.2 Building Heights and Roofline

Houses in the plan area are generally two and three storeys in height with pitched roofs and chimneys stacks. The scale and massing of the historic buildings are relatively small. Buildings with various heights can be found in the Long Whatton and Diseworth's Historic Core and other areas that are heavily influenced by the slope and view to the open countryside. Such variety positively contributes to the character of Long Whatton and Diseworth.

There are two types of building roofline throughout Long Whatton and Diseworth that can be identified:

DESIGN CODE

Uniform Roofline (BH-UR)

- An uniform roofline can be applied in the areas where urban settings/ higher density is encouraged.
- Uniform roofline can be applied in areas when the development uses several uniform housing typologies.
- 3 or 4 buildings with same roof height can form the uniform roofline.
- Roofing materials, eaves, pitch, verge details, chimney stacks, or other features visible above the ridge line should be minimised considered to create uniform roofline.
- New development should be sympathetic in height and scale to its surrounding context.

Varied Roofline (BH-VR)

- This roofline can be applied in the area where the development meets the countryside's edge to retain its rural character.
- A mixture of roof height, orientation, and the connection is encouraged to keep varied rooflines.
- Chimney stacks should be encouraged and retained.
- Roofing materials, eaves, pitch, verge details, chimney stacks, or other features visible above the ridge line should be carefully considered. These features may be diverse to create a varied roofline, while still respecting local character.

Figure 36: Typical uniform rooflines



Figure 37: Typical varied rooflines



6.3 Urban Structure and Built Form

Natural materials characterise the historic buildings in the plan area, in terms of buildings, roofs and boundary walls. Local grey stones are used on historic community buildings such as churches. Windows in historic buildings are generally painted timber or stone mullioned types. The majority of buildings using brick, render and slate roofs and brick boundaries and fences.

The adjacent images illustrate the selection of materials and detailing used across Long Whatton and Diseworth which contribute to the town's character. Future development should use this as a palette to choose from when detailing new development.

Design Codes: Architecture Style and Materials (AM)

Below is some guidance that needs to be followed when applying architecture style and materials in new development:

- Materials, colours and textures should reflect local buildings and the colour of the local landscape. Texture especially contributes to the local character and helps to assimilate the built and natural environments.
- Consider the design and proportion of windows, lintels and sills. There is generally a high solid (built) to void (openings) ratio, reflecting the robust vernacular of the area.
- Downpipes and guttering should be discreet, black and located close to the eaves of the house.

- There should be a presumption in favour of the retention of historic stone boundary walls and railings, and field boundaries.
- There should be a presumption in favour of the retention of designated and non-designated historical features of the conservation areas.

Materials



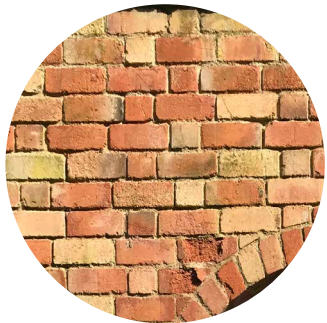
Local Stone



Red brick wall boundary



Slate roof



Brickwork



Hedge boundary



Pantile roof



White Render



Stone walling and hedgerows



Slate roof

Figure 38: Materials palette

6.3.4 Density and Housing Layout

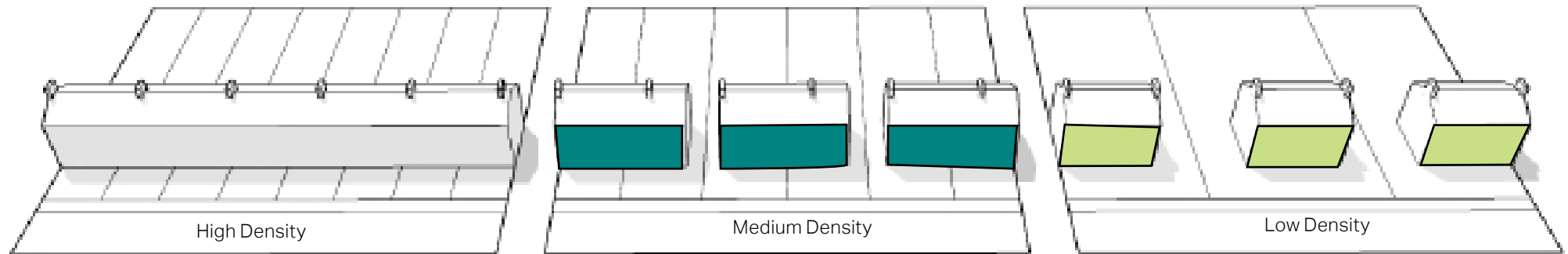
This aspect is key to the neighbourhood plan area's sense of place. Consider how the density and housing layout, orientation of streets, blocks, terraces, buildings facades and roofscapes help to read or reinforce the sense of traditional building patterns and density in the local area.

New development should draw upon high quality precedents for inspiration as to what can be delivered in terms of materiality, layout and design. Proposed density should reflect the varied context across Long Whatton and Diseworth, and appropriately respond to the existing topography and landscaping. It is intended that density is mixed across the allocated sites, with each of the development parcels delivering a different density of units. This mixture will help to create variety which is responsive to the local area needs and surroundings.

Design Codes: Density (DNST)

- Appropriate housing density should be considered by site basis, with decisions informed by local context of the area. This might include design considerations, historic or environmental integration, local character or identified local need.
 - The density of development should be sympathetic to the area to which it will extend;
 - Low density units should be located to the edges of the settlement while higher density development should occur in the core and along primary routes.
- New developments should recognise landscapes that have been deteriorated over decades. Recovery of lost landscaping and the improvement of existing green infrastructure should be a priority for every new development to meet the demands of providing net gains for biodiversity as per the NPPF.

Figure 39: Achieving density diversity across



Below are the different density types which could be adopted by developments:

- Higher Density includes terraced units, town houses and apartments (both new build and reconfigured existing buildings). Dwellings should be orientated to create overlooked streets, with a strong, active frontage and incorporate a formal arrangement of buildings with strong linearity which is softened by surrounding landscaping.

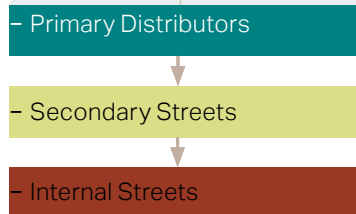
- Medium Density includes semi-detached units are encouraged. Houses should be positioned and orientated to overlook the streets and town boundaries, whilst frontages along the internal primary roads should be active. A mixture of a formal and informally arranged dwellings will be required.

- Lower Density includes detached units or bungalows, which is reduced in scale and proximity of adjacent units.

6.4 Movement and Accessibility

For settlement areas, a well-designed street hierarchy and streetscape are key elements of successful places. The relationship between streets and adjacent buildings strongly influences the development's safety, appearance and movement function. New development should accommodate traffic flow and allow for access by service vehicles, but it should also contribute positively to the character of the development. In order to do this, a clear street hierarchy should be established in new developments. Furthermore, streets in the hierarchy must be distinctive to heighten legibility. Moreover, this design code aims to guide future development to contribute to sustainable connectivity, particularly walking and cycling as a means of local transport.

Four types of roads are identified in this report includes: primary distributor, secondary street, internal street and rural lanes. The Primary Streets are important features defining the villages' layout and linking them with the surroundings. They act as the principal movement corridors to connect across Long Whatton and Diseworth, and form the gateways into the villages. The Secondary Streets circulate traffic around villages, providing access to different neighbourhoods. The Internal Streets generally serve a smaller number of units and consequently are of a more intimate, semi-private scale. With limited vehicular use, these streets work well as shared spaces, and invite use by pedestrians and cyclists. Rural Lanes are commonly found in the countryside and are essential in providing countryside connection.



Primary Distributors (MA-PD)

- They will connect to the Secondary Streets within the study area. These routes are anticipated to carry the highest amount of movement across villages and should be designed to be as attractive as possible, with quality public landscaping and street furniture, and with a positive relationship to both public and private spaces.
- Buildings should generally have long set-backs and front onto this route with an active and enlivened facade.

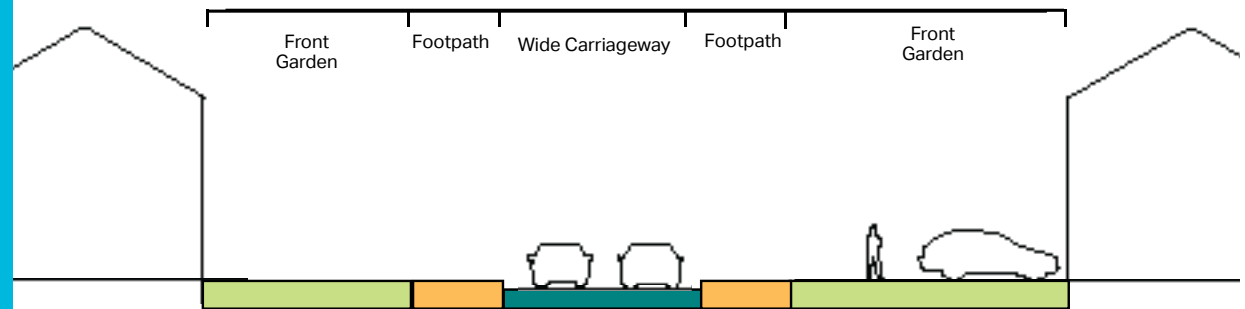


Figure 42: Typical Primary Street

Secondary Streets (MA-SS)

- The Secondary Routes can accommodate medium-density development. Secondary streets should have wide street spines and pavements on both sides.

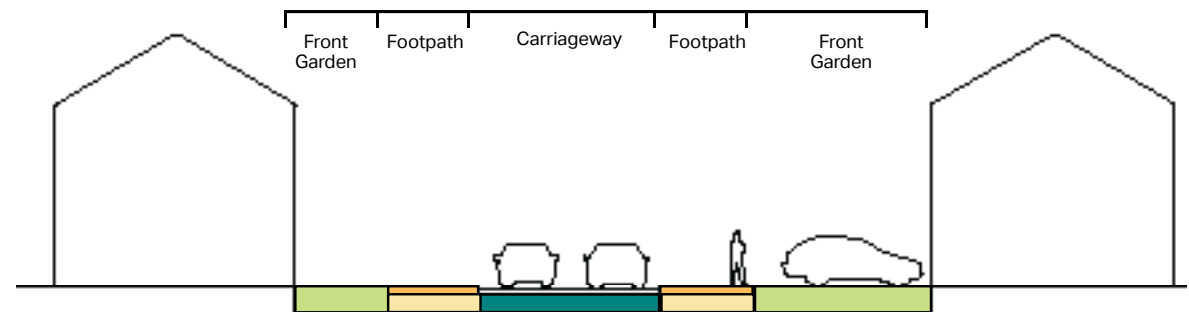


Figure 43: Typical Secondary Street

Internal Street (MA-IS)

- The Internal Streets could accommodate residential development only on one side with green space reflected on the other, contributing to integration with the landscape context.
- All Internal Streets should be designed to enable the access and egress of waste collection vehicles.

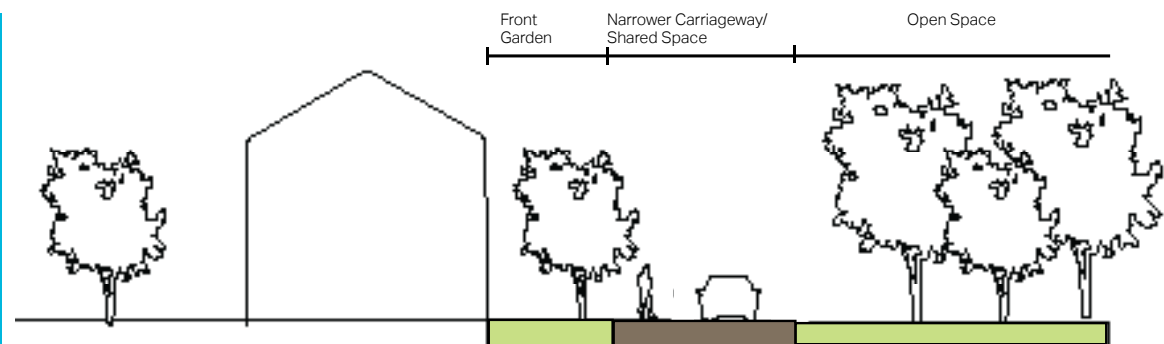


Figure 44: Typical Internal street

6.4 Movement and Accessibility

Rural Lanes (MA-RL)

- Rural Lanes are commonly found in the countryside of the Neighbourhood Plan area. These lanes have an informal character and provide access to more isolated parts. They are narrow, supported with little highways infrastructure, and are of a varying quality. These lanes play an important role in providing countryside connection.

Design Codes: Movement and accessibility (MV&A)

- Streets should meet the technical highway requirements and be considered an inclusive 'space' to be used by all.
- Speed limits should be considered for roads and lanes leading to the countryside areas, which will ensure the tranquillity of these corridors as a 'gateway' to the countryside.
- Whilst adhering to highway standards, new roads should also seek to uphold

the area's rural character.

- Overengineered highways solutions are discouraged where they are out of keeping with the traditional character which exists.
- Walking and cycling are important within the area. While some routes are high quality, effort should be made to make other routes consistent. Efforts should also be made to improve permeability across the villages and its surrounding areas where possible.



Figure 45: Example of rural lanes in the Neighbourhood Plan area

Non-Vehicular Movement Routes (MA-NV)

- Pedestrian and cycle routes should be encouraged and predominantly located to pass in front of buildings rather than behind them. All routes must be well overlooked, with opportunities for natural surveillance provided from adjacent buildings. All new residential developments should have regards to the location, spatial requirements and aesthetic of these features.
- Pedestrian and cycle routes should be designed to be accessible by those with both full and restricted mobility. Careful attention should be afforded to the use of street clutter that can block or impede routes for those in wheelchairs, or those pushing prams or pushchairs.



Figure 46: Example of non-vehicular routes in the Neighbourhood Plan area

6.5 Ecological Impact

Long Whatton and Diseworth have many statutory and non-statutory environmental designations. New developments should always aim to strengthen biodiversity and the natural environment. This can be done by the creation of new habitats and wildlife corridors, aligning gardens and public spaces and linking with existing ecological assets. Therefore, protecting and enhancing existing landscape assets is important. It should always be aimed to minimise any damage to existing natural habitats, add to the character and distinctiveness of a place and contribute to climate change adaptation.

When planning for any new development it is important to preserve the parish's treasured environmental and landscape assets. Natural green verges in the streets should be protected when planning for new development. The landscape can be also enhanced if opportunities are identified. The footpath network has potential to improve the links and therefore the connectivity around the area. In addition, the quality of the existing pavements could be improved to enhance walkability and safety in a way that does not alter the rural character of the area.

Statutory and Non-Statutory Environmental Designations (EI-ED)

Several Design Codes are suggested below to protect and enhance biodiversity:

- New developments and building extensions should aim to strengthen biodiversity and the natural environment;
- Existing habitats and biodiversity corridors should be protected and enhanced;
- New development should encourage greener infrastructure within built-up areas; and
- New development proposals should include the creation of new habitats and wildlife corridors. This could be achieved by aligning back and front gardens or installing bird boxes or bird bricks in walls. Wildlife corridors should be included to enable wildlife to travel to and from foraging areas and their dwelling areas.

Open Space

Any development in the neighbourhood plan area should consider open space as an integral aspect of the layout. Any important existing open spaces should be retained and enhanced, and developments must contribute to the provision of enhancement of Long Whatton and Diseworth's open spaces.

Open Space (EI-OS)

Below is some guidance that needs to be followed:

- Developments adjoining public open spaces should arrange main building façades to enhance the character of the space, which will help create a sense of place.
- Open spaces should offer a variety of uses related to the surrounding activities and buildings. Where play areas are required, ensure that they are not isolated, locate them within short walking distances of housing and promote natural surveillance with buildings overlooking them.
- Open spaces need to be well connected with the non-vehicular networks, and connected to the wider town area.

Woodland, Trees and Hedgerows

Woodland, trees and hedgerows have a significant contribution to both the built and rural environment of Long Whatton and Diseworth. Any development should seek to enhance and protect networks of high quality trees, hedgerow and woodland.

Woodland, Trees and Hedgerows (EI-WTH)

Below is some guidance that needs to be followed:

- Development which causes loss of trees, hedgerows and woodland should include replacement of those assets within the site or contribute to off-site provision.
- New development should reflect the rural character and allow for long distance views of the countryside from the public realm. The rural character should be preserved by retaining grass verges, hedgerows and trees.
- Proposals should ensure that new woodland species mixes are appropriate to the area and, where possible, building on existing well-established woodland mixes and support the National Forest Schemes.



Figure 47: An example of SuDS



Figure 48: Precedent of community open space overlooked by residential development



Figure 49: Precedent of development facing the countryside area



Figure 50: Precedent of community open space for recreation

6.6 Flood Resilience

Long Whatton and Diseworth have some properties within Flood Zone 3 which have a high risk of flooding. Therefore, the community is very aware of the impact development can have on flood risk to both the wider area and their own properties. New development should seek to avoid Flood Zone 3 where possible, in particular avoiding areas of the functional floodplain.

Design Codes: Flood Resilience (FL-RE)

Design Codes for Sustainable Drainage

- SuDS should be integrated into developments to help address surface water run-off. These should be designed in accordance with The SuDS Manual, CIRIA.
- Drainage should be considered early in the development planning and design process, along with other key considerations.
- Existing watercourses, existing flows of 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.

- Adoption of permeable paving solutions instead of tarmac is encouraged.
- Development in elevated positions should control and attenuate surface water run-off and be aware of the part they play in reducing flood risk lower down the catchment.

Design Codes: Flood Resilient Housing

- Development in Flood Zone 3 will be actively discouraged, except in exceptional circumstances
- Boundary treatments within the flood zone are encouraged to be designed with high water resistance materials and/or effective seals to minimise water penetration, provided these treatments are in keeping with the local character. This approach reduces available flood storage which will also have to be compensated.
- Management of surface water runoff should be considered with all developments. This should aim to reduce flood risk both on site and downstream.
- Proposals should take a proactive approach to incorporating flood resilience into building design through internal layout, where appropriate the

Flood Resilient Construction of New Buildings Guidance should be adopted.

- New housing should demonstrate how rainwater and greywater will be stored and reused to reduce demand on mains supplies.
- The Sequential and Exception Tests should be utilised to locate the development as required by NPPF. Proposals should not increase flood risk to either the Development site or elsewhere. Consideration should be given, in developing designs, to manage surface water run-off in such a way that slows run-off down and serves to contribute to reducing flood risk to properties downstream as well as at the development site.
- Where possible, developments should look to implement Sustainable Urban Drainage Systems (SuDS) to manage drainage requirements. These would preferentially use natural processes so that they can also provide green areas.

6.7 Energy Efficiency Design

New buildings and spaces with a reduced environmental impact are encouraged and offers people opportunities to live lower carbon lifestyles, are suitable for future adaptation, conversion or expansion, and as such, designed to stand the test of time. The sustainable design and construction of new buildings and extensions to existing buildings have an essential role in reducing running costs, improving energy efficiency, and reducing greenhouse gas emissions. Integration of sustainability should be considered from the concept stage, with consideration of passive solar heating, cooling and energy efficient strategies.

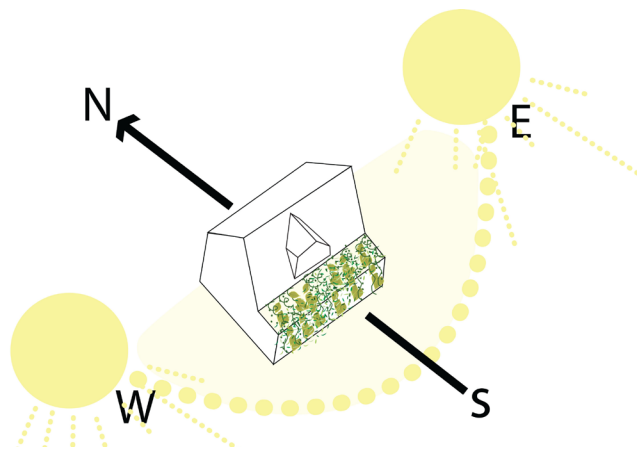


Figure 53: Building orientation for energy efficiency design

Design Codes: Passive Environmental Design - Site (EED)

- Sun path analysis should be used in developing the site layout, to ensure taller buildings don't overshadow low-rise buildings, reducing beneficial solar gains and/or solar PV output.
- Subject to topography and the clustering of existing buildings, new buildings should be oriented to maximise beneficial solar gain, with, for example, one of the main glazed elevations within 30° due south, whilst avoiding overheating. Any north-facing facades might have a smaller proportion of window to wall area to minimise heat loss on this cooler side.
- The density of development in each area of the site should be carefully considered to maximise the efficiency of any heat networks.



Figure 51: Examples of natural ventilation systems

- Where possible, trees should be used to provide seasonal shading from unwanted solar gain i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- The building designs should allow for increased levels of insulation to reduce the heat required to keep the buildings warm. Continuity of building fabric insulation should be carefully considered to minimise thermal bridges.
- After the energy demand has been reduced through passive measures, the residual energy demand can be met using efficient active systems. Active measures may include the specification of energy efficient building services and controls to facilitate efficient operation.



Figure 52: Examples of green roof



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7 NEXT STEPS

Next Steps

This document has set out an evidence base for the Breedon on the Hill Neighbourhood Plan and it is recommended that the codes are embedded within the forthcoming plan as policy.

Should any development sites come forward in the parish through a site selection and allocation process, these could be reviewed through a Site Assessment package that AECOM can offer, the parish council may also want to consider developing a masterplan. This will capture and reflect local opinion on appropriate housing densities and layouts as well as provide more certainty for preferred development sites within the Neighbourhood Plan area.

As well as providing certainty to the local community, the design codes in this document should give more certainty to developers, as they will be able to design a scheme that is reflective of community aspirations, potentially speeding up the planning application process.

As well as using this document, future developers should also make sure that they have observed the guidance in the Ministry of Housing, Communities & Local Government's National Design Guide.

Developers should also note that housing developments of any size should strive to achieve carbon reduction in line with the Government's forthcoming Future Homes Standard.

Further standards on residential developments should also be obtained from Building for a Healthy Life, a government-endorsed industry standard for well-designed homes and neighbourhoods.

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