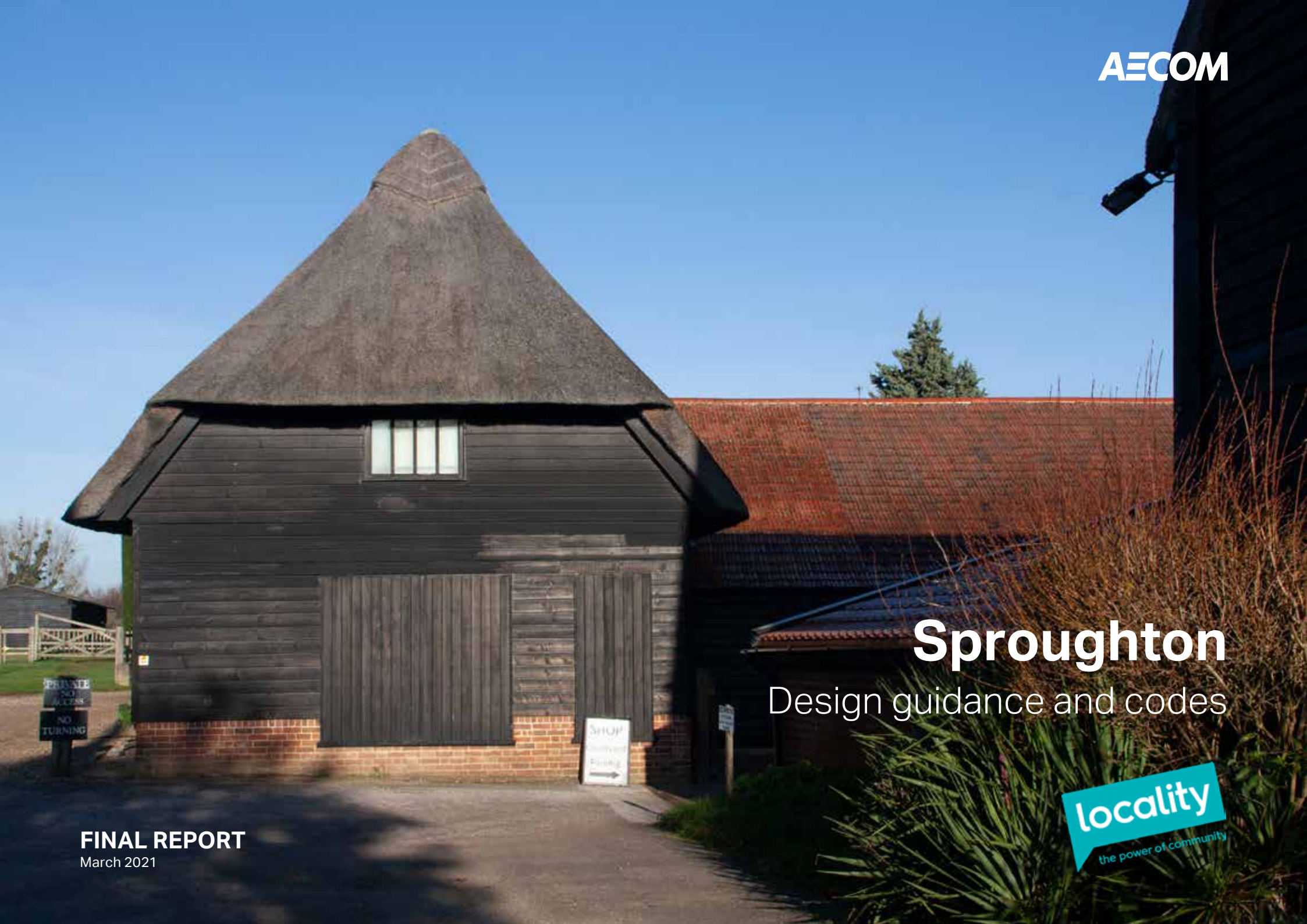

AECOM
Sproughton
Design guidance and codes
locality
the power of community
FINAL REPORT
March 2021

Quality information

Project role	Name	Position	Action summary	Date
Qualifying body	Rhona Jermyn	Chair of Sproughton Neighbourhood Plan	Review	25.02.2021
Director / QA	Ben Castell	Technical Director	Review	11.02.2021
Urban Designer	Graziano Di Gregorio	Senior Urban Designer	Research, drawings	
Planner	Angus McNeill Peel	Planner	Planning review	
Project Coordinator	Mary Kucharska	Project Coordinator	Review	25.02.2021

Contents

Introduction

01

1. Introduction

1.1. Introduction

Through the Ministry of Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been commissioned to provide design support to Sproughton Neighbourhood Plan. The Steering Group is making good progress in the production of its Neighbourhood Plan and has requested technical support to assist them in preparing design guidance and codes for future development within the Parish. This document should support Neighbourhood Plan policies that guide the assessment of future development proposals and encourage high quality design. It advises on physical development helping to create distinctive places integrated with the existing parish.

1.2. Objective

The main objective of this report is to provide a bespoke design guidance and codes that future developments within the Parish of Sproughton must follow in order to retain, protect and enhance its character and sense of place.

The key tasks required to deliver this document are as follows:

- **Meeting with the Parish Council and site visit**. A comprehensive analysis of the site and its surroundings constitute the base to understand the spatial context of the Parish and its key features;
- **Review of relevant policy and previous documents.** These documents constitute the base to understand the objectives and aims of the plan, incorporating both the policy and the residents' aspirations; and
- **Production of design guidance and codes.** These are the concrete design measures that any development in the Parish must take into consideration and implement.

1.3. Process

Following an inception meeting, AECOM and members of Sproughton Neighbourhood Plan carried out a high-level assessment of the village. The following steps were agreed with the group:

- Initial meeting to discuss brief and priorities;
- Site visit and analysis of the area;
- Preparation of design guidance and codes to be used to assess future developments;
- Draft report with design guidance and codes; and
- Final report.

1.4. The area of study

Sproughton is a rural village located three miles west of Ipswich in Suffolk. The Neighbourhood area boundary covers the whole of the Parish of Sproughton, that is a civil parish part of the Babergh District.

The Parish is served by the A14 which passes north south through the valley and connects the area to the wider transport network. The main settlement comprising the historic core and buildings such as the Church, Sproughton Hall, Root Barn, Tithe Barn, and Sproughton Mill is nestled on the lower valley slopes along the B1113 and to the west bank of the River Gipping. Collinsons and Elton Park, a relatively newer developed estate, are located to the East of the Parish along with a triangle shaped industrial area bordered by A14 to the west, the railway track to the east and the River Gipping to the south.

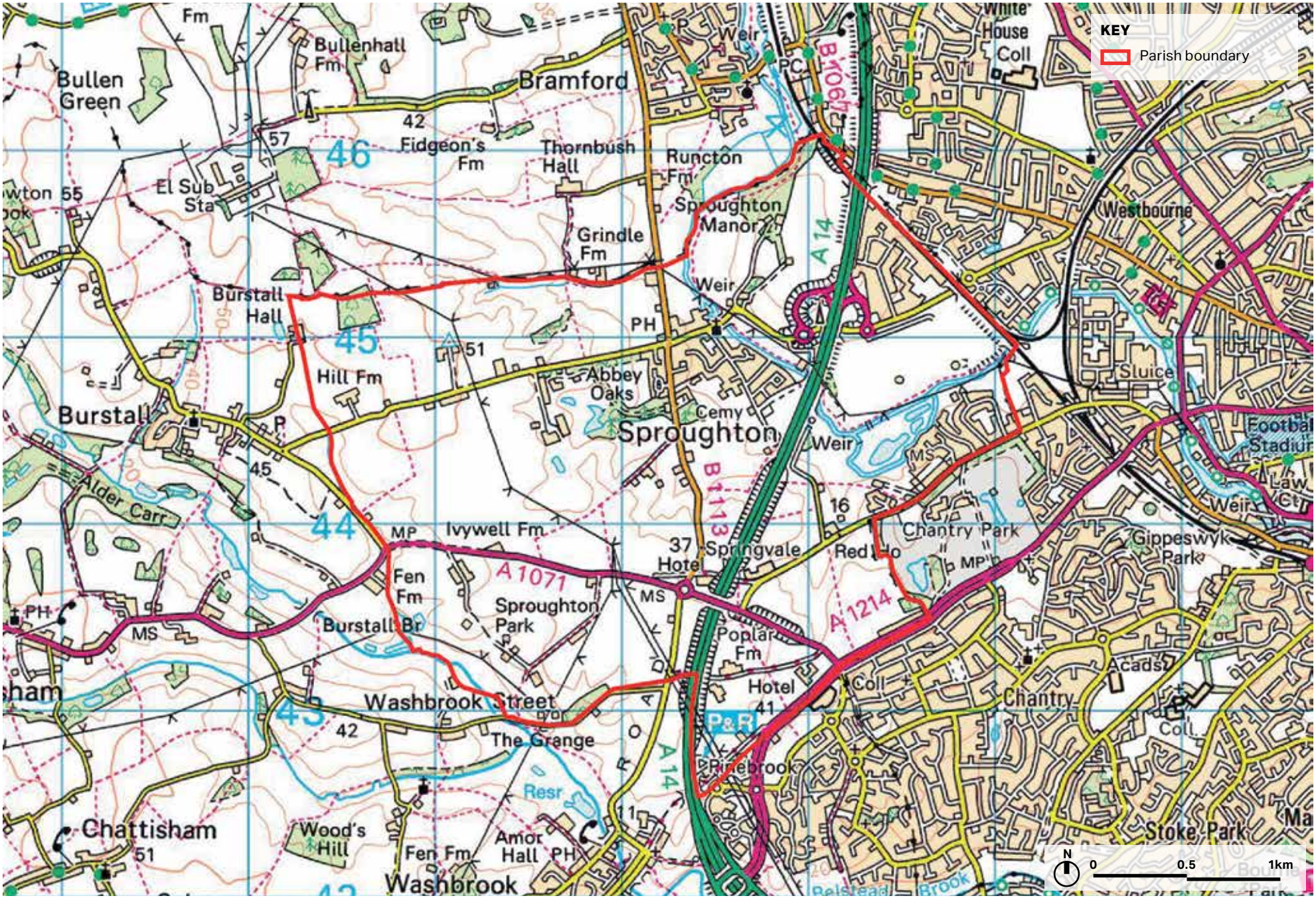


Figure 1: Map showing Sproughton Neighbourhood Plan Area and surroundings.

Site Analysis

02

2. Context analysis

This section outlines the broad physical, historical and contextual characteristics of the Sproughton Parish area. It analyses the Parish's settlement pattern, heritage, landscape and mobility and sets out the key features of each component.

2.1. Area description

Sproughton is a Parish located three miles west of Ipswich within the Babergh District in Suffolk. The settlement is currently classified as a Hinterland Village with the parish as a whole part of the Ipswich fringe. The emerging BMSDC JLP now classifies the settlement as a Core Village. The Parish had a population of 1,376 as of the 2011 census and has some facilities including a primary school, Parish Church, community shop, tennis courts, bowls club and playing fields which provide a range of services to the local population. The Parish also contains an employment area, mostly consisting of light industrial uses, which is located to the eastern area of the Parish, close to Ipswich.

2.2. Mobility

The village of Sproughton lies less than a mile from the western fringe of Ipswich. The settlement has medieval origins associated with the crossing of the river Gipping along Lower Street. The village is connected to the urban centre of Ipswich via Sproughton Road which also link the village to the A14 and the wider road network. The settlement is also served by the B1113, which connects the village to Bramford to the north and to the A1071 and Washbrook to the south. To the west, Burstall Lane connects Sproughton to the nearby settlement of Burtstall and the countryside.

The village is served by bus routes 111 & 988, which connect the village to Ipswich & Bramford and by bus 91 which connects Ipswich to Hadleigh. The Parish is also served by bus 93 which connects Ipswich to Colchester without passing through the main settlement. The nearest railway station is Ipswich, roughly four miles away from the village centre, with services to a wide range of destinations including London, Norwich, Colchester, Peterborough, Cambridge and Felixstone.

2.3. History and Heritage

The village has medieval origins associated with the river crossing although there is evidence of neolithic settlements and a Roman Road whose path the High Street (B1113) follows today. The road that led up to the valley from the bridge formed the main street, Lower Street, and today the historic character of this area remains relatively intact with thatched Tithe Barn, the Church and Mill forming an attractive cluster close to the river crossing. The settlement spreads in a linear pattern, along Loraine Way (B1113) and Church Lane and in the 20th Century saw considerable expansion and infill between the B1113 and the river, including onto the valley floor abutting the river course. Limited expansion also took place to the west of the B1113, and the flats at Sproughton Court - built to house US servicemen for Whattisham Airbase & RAF Woodbridge - which have an unusually urban character for a village.

The construction of the A14 in the 1980's has also had a major influence on the Parish. This included the closure of Church Lane to vehicular traffic which once ran from the centre of the village to Red House Farm sited at the end of Church Lane with Hadleigh Road.

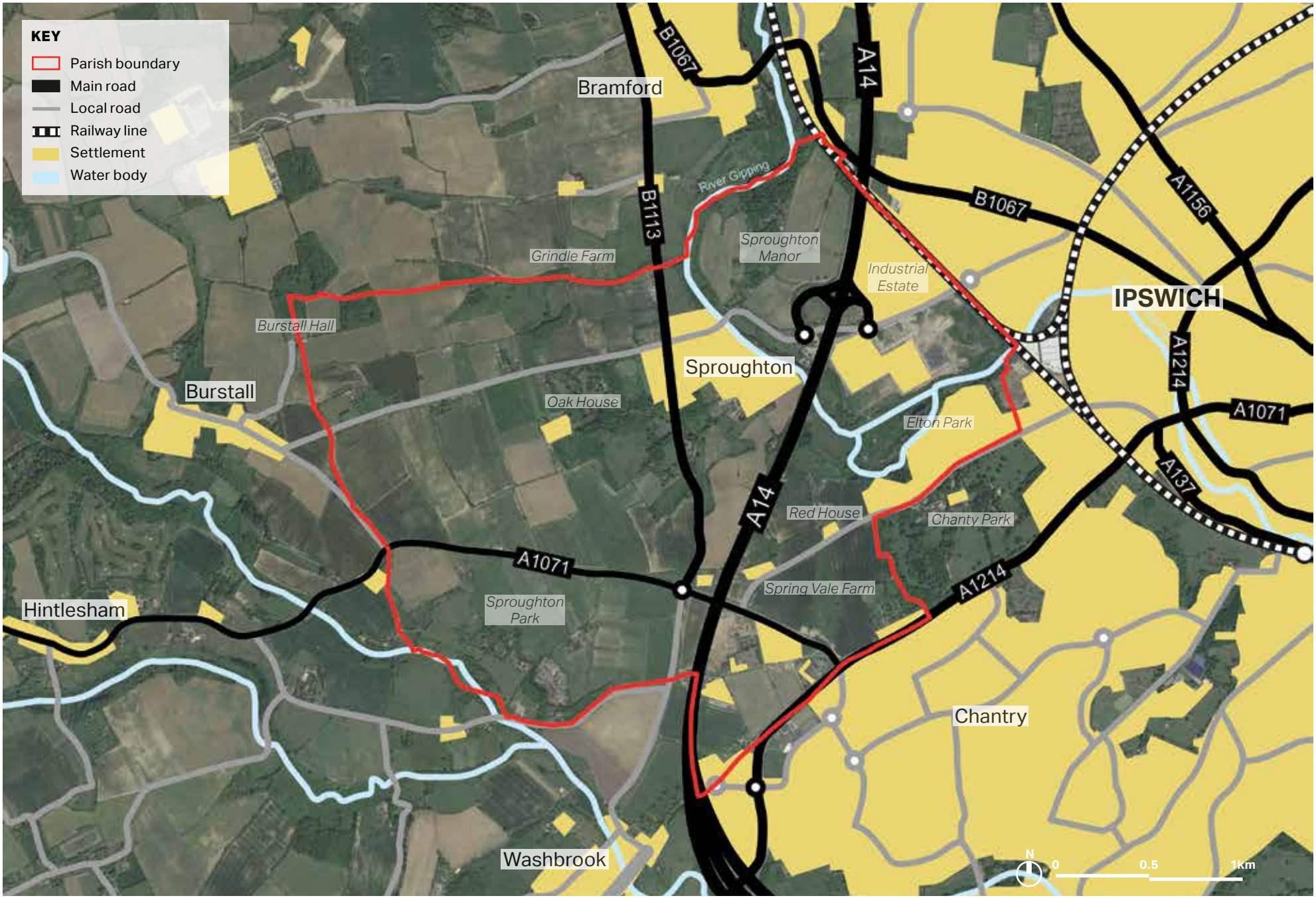


Figure 2: Map showing Sproughton Neighbourhood Plan area and surroundings.

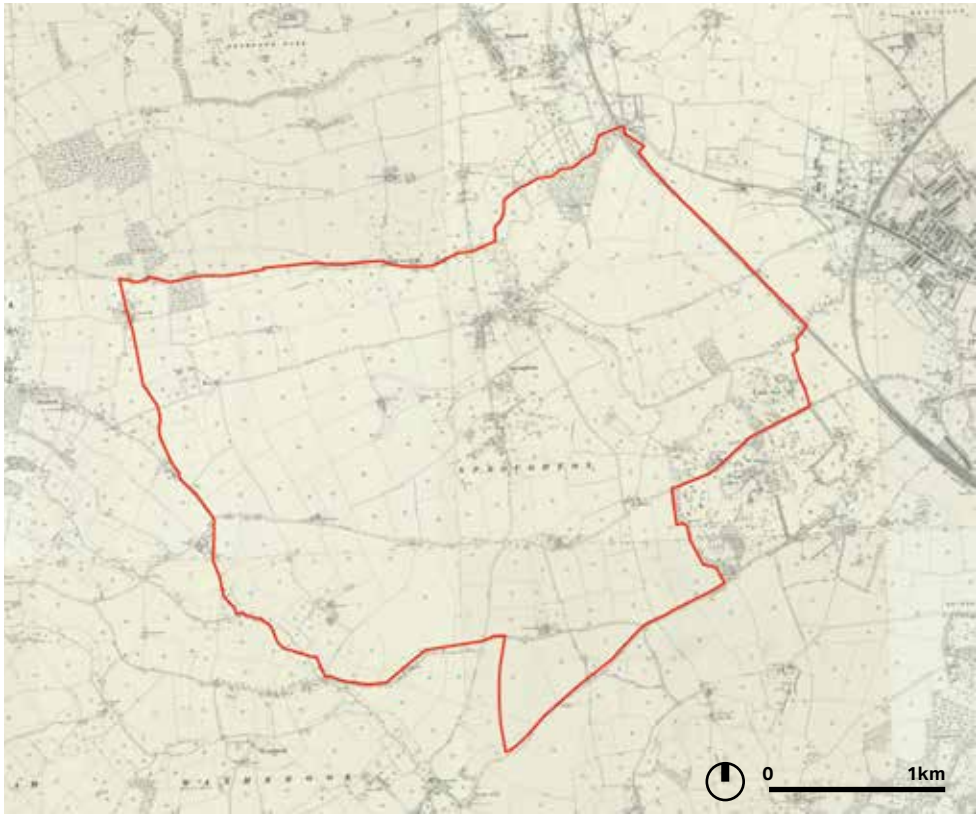


Figure 3: Sproughton OS Map, 1892-1914. The village of Sproughton is the only large settlement within the Parish along with Elton Park and a number of farm buildings set within a predominantly agricultural landscape. The medieval origin of the village associated with the river crossing are clearly visible with developments clustered along Lower Street, Loraine Way and Church Lane. Source: National Library of Scotland

Figure 4: Sproughton, Lower Street, 1906. Source: ipswichstar.co.uk

Figure 5: Sproughton, Lower Street, in the early years of the twentieth century. Source: ipswichstar.co.uk

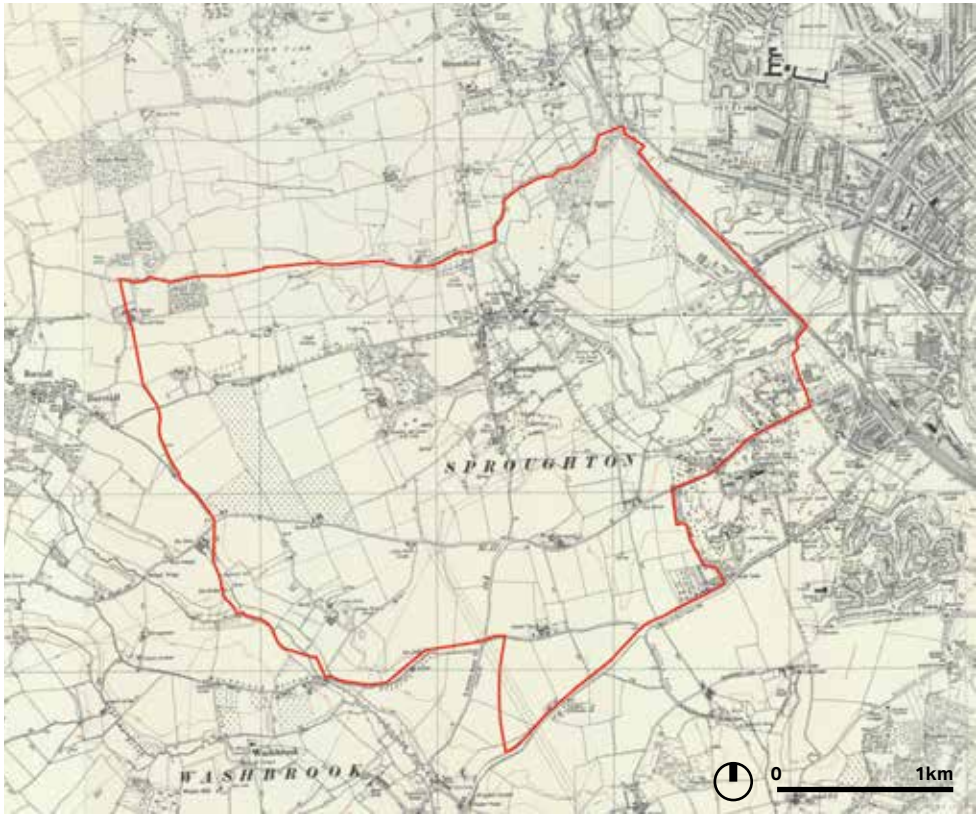


Figure 6: Sproughton OS Map, 1949-1969. The gap between the Parish boundary and Ipswich is narrowing down with the town growing into the countryside toward Sproughton The industrial area appears to the east of the village. The Source: National Library of Scotland

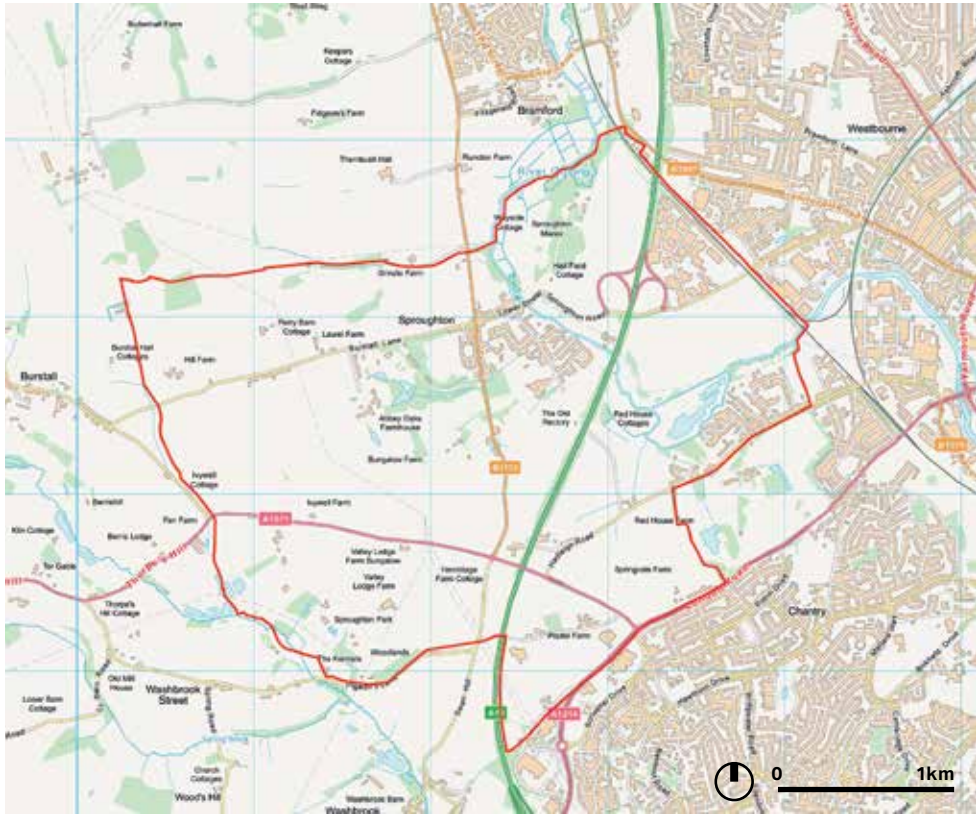


Figure 7: Sproughton OS Map, 2010-2020. Map shows a considerable expansion of Elton Park westwards along with a consolidation of Sproughton with additional development between the B1113 and the river. The construction of the A14 in the 1980's had a major influence on the Parish. The industrial area north of Sproughton Road has reach its full extension while the southern part is now under development. The rest of the Parish still preserves the characteristic agricultural landscape. © Crown copyright and database rights 2020. Ordnance Survey 0100031673

Hadleigh Road was originally known as the Kings Highway ('Kings Hegh Waigh') running from Ipswich to Hadleigh and beyond with many substantial Farmhouses and Country Homes along its route. There remain some listed buildings with several more old (pre 1900) buildings of distinctive character forming the predominant character of the road plus several housing developments completed prior to the 1980's. These along with the listed Chantry Park, country lane sections through the valley, hedgerows, banks and mature trees create a green and pleasant route into Ipswich that was recognised for its importance as such by the secretary of State Nicholas Ridley in 1988.

The village has a number of historic buildings including the Grade II* Church of All Saints and a number of Grade II buildings such as the Sproughton Mill, Sproughton Hall, the Rectory, the Wild Man Public House, the Tithe Barn and Root Barn most of which are clustered around Lower Street. There are a number of heritage assets scattered across the landscape surrounding the village e.g. Sproughton Manor and the Red House Farm which are both Grade II Listed Buildings.

2.4. Environment and landscape

The village sits within the Gipping Valley which has historically been used as a transport corridor and focus for industry. The use of the river for transport declined with the introduction of the railway in the

Figure 8: Church of All Saints (Listed Grade II*), Churh Lane,Sproughton.

early 20th century and later with the construction of the A14 immediately to the east of the village. The valley contains a number of sites of natural and cultural interest and provides a valuable buffer between the existing urban edge of Ipswich and the surrounding areas.

Sproughton sits on the western side of the River Gipping nested between the edge on the flood plain and the lower slopes of the valley sides. Well wooded slopes provide containment to the north and southeast of the village. The valley sides around Sproughton Manor to the north-east, are steep and have a parkland character and form a promontory of land, which help define the setting of the settlement to the northeast and separate it from Bramford & Ipswich. South of Sproughton Manor, the valley side topography is disrupted by the earthworks that carry the elevated A14, and its slip roads, across the valley. There is also parkland landscape to the west and south. A large area of pasture and woodland flanks the village and provides backdrop along the west side of the B1113.

The area has a rural feel with a surrounding landscape predominantly made up of Rolling Valley Farmland landscape type and valley bottom meadowlands with streams under grassland and fragmented woodland. Arable land uses dominate the landscape with woodland and vegetated lanes framing the fields. The landscape has a simple and open character which allows longer views to and from the village, contained and fringed by woodland on the skyline. The topography of the valley sides provides an agricultural setting to the

Figure 9: View of Sproughton from the public right of way off Burstall Lane.

Figure 10: View of the landscape near Hallfield Cottage.

valley landscape and to the village edges. Due to its peculiar topography, the valley is highly sensitive to development which could potentially lead to the loss of open slopes currently surrounding the village.

To the East, the parish abuts Ipswich. The valley slopes provide a buffer and sense of separation between the existing urban edge of Ipswich, the housing developments with the river on one side & Hadleigh Road on the other and the wider Gipping Valley. The river also acts as a wildlife corridor from central Ipswich through the urban edge to the farmland beyond. The valley sides around Red House Farm have a high sensitivity despite being in close proximity to the existing urban edge due to the intact rural character, visual connectivity to the wider landscape to the west and high visibility.

2.5. Urban grain and pattern of development

The Sproughton Neighbourhood Plan area is made up of the historic village of Sproughton and small attractive farm buildings set within a predominantly agricultural landscape. To the east, bordered by the A14, the railway tracks and the river Gipping, is located the Farthing Road Industrial Estate mostly made up of light industrial uses. The Hadleigh Road community originated as farmhouses and country homes along the ancient highway with estates developing off this from the 19th century onwards e.g. Elton Park development started before 1900. Nine Acres and Collinson's around the 1980's

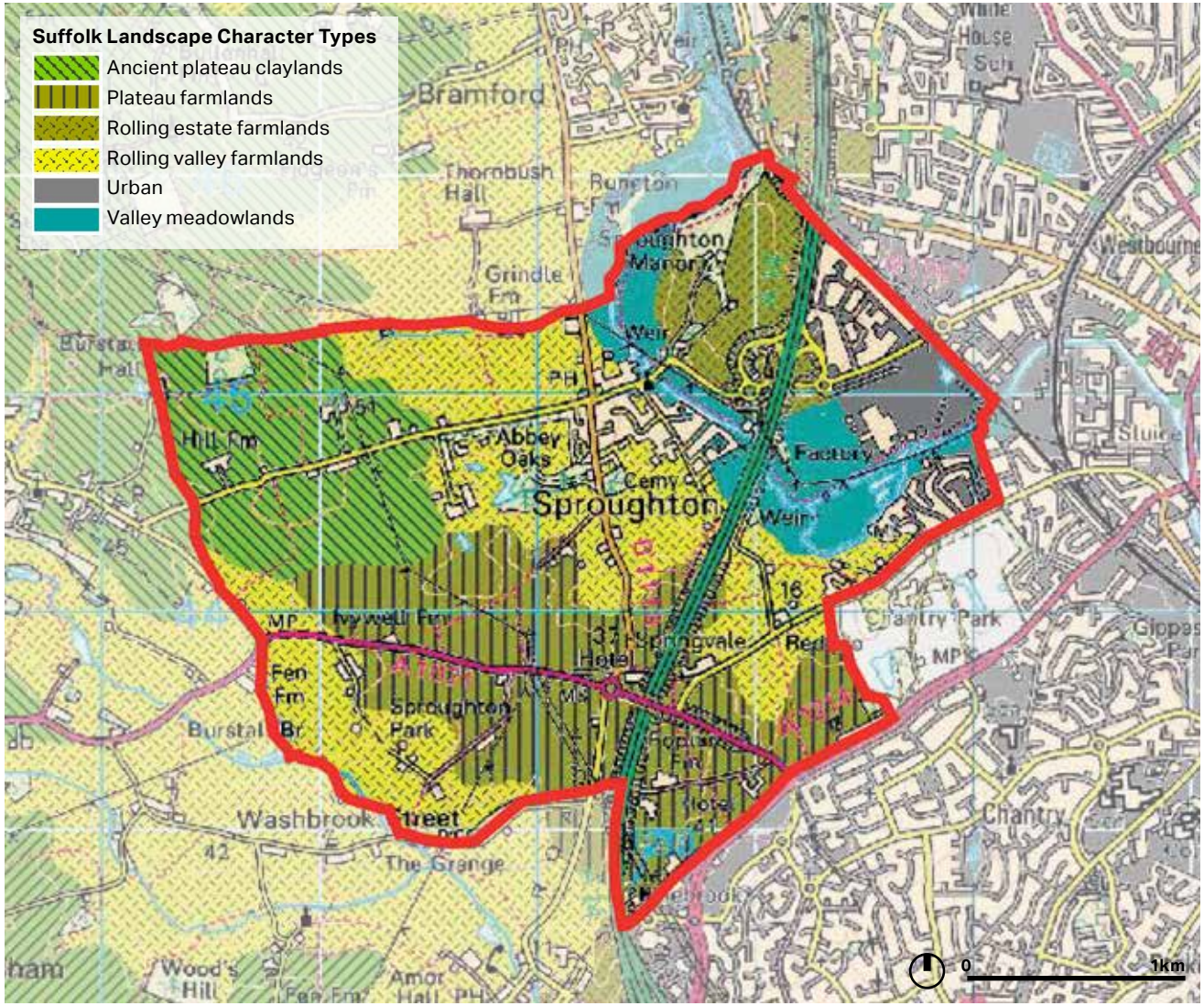


Figure 11: Suffolk Landscape Character Types. Source www.suffolklandscape.org.uk

Sproughton Village

The historic part of Sproughton is defined by its medieval origins associated with the crossing of the River Gipping. The linear layout is still clearly visible in the village along Lower Street, Loraine Way (B1113), and Church Lane. Developments in this area have a predominant linear layout with buildings facing directly onto the road or at right angles with gable ends onto the street. Plots are small and narrow and usually no more than one plot deep. Subsequent additions to some of the original buildings have created a variety of 'L' and 'U' shaped plan forms. The pattern of development and visual relationship between buildings creates varying degrees of enclosure along the streets. There are variations in the positioning of buildings which are sometimes located directly onto the street or set back with small or more generous open frontages. Part of Loraine Way and the upper end of Lower street is more densely built than other parts of the village, with continuous facades and narrower road sections. This part of the village is also characterised by a series of lanes at right angle to the roads, leading to yards and enclosed areas of open spaces which contribute to the traditional rural character of the area.Buildings heights within the area are generally in keeping with the neighbouring properties with the majority of the buildings being between 2 and 2.5 storeys, down to single storey for a few cottages and bungalows. During the 20th Century the village saw considerable expansion, mainly made up of infill development between the B1113 and the river.

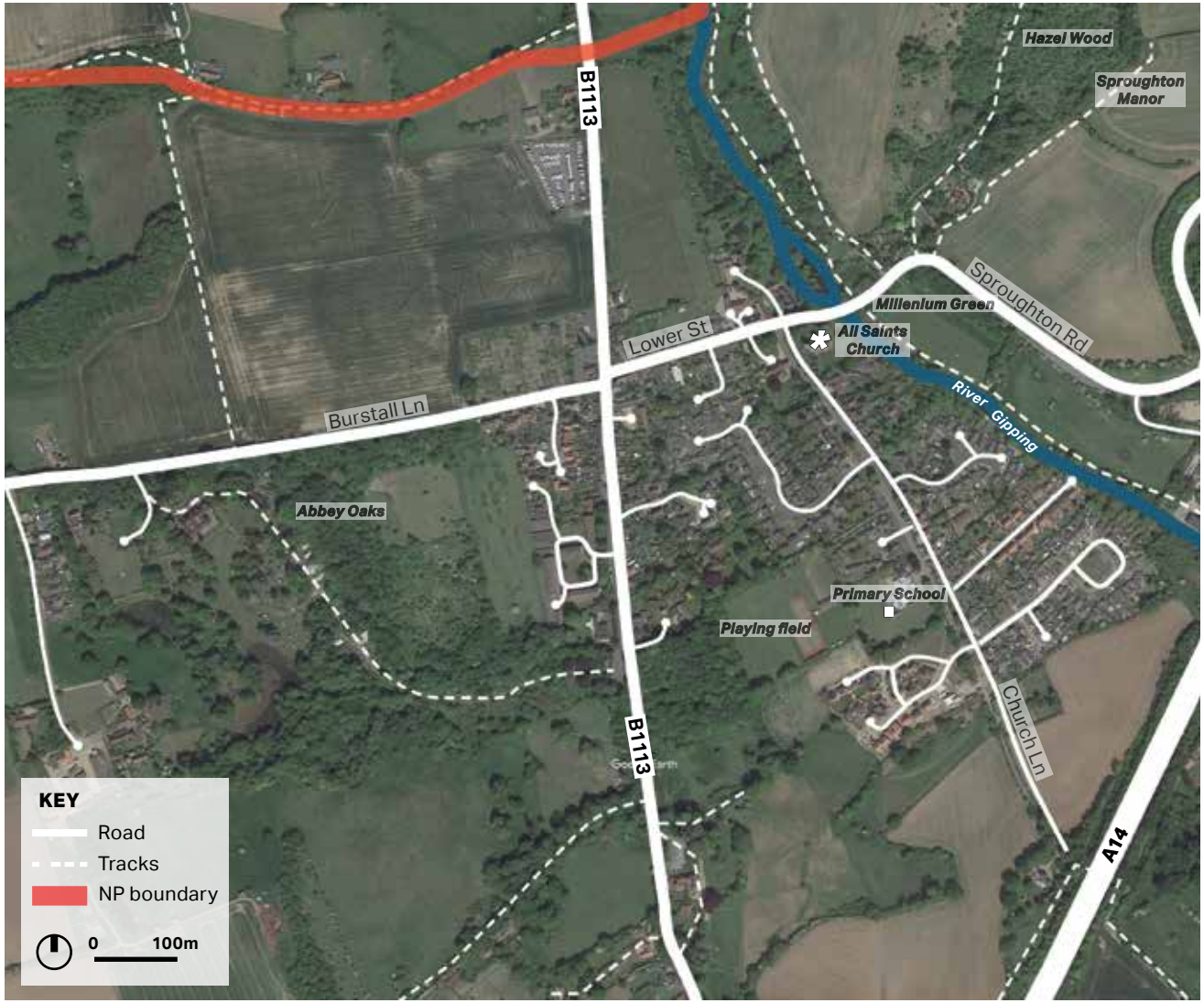


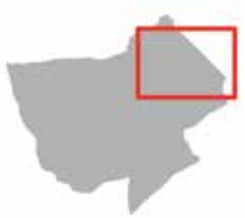
Figure 12: Sproughton Village

These developments are characterised by a cul-de-sac layout with buildings laid out around generous open space which provide amenities to the nearby residents and improve the overall quality and liveability of the area. These areas are characterised by bigger plots and houses. Buildings are generally aligned to the main road with generous front gardens and on plot car parking. Limited expansion also took place to the west of the B1113 with the flats at Sproughton Court which have a character that is unusual for the village. Most of the buildings across the area are between 2 and 2.5 storeys, down to single storey for cottages and bungalows. Sproughton Court is the only exception with block of buildings three storeys height.

The Hadleigh Road Community

In more recent history the old Farmhouses and Country houses on Hadleigh Road developed into a distinct Hadleigh Road community opposite Chantry Park. This growth started along the Hadleigh Road and into Elton Park from the late 19th to mid-20th century with the Nine Elms and Collinson's Estates extending down the valley Side off Hadleigh Road. Buildings along Elton Park, a horseshoe shaped private road, are predominately laid out aligned to the main road and sit on large plots with generous front and rear gardens populated with mature trees. Nine Acres and Collinson are relatively denser than Elton Park with buildings aligned to the road sitting on smaller plots and smaller gardens.

Figure 13: The Hadleigh Road Community



Buildings heights within the area are generally in keeping with the neighbouring properties with the majority of the buildings being between 2 and 2.5 storeys, down to single storey for some cottages.

Industrial Estate

Farthing Road Industrial Estate is a triangular industrial area mostly made up of light industrial uses. The area is characterised by big sheds and warehouses laid out along the main spine road. The big warehouses in this area are visually invasive and detrimental to the traditional character of the area.

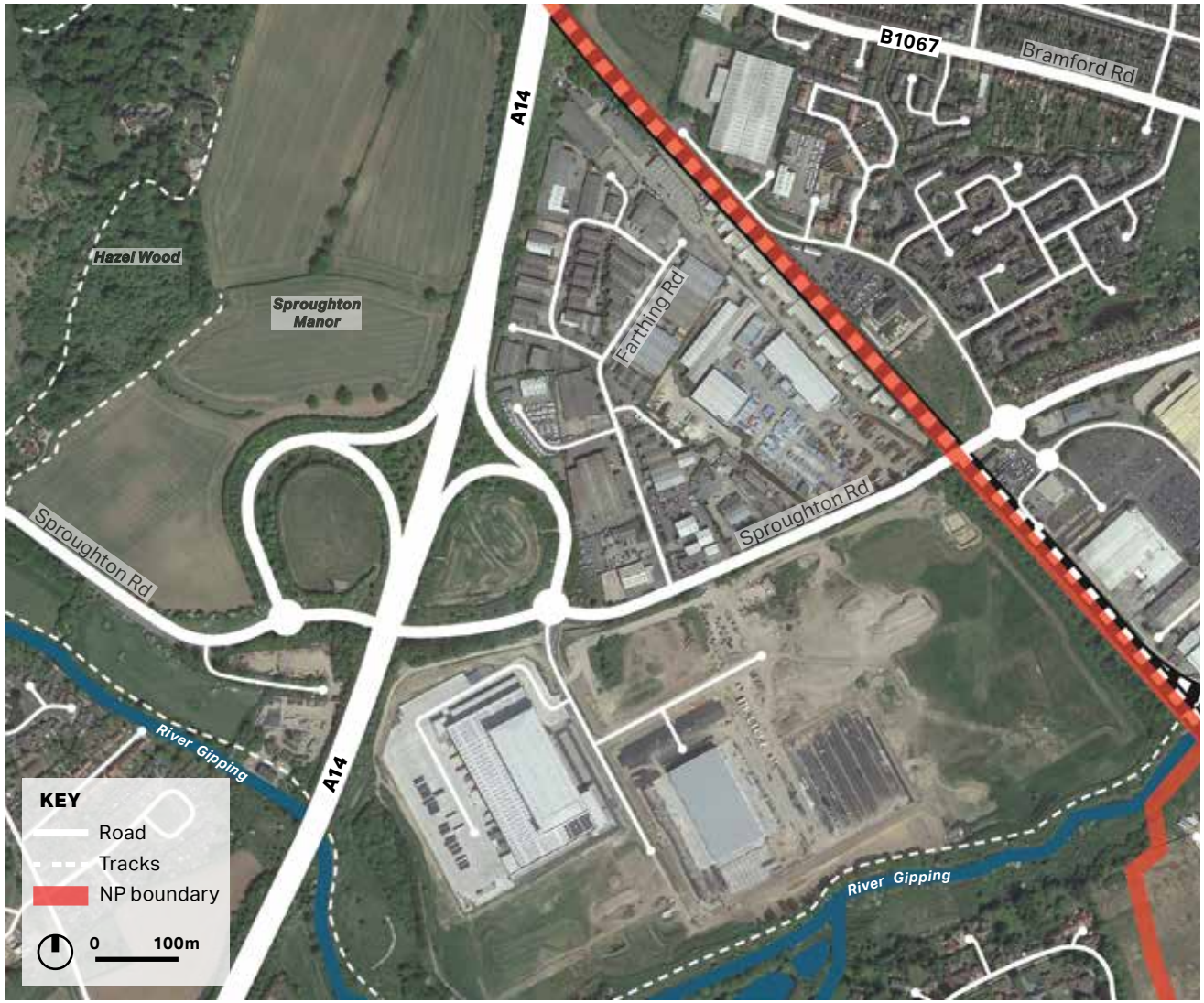


Figure 14: Industrial Estate

Policy Review

03

3. Policy Review

3.1. Introduction

Sproughton is a civil parish in the District of Babergh in the county of Suffolk. It had a population of 1,376 as of the 2011 census. Sproughton is itself a rural village but it is located close to the outskirts of the county town of Ipswich. The Parish is crossed by the A14 trunk road, with a junction serving the village and an industrial estate in the eastern part of the parish.

The following policy review summarises the relevant paragraphs in regards to the parish in question from the *National Planning Policy Framework (NPPF)*[1], and the relevant policies in the local statutory development plan, the *Babergh Core Strategy*[2] alongside the adopted *Babergh Local Plan, 2006 Saved Policies*[3] and emerging *Babergh and Mid Suffolk Joint Local Plan (Regulation 19 Pre Submission Document published November 2020)*[4].

3.2. National Planning Policy Framework (NPPF)

Paragraph 8 requires that plans meet economic, social and environmental objectives in mutually supportive ways. This involves building a strong, responsive and competitive economy to encourage growth, innovation and improved productivity. To support strong, vibrant and healthy communities, plans should foster accessible services and open spaces.

Plans should also contribute to protecting and enhancing the natural, built and historic environment, including by improving biodiversity.

Paragraph 11 sets out that plans should apply a presumption in favour of sustainable development. Plans should seek opportunities to meet development needs and be sufficiently flexible to adapt to rapid change.

Paragraph 68 encourages the use of small and medium sized sites to meet the housing requirements of an area.

Paragraph 69 adds that neighbourhood planning groups should consider the opportunities for allocating small and medium-sized sites suitable to accommodate housing in their area.

Paragraph 80 requires that plans create the conditions for businesses to invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, accounting for the needs of local businesses and opportunities for further development. This should support communities in building on their strengths, countering weaknesses and addressing future challenges.

Paragraph 81 requires plans to set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth. Policies should encourage economic development and regeneration. Plans should also identify strategic sites for local and inward investment. They should also seek to address any potential barriers to investment, including inadequate infrastructure, services or housing, or a poor environment. Policies should be flexible in order to accommodate needs not anticipated in the plan, allow for new and flexible working practices and enable a rapid response to any changes in economic circumstances.

Paragraph 91 stipulates that plans should aim to achieve healthy, inclusive and safe places which foster social interaction through mixed-use developments, strong neighbourhood centres and street layouts that allow for easy pedestrian and cycle connections. Pedestrian routes should be clear and legible, and public space should encourage

the active and continual use of public areas. Plans should support healthy lifestyles by providing safe and accessible green infrastructure, local shops and layouts which encourage walking and cycling.

Paragraph 92 adds that plans should encourage the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities. They should prevent the unnecessary loss of valued facilities and services, while ensuring that established shops, facilities and services are able to develop and modernise.

Paragraph 96 encourages plans to use opportunities for new provision of open space, sport and recreation facilities as these are important for the health and wellbeing of communities.

Paragraph 125 determines that plans should set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is required. Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans play an important role in identifying the special qualities of an area and explaining how this should be reflected in development.

Paragraph 126 supports the preparation of design guides and design codes as visual tools to provide maximum clarity about design expectations. These should set out a framework for creating distinctive places, with a consistent and high-quality standard of design.

Paragraph 127 adds that the design of developments should establish a strong sense of place, using the arrangement of streets and spaces to create attractive, welcoming and distinctive places to live, work and visit. Plans should optimise the potential of a site to accommodate an appropriate amount and mix of development, including green and other public space, and support local facilities.

3.3. Adopted Babergh Core Strategy (2014)

Policy CS2: Settlement Pattern Policy identifies the area of Sproughton Parish to the east of the A14 as part of the Babergh Ipswich Fringe, while identifying the area of the Parish to the west of the A14 as a Hinterland Village. Sproughton village is therefore identified as a Hinterland Village, however, for planning policy purposes the area to the east of the A14 is considered to be urban. Hinterland Villages will accommodate some development to help meet the needs within them, and all proposals will be assessed against Policy CS11. Sproughton falls within the Ipswich Functional Cluster within Babergh.

Policy CS3: Strategy for Growth and Development sets out that employment and housing growth will be accommodated within Babergh's existing settlement pattern and in new mixed and balanced communities on the edges of towns and the Babergh Ipswich Fringe.

A sub-regionally and locally strategic site located in Sproughton will accommodate the need for strategic and well-located sites for port-related and other businesses and new business land and premises. Other proposals for employment uses that will contribute to the local economy and increase the sustainability of Hinterland Villages and the rural economy will be promoted and supported where appropriate in scale, character and nature to their locality.

Babergh District Council will make provision for 5,975 new dwellings between 2011 and 2031 in the District, of which 1,100 between 2011 – 2016 and 4,875 between 2017 – 2031. The housing target will be achieved by:

- existing commitments;
- allowing for a windfall figure of 1,640 dwellings; and
- making provision for 2,500 new dwellings to be built in several location among which the Ipswich Fringe will accommodate 350 dwellings and Core & Hinterland Villages will accommodate 1,050 dwellings.

Policy CS8: Sproughton Strategic Employment Site Allocation identifies the 'Former British Sugar' site as an employment allocation.

Policy CS11: Strategy for Development for Core and Hinterland Villages states that development in Hinterland Villages will be approved where proposals are able to demonstrate a close functional relationship to the existing settlement and where the proposed development:

- is well designed and appropriate in size / scale, layout and character to its setting and to the village;
- is adjacent or well related to the existing pattern of development for that settlement;
- meets a proven local need, such as affordable housing or targeted market housing identified in an adopted community local plan / neighbourhood plan;
- supports local services and/or creates or expands employment opportunities; and
- does not compromise the delivery of permitted or identified schemes in adopted community / village local plans within the same functional cluster.

Policy CS13: Renewable / Low Carbon Energy sets out that all new development will be required to minimise dependence on fossil fuels and contribute to the mitigation of climate change through adopting a sustainable approach to energy use. The Council will encourage on-site low and zero carbon technologies.

Policy CS14: Green Infrastructure adds that existing green infrastructure will be protected and enhanced. In new developments green infrastructure will be a key consideration. Particular consideration will be given to ensuring new provision establishes links with existing green infrastructure, providing a well-connected network of green infrastructure in rural areas.

Policy CS15: Implementing Sustainable Development in Babergh requires that proposals for development respect the local context and character of different parts of the district. This includes: respecting the landscape, landscape features, streetscape / townscape, heritage assets, important spaces and historic views.

3.4. Babergh Local Plan (2006), Saved Policies

Policy HS28 Infill states that applications for infilling or groups of dwellings will be refused where:

- the site should remain undeveloped as an important feature in visual or environmental terms;
- the proposal represents overdevelopment to the detriment of the environment, the character of the locality, residential amenity or highway safety;
- the layout provides an unreasonable standard of privacy, garden size or public open space; and
- the proposal is of a scale, density or form which would be out of keeping with adjacent and nearby dwellings or other buildings.

Policy EM04 Former 'British Sugar' Sproughton (also duplicated as CS8 in Core Strategy) allocates the former 'British Sugar' site on the Ipswich fringe for employment uses.

3.5. Babergh and Mid Suffolk Joint Local Plan (Regulation 19 Pre Submission Document, 2020)

The emerging Joint Local Plan identifies Sproughton as Core Village also located within the Ipswich Fringe Settlement area.

Policy SP01 Housing Needs seeks delivery of a minimum of 7,904 net additional dwellings (416 dwellings per annum) within the Babergh district over the plan period (2018 – 2037).

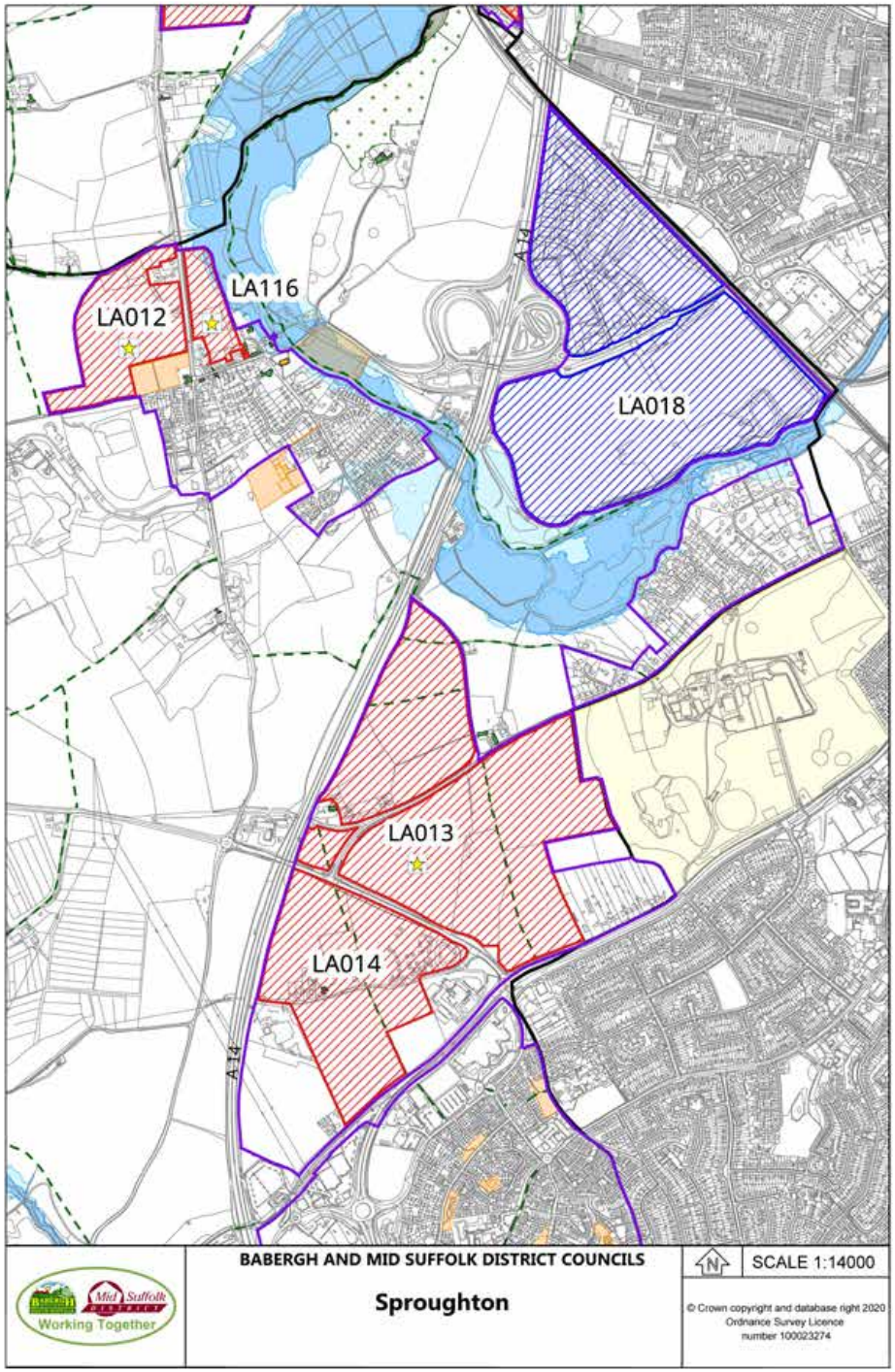


Figure 15: Map of Sproughton, spatial policies and constraints[5]

Key

- Residential Allocations (LA###/ LS01)
- Strategic Employment Sites (SP05)
- Settlement Boundaries (SP03)
- District Boundaries
- Parish Boundaries (where settlements span multiple parishes)
- Key Infrastructure Requirements
- Areas of Outstanding Natural Beauty (LP20)
- Local Nature Reserve
- Protected Habitats and Species Sites (SPA, SAC and Ramsar)
- Sites of Special Scientific Interest
- Designated Open Space (LP30)
- Gypsy and Traveller Sites (LP09)
- Public Rights of Way
- Flood Zone 2 (LP29)
- Flood Zone 3 (LP29)
- Ancient Woodland
- Conservation Area
- County Geodiversity Sites

Listed Buildings

- Grade I
- Grade II*
- Grade II
- Registered Parks and Gardens
- Scheduled Ancient Monuments

Policy SP02 Affordable Housing requires a contribution of 35% affordable housing on sites of ten or more dwellings or 0.5ha or more. Proposals which provide a greater amount of affordable housing will also be permitted, subject to the relevant Plan and Neighbourhood Plan policies.

Policy SP03 Settlement Hierarchy states that Ipswich Fringe Settlements and Core Villages will act as a focus for development, which will be delivered through site allocations in the Joint Local Plan and/or in Neighbourhood Plans, and windfall development in accordance with the relevant policies. 'Settlement boundaries have been created to demonstrate the extent of land which is required to meet the development needs of the Plan. Outside of the defined boundaries in isolated locations development will only be permitted in exceptional circumstances.'

Policy SP04 Housing Spatial Distribution states that to assist with delivery of the overall district housing need requirements, designated Neighbourhood Plan areas will be expected to plan to deliver the minimum housing requirements between April 2018 and March 2037. Neighbourhood Plan documents can seek to exceed these requirements, should the unique characteristics and planning context of the designated area enable them to do so. Currently the emerging BMSDC JLP proposes an allocation of 1,430 homes.

Policy SP05 Employment Land states that existing employment uses should be retained and that to ensure a deliverable supply of employment sites to meet the changing needs of the economy, development of net additional employment uses along strategic transport corridors (including A14) will be supported in principle.

Policy SP09 Enhancement and Management of the Environment adds that the Council will require development to protect the landscape, biodiversity, geodiversity, historic environment and historic landscapes through detailed environmental protection measures, such as biodiversity and sustainable urban drainage systems. All development proposals will be required to support and contribute to the Councils' project to maintain, enhance and protect biodiversity net gain, the networks of habitats and green infrastructure.

Policy LP17 Environmental Protection requires all developments to have regard for the efficient and effective use of resources and land, land contamination and instability, pollution and environmental amenity and water resources.

Policy LP26 Design and Residential Amenity adds that development must be of high-quality design with a clear vision for a positive contribution to its context. Development should respond to and safeguard the existing character and context, create character and interest, integrate climate change adaptation and be designed for health, amenity, well-being and safety.

In order to achieve high quality design, proposals should:

a. Respond to the wider townscape/landscapes and safeguarding the historic assets/ environment and natural and built features of merit;

b. Be compatible/harmonious with its location and appropriate in terms of scale, mass, form, siting, design, materials, texture and colour in relation to the surrounding area;

c. Protect and retain important natural features such as trees or hedgerows during and post construction;

d. Create/reinforce a strong design to the public realm incorporating visual signatures (e.g. signage, hard landscaping, public art);

e. Include good practice in design incorporating design principles such as active frontages/ edges, permeability, strong street composition and connectivity. Schemes of exceptional design and /or development within a sensitive area/ landscape will be required to undertake a design review to test this and adherence to Building for Life Criteria;

f. Incorporate high levels of soft landscaping, street trees and public open space that creates, and connects to, green infrastructure and networks;

g. Prioritise movement by foot, bicycle and public transport, including linkages to create/ contribute to a 'walkable neighbourhood';

h. Design-out crime and create an environment for people to feel safe, and has a strong community focus;

i. Protect the health and amenity of occupiers and surrounding uses by avoiding development that is overlooking, overbearing, results in a loss of daylight, and/or unacceptable levels of light pollution, noise, vibration, odour, emissions and dust; Including any other amenity issues;

j. Provide a reasonable standard of accommodation for future occupants in terms of privacy and adequate facilities such as bin storage (including recycling and re-use bins), secure cycle storage and garden space;

k. Where appropriate demonstrate that the design considers the needs of disabled people and an ageing population and follow Dementia-Friendly Design principles.

The emerging Local Plan also includes one employment, three housing and one mixed use allocations which could be allocated to contribute to the housing requirement in Sproughton. These are;

- LA012 Land north of Burstall Lane and west of B1113, Sproughton, for 105 dwellings;
- LA013 Land north of the A1071, Sproughton, for 800 dwellings;
- LA014 Land at Poplar Lane, Sproughton, for 475 dwellings and 4ha of employment;
- LA018 land at Former Sugar Beet Factory Site, Sproughton for 50ha of Use Class E/B2/B8; and
- LA116 50 dwellings Land east of Loraine Way, Sproughton for 50 dwellings.

Endnotes

[1] Available Online: https://www.gov.uk/government/publications/national-planning-policy-framework--2

[2] Available Online: https://www.babergh.gov.uk/assets/Strategic-Planning/Babergh-Core-Strategy/CORE-STRATEGY-AND-POLICIES-FINAL-Feb-2014.pdf

[3] Available Online: https://www.midsuffolk.gov.uk/planning/planning-policy/adopted-documents/babergh-district-council/babergh-local-plan/

[4] Available Online: https://www.midsuffolk.gov.uk/planning/planning-policy/new-joint-local-plan/joint-local-plan-r19-pre-submission/

[5] Available at: https://www.midsuffolk.gov.uk/assets/Strategic-Planning/JLPReg19/FullCouncil/BMSDC-Joint-Local-Plan-Pre-Submission-Nov-2020-FINAL.pdf

Design guidance and codes

04

4. Design guidance and codes

4.1. Introduction

The aim of this document is to ensure that future development within Sproughton is well-designed and built to last. This document focuses on the existing distinctive characteristics of the Parish, showing how they can be incorporated into new development, with the aim of maintaining and, where possible, enhancing the quality of place.

This section sets out best practice examples from the village of Sproughton, demonstrating how the existing context can serve as a reference point and an inspiration for new development that is sensitive to the existing place.

Reference to existing character does not, however, rule against contemporary approaches to design, but it does require a more nuanced and sensitive design approach to avoid inappropriate design solutions. The elements that are more general are what we mean by design guidelines. Other elements that are more prescriptive or set out parameters are the design codes.

This chapter is divided into 12 sections, each one with a different number of subsections. Each section and subsection is numbered (e.g **DC.01**) to facilitate its reading and consultation. A short introductory text with more general design guidelines is provided at the beginning of each section followed by a series of more prescriptive codes and parameters highlighted in a light-brown box.

The table on the next page links the design guidance and codes to the different areas identified within the Parish: Sproughton Village, rest of the Parish and the Industrial Area. Cells marked with a circle identify areas where the guidance and codes are related to and specify if design actions are referred to existing of new developments.

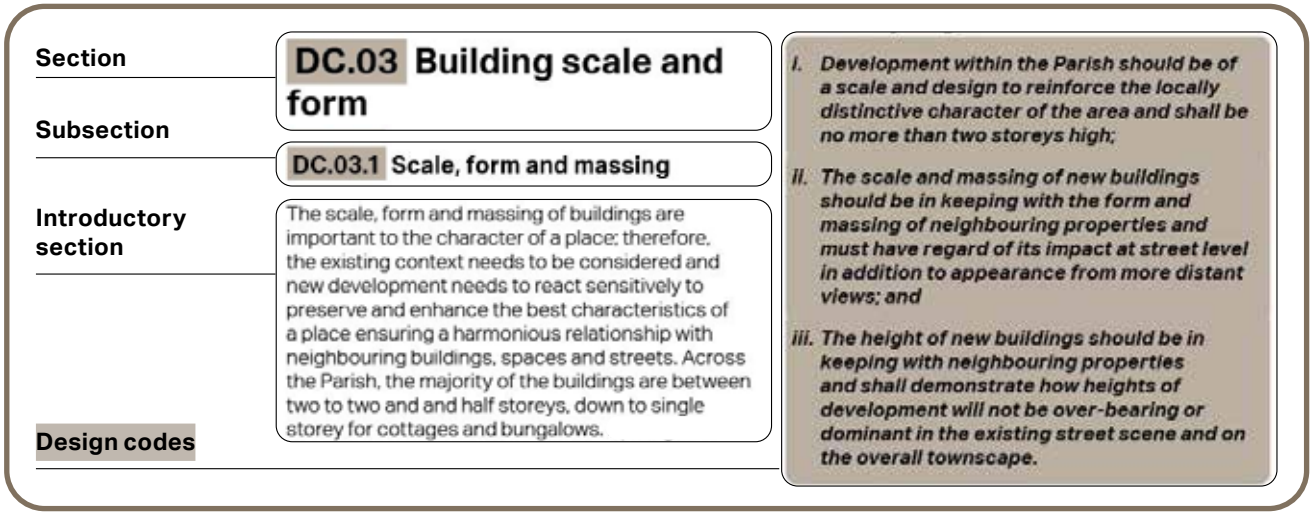


Figure 16: How to use this document

	Sproughton Village		*Rest of Parish*		*Industrial Estate*	
	New	*Existing*	*New*	*Existing*	*New*	*Existing*
DC01 Layout, grain and pattern of development						
DC.01.1 Pattern of developments	●		●		●	
DC.01.2 Layout and grain	●		●		●	
DC02 Relationship with the street and other spaces						
DC.02.1 Relationship with the street and other spaces	●		●			
DC.02.2 Enclosure	●		●			
DC03 Building scale and form						
DC.03.1 Scale, form and massing	●		●		●	
DC.03.2 Roofline	●		●		●	
DC04 Architectural style, materials and details						
DC.04.1 Architectural style	●	●	●	●		
DC.04.2 Building proportion	●	●	●	●		
DC.04.3 Windows	●	●	●	●		
DC.04.4 Doors	●	●	●	●		
DC.04.5 Chimneys	●	●	●	●		
DC.04.6 Roofscape	●	●	●	●		
DC.04.7 Waste storage and servicing	●	●	●	●	●	●
DC.04.8 Architectural details	●	●	●	●		
DC.04.9 Materials	●	●	●	●	●	
DC05 Open space and landscape						
DC.05.1 Open space	●	●	●	●	●	●
DC.05.2 Biodiversity and wildlife	●	●	●	●	●	●
DC.05.3 Lighting and dark skies	●	●	●	●	●	●
DC06 Boundary treatment	●	●	●	●	●	●
DC07 Access and movement						
DC.07.1 Roads	●	●	●	●	●	●
DC.07.2 Parking	●	●	●	●		
DC.07.3 Legibility and wayfinding	●		●		●	
DC08 Views	●		●		●	
DC09 Extension and alterations		●		●		
DC10 Conversion of existing buildings		●		●		
DC11 Development affecting Heritage Assets	●		●		●	
DC12 Sustainable design						
DC.12.1 Sustainable design	●	●	●	●	●	●
DC.12.2 Net-zero carbon	●	●	●	●	●	●
DC.12.3 Sustainable Drainage Systems (SuDS)	●	●	●	●	●	●

Table 1: Design guidance and codes and related areas

DC.01 Layout, grain and pattern of development

DC01.1 Pattern of developments

As stated in the *Ipswich Fringe Settlement Analysis (2018)* none of the areas around the village have the capacity to accommodate large scale development without undermining their special qualities. There is limited opportunity to site residential developments in these areas. Future development therefore needs to consist of small bespoke housing developments which are relatively limited in extent, contained within the existing landscape and reflect the local context so that it makes a positive contribution to existing built form and character.

Figure 17: Lower Street.

Figure 18: The historic part of Sproughton (left image) has a pattern which is predominantly linear with properties generally one plot deep and with building facing directly onto the road. Subsequent additions to some of the original buildings (right image) have created a variety of 'L' and 'U' shaped plan forms.

i. Large scale development is not appropriate for the scale of the village and therefore should be avoided. Any development should be limited in extent and well-integrated with the landscape and the existing vegetation pattern, in keeping with the loose settlement edge;

ii. Development affecting the transitional edges between a settlement and the surrounding countryside must be softened by new landscape planting to provide a more harmonious interface between built development and the wider landscape;

iii. Development affecting the open slopes framing the approach to the village from the north and from the west should be avoided; and

iv. Developments that alter the undeveloped skyline and encroach up the slopes toward the hillsides surrounding the village should be avoided.

Figure 19: Sproughton Court.

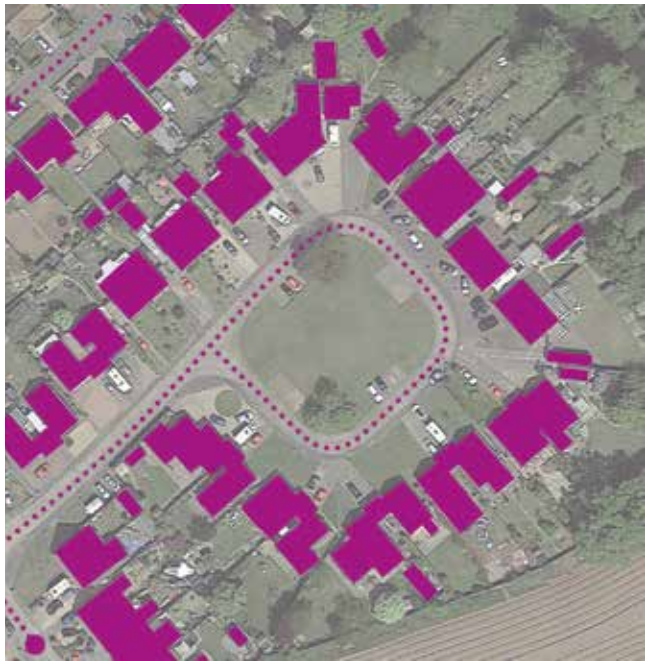


Figure 20: Developments in Sproughton Court and Gipping Way have been laid out around generous open spaces which provide amenities to the nearby residents and improve the overall quality and liveability of the area.

DC.01.2 Layout and grain

As stated in the NPPF and the (draft) Local Plan development should be sympathetic to local character and history and establish or maintain a strong sense of place. Understanding and appreciating the local historic environment can help to ensure that potential new development is properly integrated with what is already there and does not result in the loss of local distinctiveness.

i. Development should sustain or enhance the characteristic and historic locally distinctive grain of development with its mix of form, layout and size;

ii. Siting and layout of new development must be sympathetic to the character of the area and must respect the historic heritage of the village. Proposals near the historic part of the village should respect the characteristic linear character whereas a more informal layout should be used around the edges of the settlement, Collisons and Elton Park; and

iii. Development which is high density and does not reflect the current grain of the villages must be avoided. Proposals needs to consider existing density and the relationship between buildings and plot sizes.

Figure 21: Church Crescent.

Figure 22: During the 20th Century, the village a saw considerable expansion. This part of the village is characterised by a cul-de-sac layout with large plots and big houses. Buildings are generally aligned to the main road with generous front gardens and on-plot car parking.

Figure 23: Collinsons

Figure 24: Developments in Collinsons and Elton Park are arranged along three private roads located off Hadleigh Road, opposite Chantry Parks. Buildings are predominately laid out aligned to the main road and sit on large plots with generous front and rear gardens.

DC.02 Relationship with the street and other spaces

DC.02.1 Relationship with the street and other spaces

The arrangement and grouping of buildings, the relationship between one building and another and with the street, open spaces and the surrounding area, are all important elements in defining the character of an area.

Within the village, buildings either have their main facade addressing the street or are at right angles with gable ends onto the street. There are variations in the positioning of buildings which are sometimes located directly onto the street or set back with small or more generous open frontages. Within Collisons and Elton Park, buildings have more generous front gardens and set backs. Many of the farms around the village have a range of outbuildings, often arranged around a traditional courtyard.

i. Proposals shall sustain or enhance the characteristic arrangement of the village with buildings having open frontages or enclosed gardens or buildings directly positioned on the street; and

ii. Proposals will have regard to the existing relationship between buildings and the street or other surrounding open spaces and how the siting and position of any new buildings can positively respond to this.

Figure 25: Main facade positioned directly onto the footpath

Figure 26: Building perpendicular to the main street

Figure 27: Buildings with small set back from the road and low wall boundary

Figure 28: Buildings set back from the road with generous front garden

DC.02.2 Enclosure

Enclosure is the relationship between public spaces and the buildings or other features that surround them. A more cohesive and attractive urban form is achieved where this relationship is in proportion. The following guidance should be considered to achieve a satisfactory sense of enclosure:

i. Façades should have an appropriate ratio between the width of the street and the building height;

ii. Buildings should be designed to turn corners and terminate views;

iii. Narrow gaps between buildings must be avoided, they should be either detached/ semi-detached or properly linked;

iv. Building lines should run parallel to the back of the pavement; and

v. In the case of a cluster of dwellings, it is recommended that a variety of plot widths, and facade alignments should be considered during the design process to create an attractive villagescape.

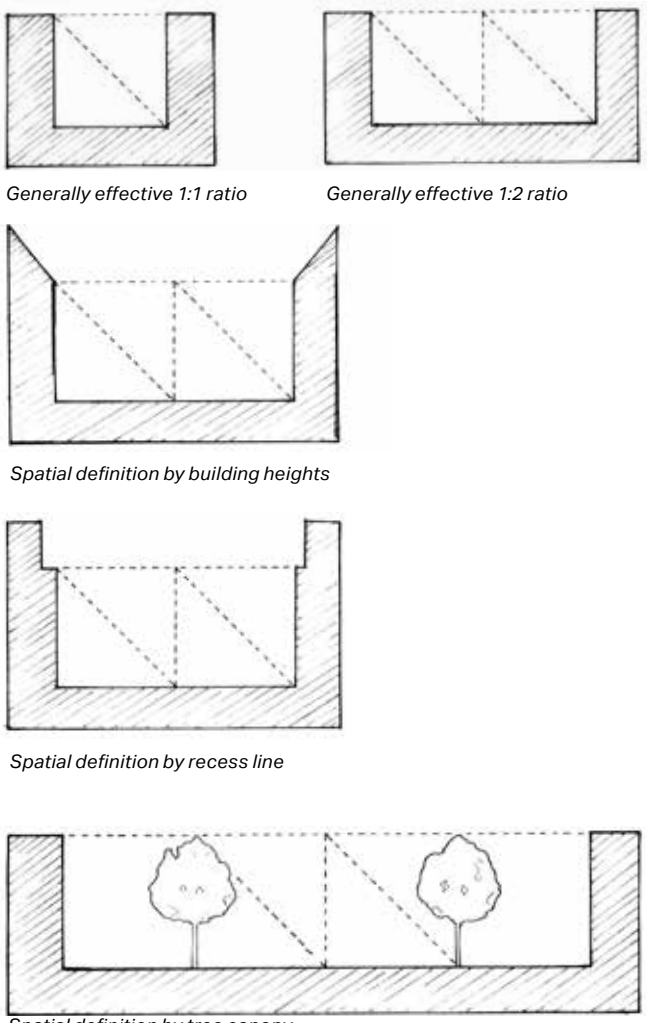


Figure 29: Enclosure ratios

Corner Treatment

Corner buildings provide an opportunity to enhance natural surveillance and create activity at street level as well as to define the corner architecturally. Buildings should have multiple active frontages, where possible. For less visually prominent corners, such as within lower density residential areas, the corner should be addressed by having the main entrance and habitable room windows facing both sides to enable natural surveillance and encourage activity. To articulate the corner, the building can be taller or have a distinctive architectural element to provide a greater presence and enhance legibility.

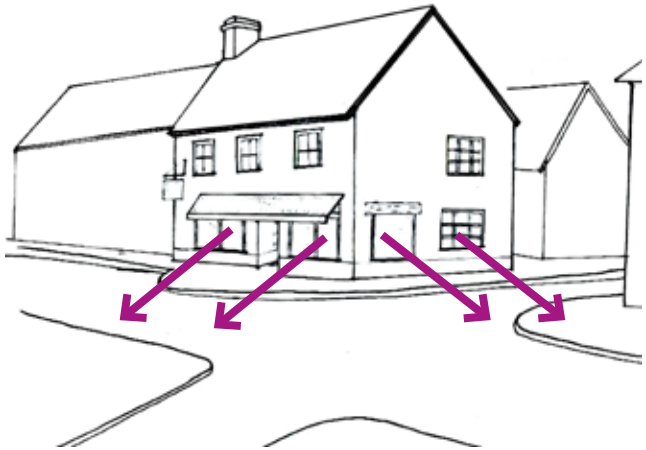


Figure 30: Windows on both street-facing façades provide enhanced natural surveillance.

DC.03 Building scale and form

DC.03.1 Scale, form and massing

The scale, form and massing of buildings are important to the character of a place; therefore, the existing context needs to be considered and new development needs to react sensitively to preserve and enhance the best characteristics of a place ensuring a harmonious relationship with neighbouring buildings, spaces and streets. Across the Parish, the majority of the buildings are between two to two and and half storeys, down to single storey for cottages and bungalows. Sproughton Court is the only exception with block of buildings three storeys height.

i. Development within the Parish should be of a scale and design to reinforce the locally distinctive character of the area and shall be no more than two storeys high;

ii. The scale and massing of new buildings should be in keeping with the form and massing of neighbouring properties and must have regard of its impact at street level in addition to appearance from more distant views; and

iii. The height of new buildings should be in keeping with neighbouring properties and shall demonstrate how heights of development will not be over-bearing or dominant in the existing street scene and on the overall townscape.

Figure 31: Buildings height vary within the village, but they are generally in keeping with the neighbouring properties.

Figure 32: Throughout the Parish, buildings are generally simple in form and predominantly with a rectangular plan.

DC.03.2 Roofline

Traditional buildings within the Parish are unified by their simplicity of form, with gables, pitched and hipped roofs, which combined with variations in the height of eaves and ridges, make an important contribution to defining the vernacular character of the area.

i. Roofline should be well articulated and in proportion with the dimensions of the building with subtle changes in the roofline to avoid monotonous elevations and avoid bulky, featureless appearance.

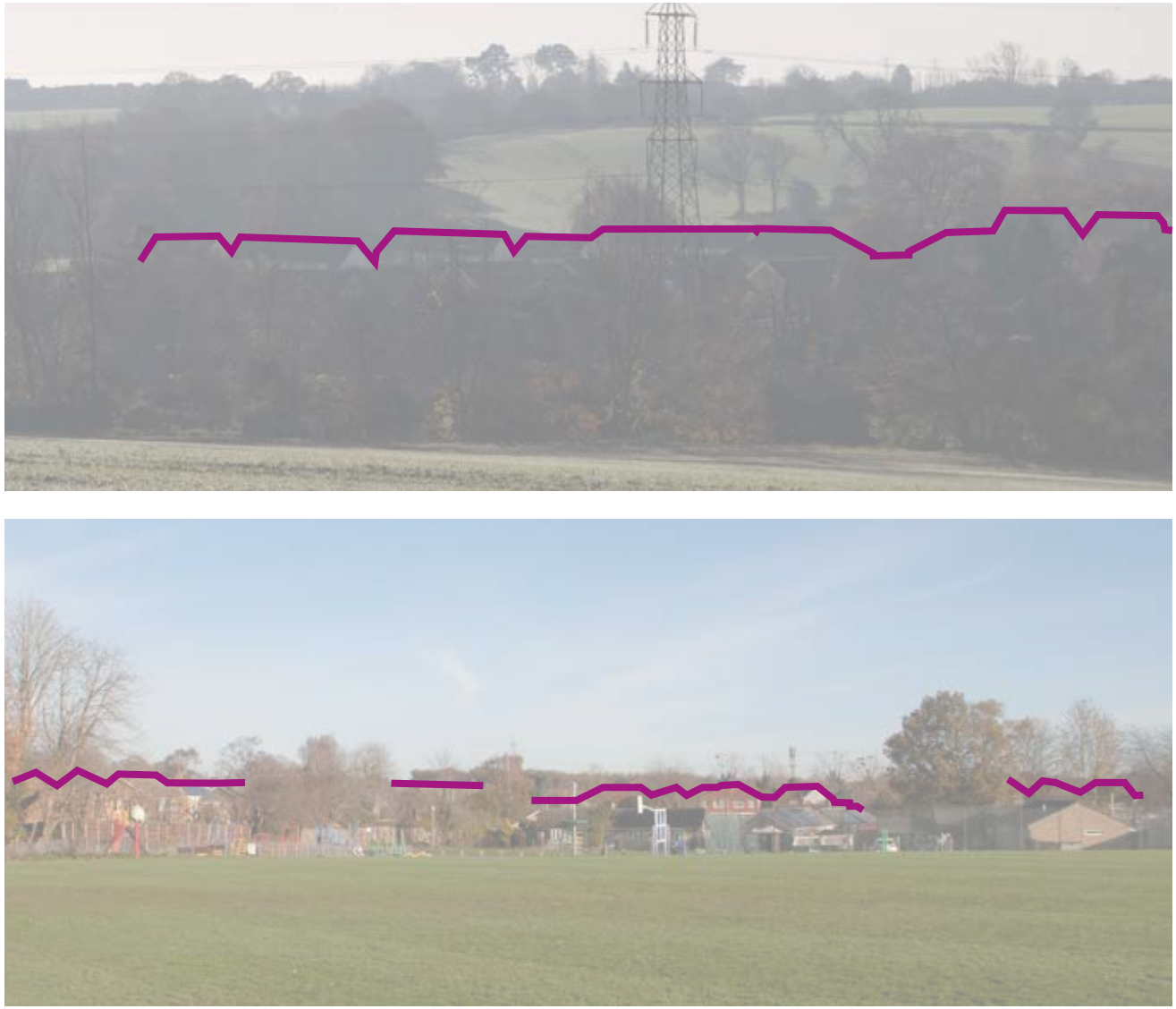


Figure 33: The village has a varied and dynamic roofline. Variations in eaves and ridge levels are not too accentuated and have an harmonious relationship with neighbouring buildings, spaces and street.

DC.04 Architectural style, materials and details

DC.04.1 Architectural style

The village is characterised by different building styles dating from the 15th to the 19th centuries as well as extensive modern developments outside of the historic core of the settlement.

The Parish is not characterised by one architectural style or a single character, but rather a mix of different styles with different responses to the street layout and landscape. The historic townscape is mainly traditional vernacular with a mixture of architectural styles and periods, and variations in height from one to two storeys. Buildings are generally simple in form with a rectangular plan, gables and pitched roofs with chimneys.

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

Figure 34: Examples of traditional buildings in the Parish.

DC.04.2 Building proportion

The relationships between the building and its elements can provide visual interest and enhance the local character.

i. The proportions of a building's elements shall be related to each other as well as the scale and proportion of the building;

ii. The proportions should be dictated by and respond to the type of activity proposed as well as the composition of the existing streetscape;

iii. The front elevation of the buildings must be arranged in an orderly way to avoid creating cluttered facades; and

iv. Features such as windows, doors and solid walls should create vertical and horizontal rhythms along the façade providing variety.

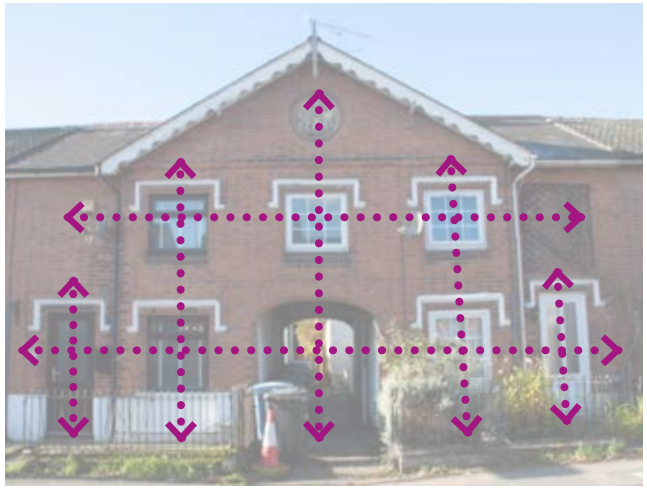


Figure 35: Horizontal and vertical window alignment.

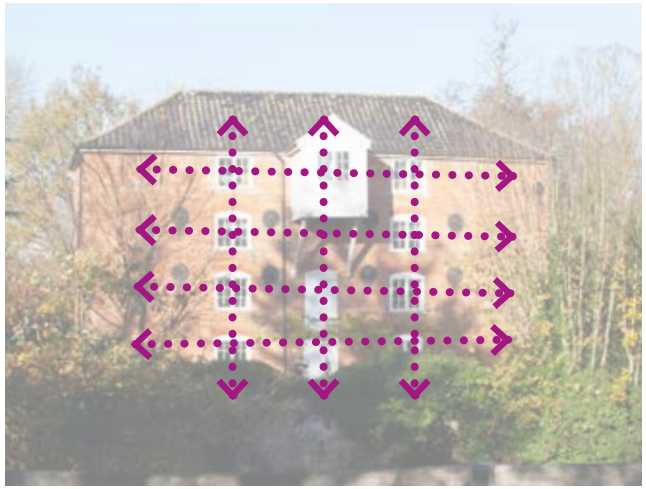


Figure 36: Windows spaced evenly along the building elevation.

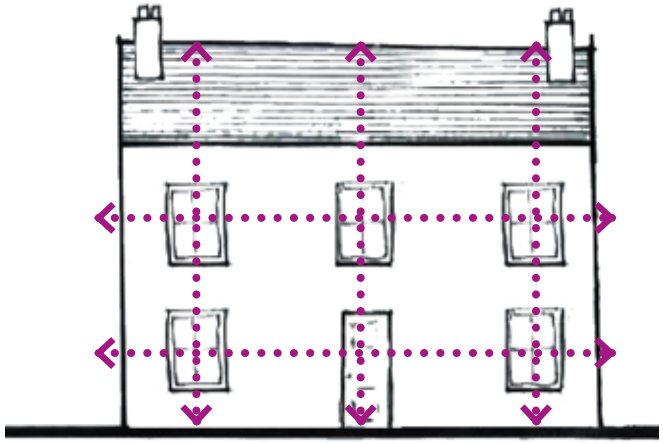


Figure 37: Elevation showing typical building proportions in a detached house.

DC.04.3 Windows

The detailing, materials and fenestration of windows along building facades can inform the character of the street. Within the Parish, there are a variety of window styles with a predominance of casement and mullion windows in older buildings that should be used as guidance for future windows in the town.

i. Windows should match the general orientation, proportion and alignment of other windows in the same building as well as those on adjacent properties, reinforcing the continuity of the streetscape;

ii. Window subdivisions should be arranged symmetrically about the horizontal and vertical areas of the openings. Large panels of glass that are not subdivided should be avoided, as they can distort the visual scale of the building;

iii. Windows in new developments should have consistent colour, thickness of frame and quality of windows across all elevations; and

iv. Windows should employ a particular design approach by adopting either a contemporary or traditional style. Contemporary style buildings can have a variety of window designs whereas traditional building styles should have a limited range of patterns.

Figure 38: Examples of locally distinctive windows in the Parish

DC.04.4 Doors

Different types of doors are used throughout the village creating an interesting and varied streetscape.

i. New development must use the existing architectural styles as inspiration in order for new doors to be in keeping with the village streetscape; and

ii. Small porches and canopies at the entrance of buildings should be in keeping with the style and size of the house and should respect the building line of the street, particularly where a strongly defined building line is an important characteristic of a street. The roof pitch should match that of the original building to ensure it blends in with the building.

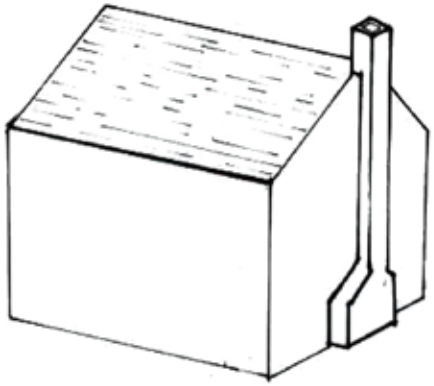
Figure 39: Examples of locally distinctive doors in the Parish. The use of small porches on many older buildings has frequently been replicated in newer buildings

DC.04.5 Chimneys

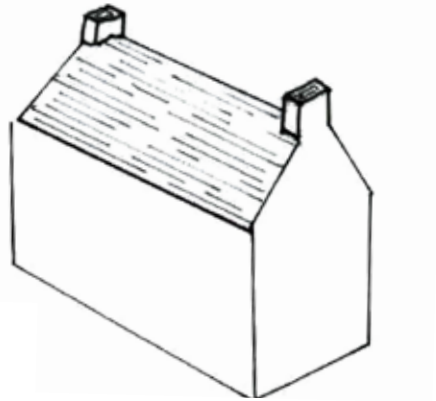
Chimneys can be seen across the villages in all housing types, therefore, they can be placed in several locations. A modern approach should be taken to chimney design and should only be incorporated where they serve a function. In the case of small dwellings without fireplaces, gas fuel or soil and vent outlets can be combined into chimney structures.

i. Chimneys must match the primary elevation material and placed symmetrically to the ridge line; and

ii. Chimneys shall rise above the roof and when on an end elevation should connect to the ground. Chimneys should be positioned on the ridge of the roofs, centrally on a gable end or against an out-scale wall and should have pots.



Chimney connecting to the ground



Symmetrical chimneys-directional emphasise suitable harmonious effect.

Figure 40: Examples of chimneys

Figure 41: Examples of locally distinctive chimneys in the Parish. Some chimneys are integral to the building mass, while others sit outside and form projections

DC.04.6 Roofscape

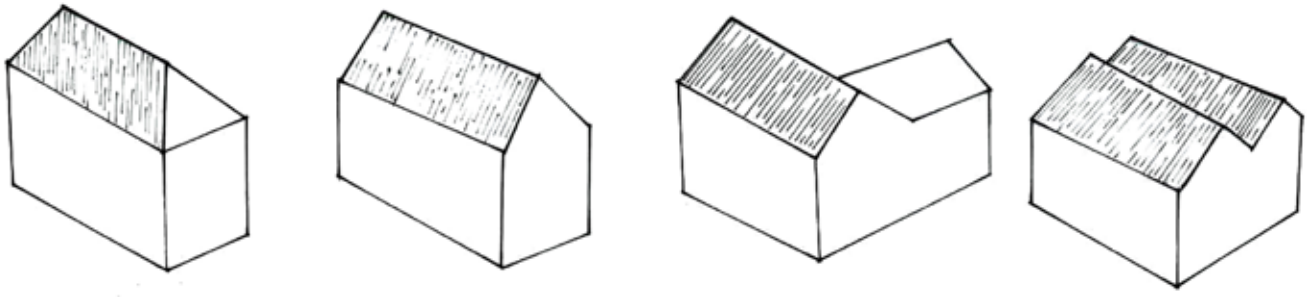
The scale of a roof should be designed in proportion to the height of the elevation. Subtle changes in angle of the roof pitch provides a variety of roofscapes, avoiding monotonous building compositions.

i. Roofs should have a simple form and avoid shallow pitches;

ii. Development must use a common palette of locally distinctive vernacular building material, comprising:

- ***Long straw thatch for traditional thatched roofs;***
- ***Red clay pantiles and plain tiles for gable, pitched and hipped roofs.***

iii. Roof renovation shall have regards of any existing feature of interest and ensure the use of matching details and materials.



Hipped roof *Gable fronted pitched roof* *Multiple roof pitches on a single large footprint building.*

Figure 42: Examples of roofs

Figure 43: Examples of roofs within the Parish

DC.04.7 Waste storage and servicing

Modern requirements for waste separation and recycling has meant an increasing number of bins for each household. However, if not stored properly bins can clutter the appearance of the public realm.

i. New developments must provide accessible refuse storage;

ii. Waste storage should be place in a specific enclosure of a sufficient size for all the necessary bins;

iii. Unattractive and unsafe rear alleyways between back garden fences must be avoided; and

iv. Refuse collection should be made within 25-30m of an adopted road.

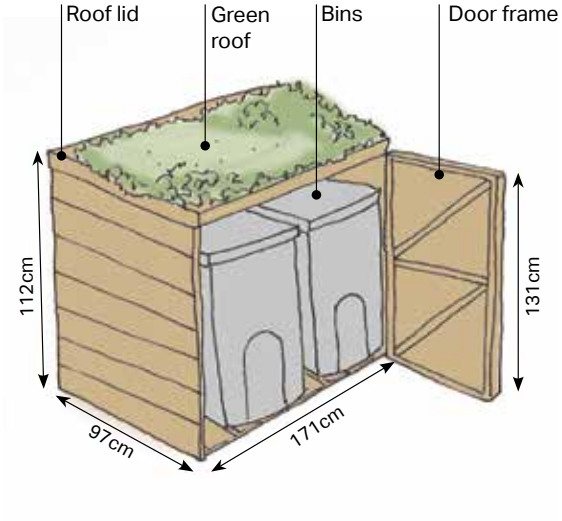


Figure 44: Waste storage diagram with dimensions.

Figure 45: Bin storage design solution.

Figure 46: Example of bin storage using complementary materials.

Figure 47: Example of waste storage being used as the boundary treatment.

DC.04.8 Architectural details

The character of the area is mainly made up of modest houses, predominantly with the local traditional Suffolk red brick and rendered facades which unifies the settlements. The building style in the historic part of the village is characterised by locally distinctive features, such as rectangular hood mouldings on brick and rendered facades, simple brick arches common for window and door openings, decorative brickworks, red clay tiles, roof bargeboards and timber framed facades. Decorative chimneys make an important contribution to the roofscape and are a distinctive feature when seen on the skyline. There are several examples of traditionally detailed, side hung casement mulled windows and vertical sliding sash windows with glazing bars.

i. Poorly detailed and proportioned versions of traditional architectural features should be avoided;

ii. Developments should use a common palette of locally distinctive vernacular architectural details; and

iii. The replacement of existing windows, doors, roofing materials and external finishes in a historic context should not alter the original character of the building.

Figure 48: Examples of traditional architectural details in Sproughton

DC.04.9 Materials

Local building materials make a key contribution to the character of the area and provide an important link between built development and the surrounding landscape. The predominant building material within the Parish is red brick, with many examples of timber frames, tarred or black stained weather-boarding, and flint which is the predominant walling material. There are also a number of examples of buildings with colourwashed external walls and some use of external render.

Traditional roofing materials include the use of long straw thatch. However, the most common roofing material for gable, pitched and hipped roofs is red clay pantiles, plain tiles and slates.

Colour is also important and materials should generally conform to the traditional palette of colour in the village. Generally, material on the roof appears darker than the walls and this is also accentuated by weathering. This relationship also has a satisfactory visual effect of tying the building into the landscape. For these reasons new proposals should follow the traditional arrangement of roofs darker than walls.

The use of sustainable materials is highly welcomed but they must respect the existing materials palette in the village, to conserve the distinctive local character of Sproughton.

In new developments and renovations, locally sourced bricks or bricks that match the buildings in the surrounding area would be the most appropriate. Particular attention should be given to the bonding pattern, size, colour, and texture of bricks.

Generally, for inspiration and appropriate examples, the developers should look at the historic cores of the settlements and the surrounding area. Each development should be designed with the specific location and immediate surroundings in mind.

i. Development should employ materials and features to conserve and enhance the distinctive local character and historic interest of the village;

ii. Development should use a common palette of locally distinctive vernacular building material, comprising:

- ***Local red brick, flint, rendered facades and colour washed external walls;***
- ***Long straw thatch for traditional thatched roofs;***
- ***Red clay pantiles, plain tiles and slates for gable, pitched and hipped roofs.***

iii. The use of cheaper material or artificial stone that imitates traditional material should be avoided and alteration in existing buildings must use local material to maintain the character of the area; and

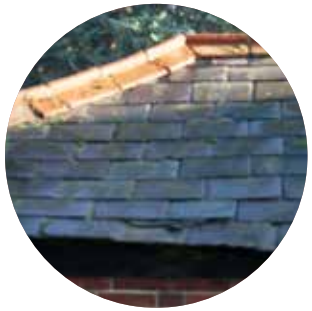
iv. Development should maximise the reuse or recycle of material already on site or locally to minimise the adverse effect generated by construction.

Materials

THATCHED ROOF

RED CLAY PANTILLES

PLAIN TILES



SLATE ROOF

SUFFOLK RED BRICK

RED CLAYTILES

RENDERED WALL

COLOUR WASHED WALL

TIMBER

TARRED OR BLACK
WEATHER-BOARDING

FLINT WALL

FLINT AND
RED BRICK WALL

DC.05 Open space and landscape

DC.05.1 Open space

The presence of open space within and around Sproughton makes an important contribution to the character of the settlement. This is often combined with mature trees, hedges and the surrounding landscape which positively contribute to creating an attractive area with a distinctive rural quality. Trees, hedgerows and other vegetation also contribute to the quality of the street scene.

i. Open space should have a purpose and be of a size, location and form appropriate for the intended use, avoiding space left over after planning or pushing open space to the periphery of development;

ii. Open spaces should be located within walking distance from their intended users, and if possible linked to form connected green networks. Where direct links are not possible, open spaces should be linked through green routes, shared surface and tree lined streets;

iii. Public open spaces should be overlooked by surrounding buildings to promote natural surveillance and social gatherings. This could be achieved by placing them at the centre of the neighbourhood or part of the neighbourhood;

Figure 49: There are a number of open spaces within the Parish which make an important contribution to the character of the area and provide, or have the potential to provide, essential amenities to the community.

iv. New open spaces should not be used as a divisive measure between new and existing development, even though green buffer zones which distinguish between older and new development are acceptable;

v. Open spaces should offer choices for the needs and desires of users of all ages and abilities. These include active sports, play spaces, communal gardens and quiet spaces. Play spaces should be accessible to all children and their design must consider seating areas for carers, shaded spaces and no hidden spots;

vi. Play areas should include elements relating to nature and landscape and the equipment and fittings employed should be of high quality, durability and conforming to the relevant standard;

vii. Existing open green space, including private gardens and amenity spaces, should be protected from unsympathetic development where this would have an adverse impact on the spacious character of the existing site and the area;

viii. Existing landscape features must be retained and enhanced by additional planting and/or new landscape elements; and

ix. Historic field pattern should be preserved and, where possible enhanced.

DC.05.2 Biodiversity and wildlife

The landscape around Sproughton has a biodiversity interest in providing wildlife corridors and refuges for wildlife in an otherwise intensively farmed landscape. New and existing development must preserve the biodiversity of the area and where possible enhance it.

i. Development should seek to protect existing habitats and strengthen the biodiversity of the natural environment. In particular, development should enhance existing wildlife corridors that form the links between the urban and hinterland landscapes;

ii. Developments must preserve and protect the local wildlife and seek the creation of green corridors to benefit biodiversity; and

iii. New development should employ boundary treatments to the side and rear of the property, which are permeable to wildlife. For example, native hedgerow, gapped wooden palisade or 'hit and miss' fencing with wildlife friendly gravel boards should be considered.

Figure 50: There are a number of natural and semi-natural open spaces within the Parish which already provide, or have the potential to provide, habitat and enhanced biodiversity

DC.05.3 Lighting and dark skies

The dark skies character of the countryside should be protected. Dark skies benefit both people and wildlife. New developments should aim for an unobstructed sky full of stars. The landscape is predominately affected by sky glow from the streetlights of a larger urban environment but can also be significantly affected by over-bright single sources at the local domestic level.

i. Development must ensure that lighting schemes will not cause unacceptable levels of light pollution particularly in intrinsically dark areas, and should not interfere with the movement of noctural wildlife;

ii. Lighting scheme that could be turned off when not needed must be considered to reduce any potential adverse effects; i.e. when a business is closed or, in outdoor areas, switching-off at quiet times between midnight and dawn;

iii. The needs of particular individuals or categories should be considered where appropriate (e.g. the safety of pedestrians and cyclists) and appropriate level of lighting provided;

iv. Lighting schemes must consider the location of premises where high levels of light may be required for operation or security reasons; and

v. Given the interface with the wider tranquil landscape, lit settlement edges should be avoided as far as possible.

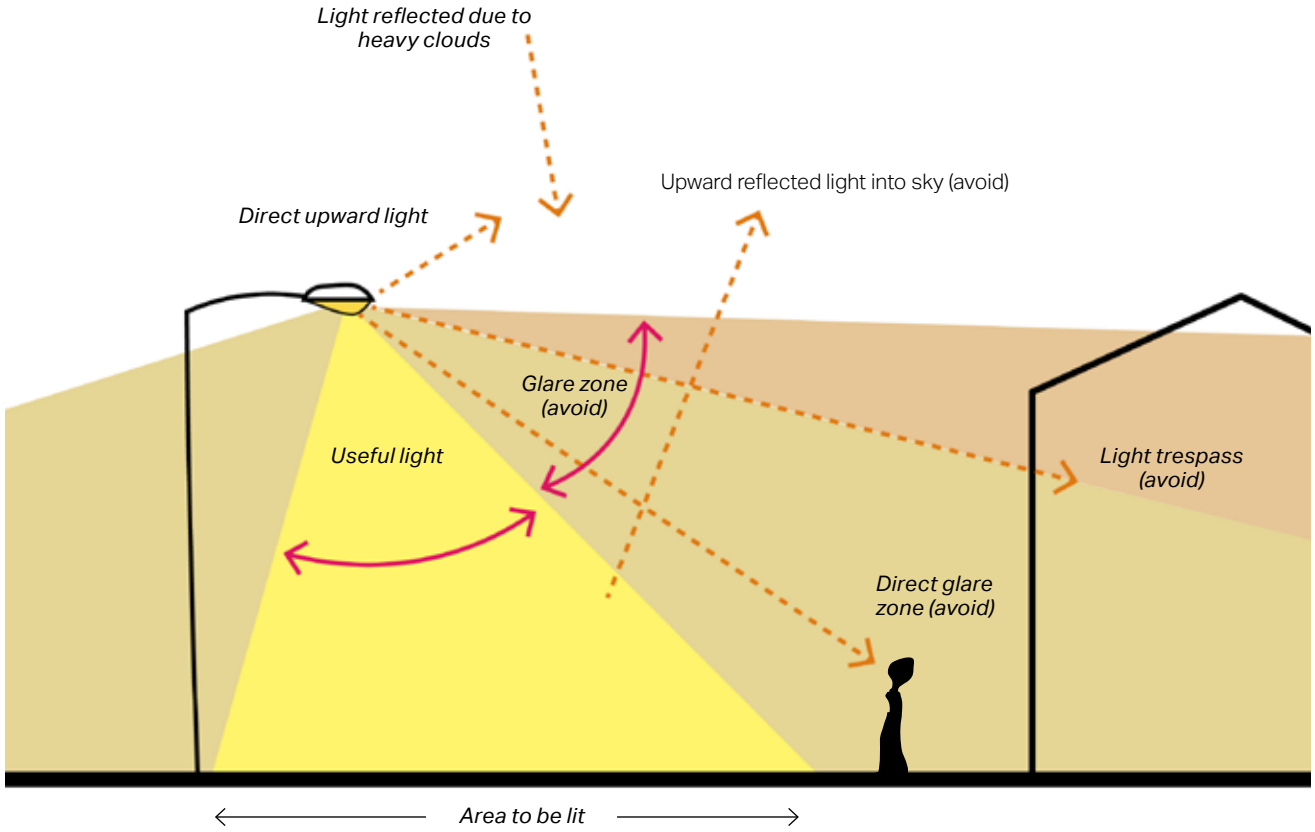


Figure 51: Lighting considerations diagram.

DC.06 Boundary treatment

A clear distinction between public and private space is fundamental to creating a good place. Buildings fronting streets, squares and open spaces activate the public realm, therefore, primary access and principal frontages should always face onto public spaces.

Within the residential areas, setbacks from the street and front garden landscaping can provide some privacy for front living rooms, while also allowing natural surveillance of the streets. The distance between the backs of properties should be considered in relation to privacy.

There are various boundary treatments throughout the area, but brick walls or boundaries defined by hedgerows to street frontages tend to predominate.

i. Proposed boundary treatments must achieve a rural rather than urban or suburban character and must reflect locally distinctive forms and materials, consisting of:

- ***predominance of red brick or flint walls; or***
- ***hedgerows, trees or wooden fence with green additions and plantings.***

ii. Development must identify existing boundary treatments in the context of the site and consider appropriate boundaries for new development to ensure integration with existing context without impinging on existing views or important gaps;

iii. Existing boundary trees and hedgerow should be retained and reinforced with native species; and

iv. Boundary treatments should use locally distinctive traditional materials or hedging comprising native species.

Figure 52: Red brick and flint boundary treatment.

Figure 53: Hedgerow and mature trees boundary treatment.

Figure 54: Low hedgerow boundary treatment.

DC.07 Access and movement

DC.07.1 Roads

The street layout in Sproughton is reflective of its rural character with its historic origins and further developments. The B1113 and Lower Street are the principal routes which connect the village to surrounding settlements. Branching out are mostly rural lanes and cul-de-sacs in residential neighbourhoods. In addition to that, a few public rights of way throughout the area, provide access to the surrounding open countryside which is of historic and communal value.

Street design for new development should adopt an interconnected street layout to allow traffic to be distributed more evenly across the network and reduce congestion. A permeable streets network would encourage the use of active travel including walking and cycling and would generate a higher level of pedestrian activity. This would promote chances of social interactions and enhance natural surveillance at a street level while promoting accessibility of public transport, services and emergency vehicles.

i. ***Street layouts within development sites should be permeable where possible and should connect to the wider area and to public footpaths;***

ii. ***Street hierarchy must be clear and legible and should respond to the topography of the site;***

iii. ***Street design must incorporate opportunities for landscaping, green infrastructure and sustainable drainage solutions; New streets must meet the technical highway requirements, and should be considered a space to be used by all, not only vehicles. Also, they must provide opportunities for walking and cycling to local services and facilities and to the countryside beyond. It is essential that the design of new development should include streets and junctions that incorporate the needs of pedestrians, cyclists, and if applicable public transport users;***

iv. ***Within the settlement boundaries, streets should not be built to maximise vehicle speed or capacity. Streets and junctions must be designed with the safety and accessibility of vulnerable groups such as children and wheelchair users in mind, and may introduce a range of traffic calming measures; and***

v. ***New streets should tend to be linear with gentle meandering, providing interest and evolving views while helping with orientation. Routes should be laid out in a permeable pattern allowing for multiple connections and choice of routes, particularly on foot. Any cul-de-sacs should be relatively short.***

Figure 55: Lower Street. The hierarchy is clear and roads layout positively respond to changes in topography

Figure 56: Branching out from the main road there are mostly rural lanes and cul-de-sacs in residential neighbourhoods

Main entrances to the village

vi. Main entrances to the village should promote the existing countryside by preserving any type of green asset.

Residential streets

Residential streets have a strong residential character and provide direct access to residences from the secondary roads. They must be designed for low traffic volumes and low speed. The lane width can vary to discourage speeding and introduce a more informal and intimate character. Variations in paving materials and textures can be used instead of kerbs or road markings.

vii. Carriageways must accommodate two-way traffic and footways with a 2.00m minimum width on either side where possible.

viii. Green verges and street trees should be integrated in the design, where possible, to improve the visual result and create good quality neighbourhoods;

ix. Residential frontages should be accommodated with rich vegetation and planting in order to provide a virtual separation between public and private spaces and secure privacy for the owners; and

x. Where on-street parking is proposed, it should be interspersed with trees to avoid impeding moving traffic or pedestrians.

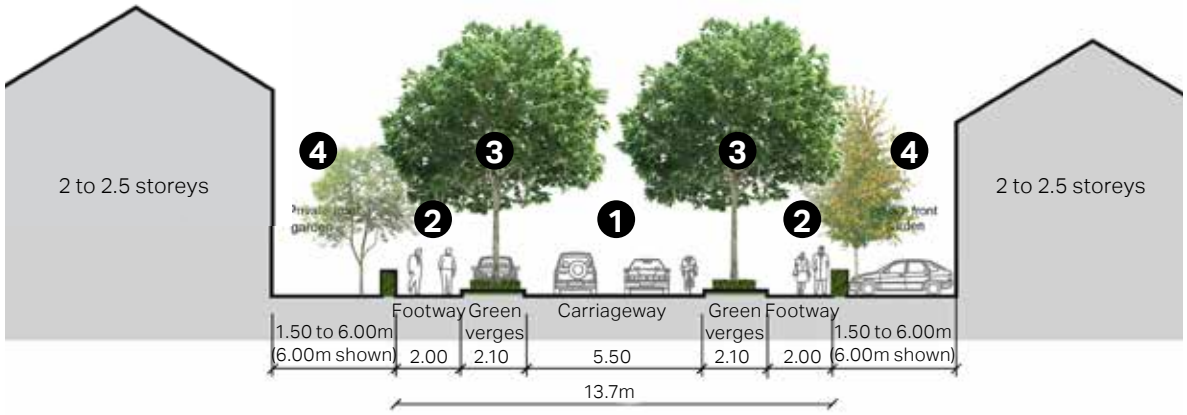


Figure 57: Section showing indicative dimensions for residential streets with green verges.

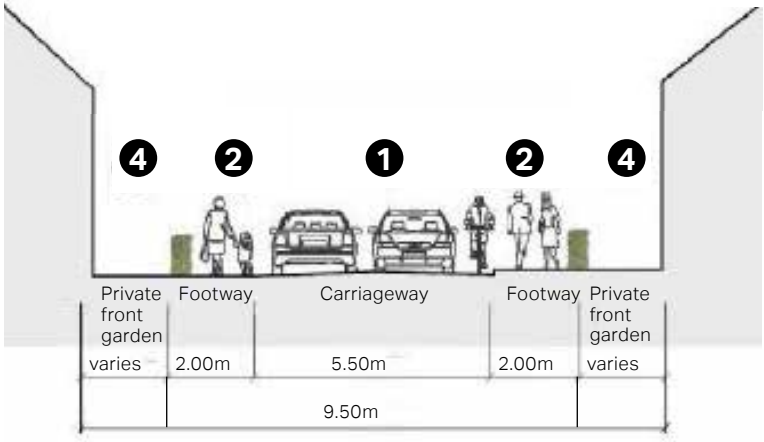


Figure 58: Section showing indicative dimensions for residential streets.

1. Shared carriageway (neighbourhood traffic). Traffic calming measures may be introduced at key locations.
2. Footway.
3. Green verges and street trees.
4. Residential frontage with boundary hedges and front gardens.

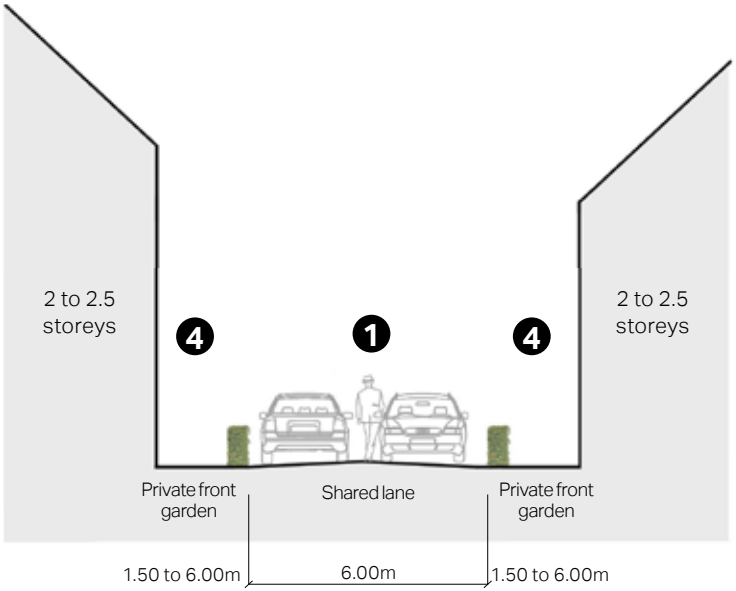
Lanes/private drives

Lanes and private drives are the access-only types of streets that usually serve a small number of houses.

xi. Lanes and private roads should be minimum 6.00 m wide and serve all types of transport modes including walking and cycling, and allow sufficient space for parking manoeuvre.

xii. Edge lanes should be low-speed roads with front houses with gardens on one side and a green space on the other. Carriageways typically consist of a single lane of traffic in either direction, and could be shared with cyclists.

xiii. Opportunities to include green infrastructure, hedges, and/or private gardens to soften the edges must be maximised.



1. Shared lane (local access) - width to vary.
2. Green verge with trees or hedges. The latter are optional but would be positive additions. Parking bays to be interspersed with trees to avoid impeding moving traffic or pedestrians.
3. Footway.
4. Residential frontage with boundary hedges and front gardens.
5. Green space and potential for implementing swales into the landscaping.

Figure 59: Section showing indicative dimensions for lanes and private drives.

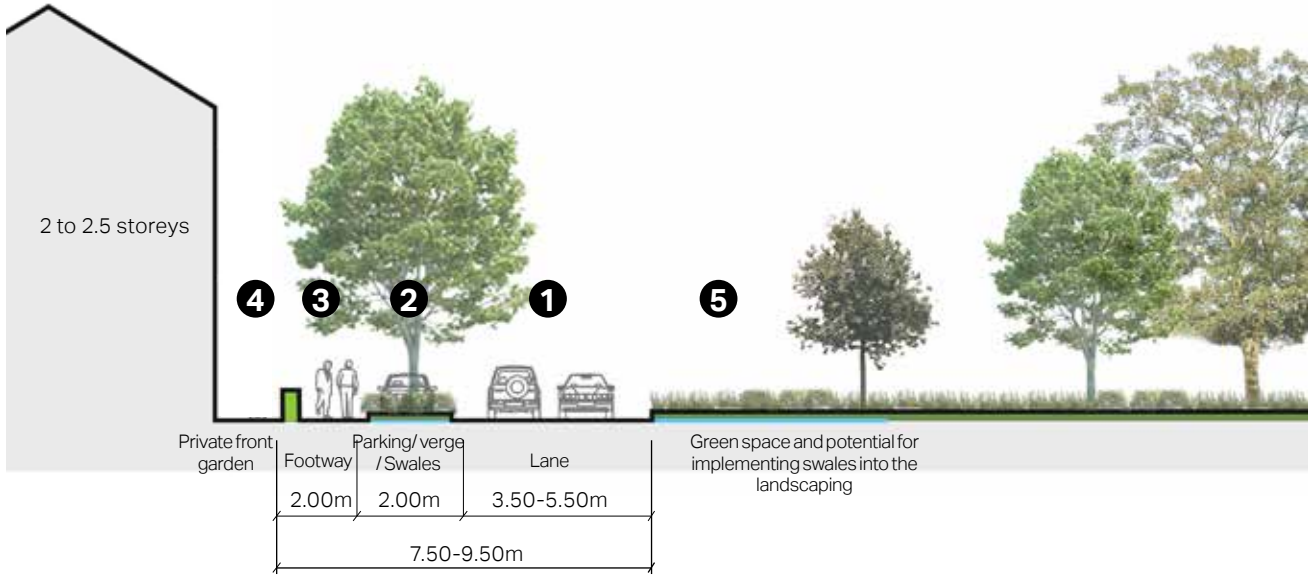


Figure 60: Section showing indicative dimensions for edge lanes.

DC.07.2 Parking

On-plot parking

The (draft) Local Plan requires for all new developments to make adequate provision for car parking. New schemes should contain sufficient off-road car parking to avoid exacerbating the dangerous blockages to roads or footpaths that occur, particularly within settlements. The number of parking spaces for different sized dwellings is set out in *Suffolk Guidance for Parking – Third Edition (May 2019)*

i. Parking within the Parish is important and only on-plot parking is encouraged to take place in new developments;

ii. Sufficient and accessible off-road car parking must be provided on site or in the nearby vicinity to cater for the use proposed;

iii. Parking on development sites should be well integrated so as not to dominate the public realm and must adhere to Local Plan adopted parking standard or guidelines;

iv. On-plot parking can be located either to the front or the side of the building and can be a covered car port or open;

v. High-quality and well-designed soft landscaping should be used to increase the visual attractiveness of the parking. Boundary treatments such as hedges, trees, flowerbeds and low walls also increase attractiveness and provide a clear distinction between public and private space;

vi. Hard standing and driveways must be constructed from porous materials to minimise surface water run-off;

1. Front parking with part of the surface reserved for soft landscaping. Permeable pavement to be used whenever possible.
2. Side parking set back from the main building line. Permeable pavement to be used whenever possible.
3. Boundary hedges to screen vehicles and parking spaces.

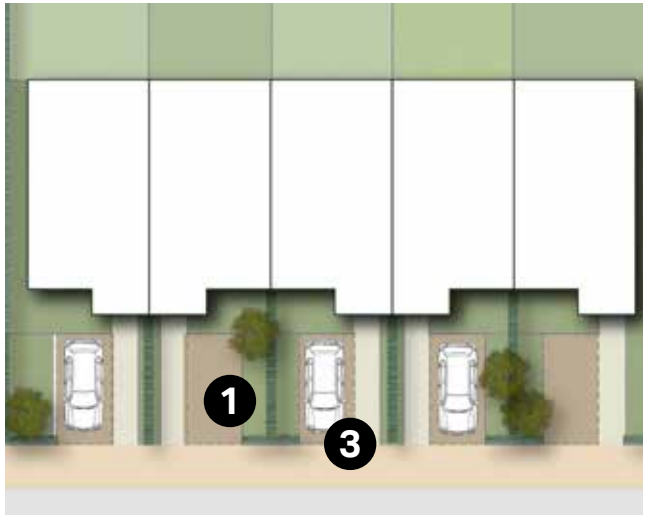


Diagram showing indicative layout for on-plot front parking.

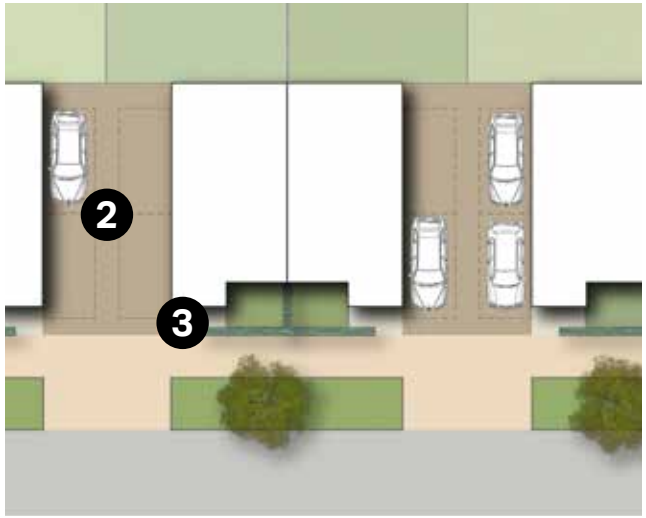


Diagram showing indicative layout for on-plot side parking.

Figure 61: On-plot parking layouts

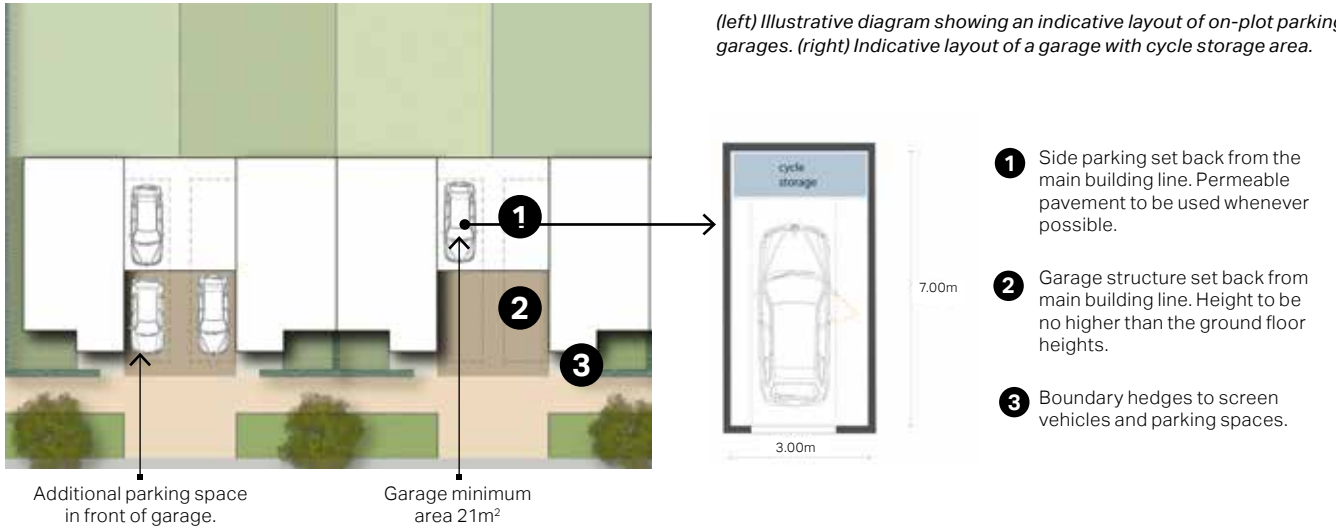
On-plot Garage

Where provided, garages must be designed either as free-standing structures or as additive form to the main building to ensure continuity of the building line. Minimum requirements are set out in *Suffolk Guidance for Parking – Third Edition (May 2019)*

vii. Garages must complement and harmonise with the architectural style of the main building rather than forming a mismatched unit. They must also not result in excessively small and overshadowed gardens;

viii. Garages, and the door aperture, need to be large enough to accommodate a modern, family sized car and some storage. For a garage to be considered a parking space, it must meet the minimum dimension requirement: 7.0m x 3.0m (internal dimension) with clear doorway minimum 2.4m wide. A reduced dimension may be acceptable for cart lodges subject to site layout (minimum bay 5.5m x 2.9m plus wall width);

ix. For a garage to be considered a parking space, it must have a minimum internal area of 22m² with dimensions of 5.5m x 4.0m or 3.2m x 6.9m;



(left) Illustrative diagram showing an indicative layout of on-plot parking with garages. (right) Indicative layout of a garage with cycle storage area.

Figure 62: On-plot garage layout.

Figure 63: Example of on-plot parking with garage.

Figure 64: Example of on-plot parking with garage.

Rear Courtyard Parking

Rear courtyard parking is only to be used where it is not possible to provide direct access to individual parking spaces.

x. Parking courts should benefit from natural surveillance and be well lit at night;

xi. Parking courts should be an integral part of the public realm; hence it is important that high quality design and materials are used both for hard and soft landscaping elements;

xii. Parking courts shall be arranged into clusters with a width of 4 spaces maximum, and must be interspersed with trees and soft landscaping to provide shade, visual interest and to reduce both the heat island effect and impervious surface areas;

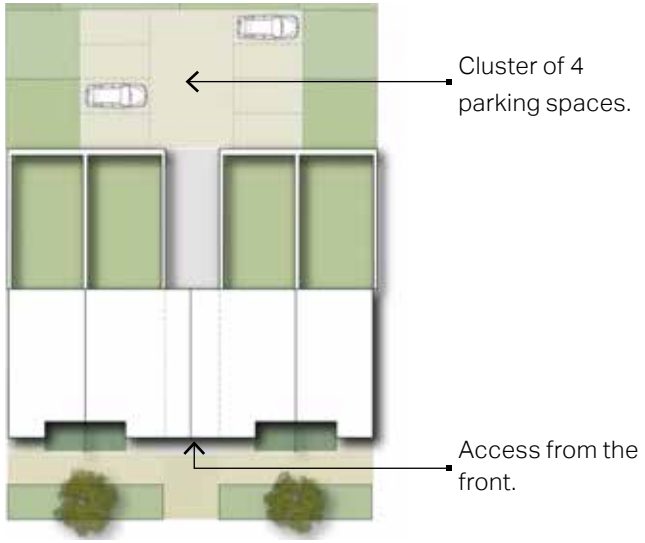


Figure 65: Rear Courtyard Parking

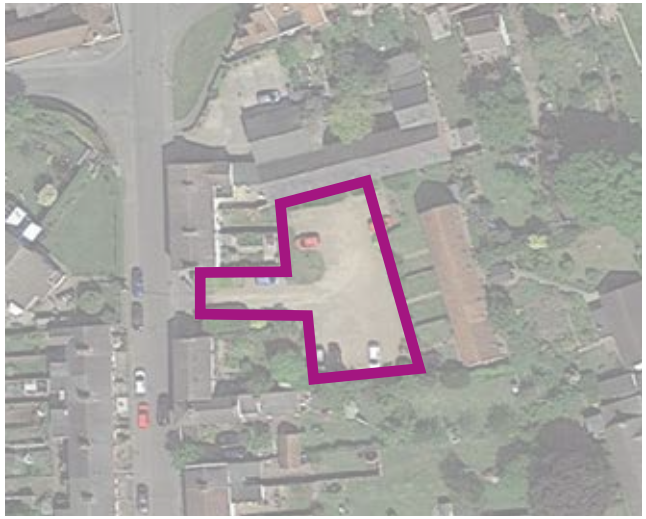


Figure 66: Example of courtyard parking, overlooked by dwellings.

Bicycle parking and storage

The use of alternative modes of transport such as walking and cycling should be encouraged and supported with appropriate facilities. Therefore, all new developments should provide a safe and convenient cycle storage/parking in new homes and employment sites.

xiii. Cycle storage must be provided at a convenient location with easy access. If it is located in rear gardens, a clear unobstructed access route should be provided. The storage space must be designed for flexible use and should be well integrated into the streetscape if it is allocated at the front of the house. The storage structure can be either stand-alone or part of the main building;

xiv. New residential developments must provide secured covered cycle parking and publicly available cycle parking in the public realm. For residential units, where there is no garage on plot, covered and secured cycle parking must be provided within the domestic curtilage. The use of planting and smaller trees alongside cycle parking can be used to mitigate any visual impact on adjacent spaces or buildings; and

xv. Visitor cycle parking within residential areas must be provided close to the buildings in the form of a suitable stand or wall bar. Bicycle stands in the public realm should be sited in locations that are convenient and that benefit from adequate natural surveillance. They should be placed in locations that do not impede pedestrian mobility or kerbside activities.

Figure 67: Cycle parking and access for semi-detached houses with on-plot parking

KEY

- Cycle storage
- Bin storage
- Clear access path
- Cycle/bin wheeling route

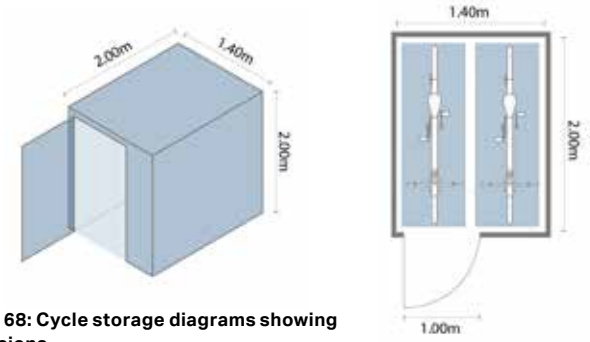


Figure 68: Cycle storage diagrams showing dimensions.

Figure 69: Example of enclosed cycle storage.

Figure 70: Public cast iron cycle rack parking.

DC.07.3 Legibility and wayfinding

A legible and well signposted place is easier for people to understand as they can better orient using landmarks and visual clues in the townscape. Being able to understand how a place fits together and knowing how to negotiate your way through it more easily makes for a more pleasant experience, as well as helping people to feel safer and more connected with their environment.

There are already a number of elements within the Parish that help people to locate themselves, including landmark buildings (such as churches or public houses), specimen trees and smaller elements such as signs or unique bits of street furniture. Where these features exist, they should be protected; while new development should seek to use the same mix of elements to create clear visual links and establish a clear hierarchy and relationship between different spaces.

i. Wayfinding must be clearly established throughout village, particularly along pedestrian routes, and should be designed to complement and not clutter the public realm; and

ii. New development should be designed and laid out in a manner that facilitates intuitive orientation and navigation, through appropriate uses of vistas and memorable features.

Figure 71: Historic Church of All Saints is identified as a key landmark in Sproughton

Figure 72: Open space and mature trees are distinctive features that help the legibility and wayfinding within the village.

DC.08 Views

The landscape which surrounds Sproughton plays an important role in providing a rural setting, particularly in distant views, where development can be seen contained within the valley and a backdrop of mature trees. There are a number of key views of landmark features throughout the area which contribute to creating a sense of place and identity.

Proposals must consider the effects upon views, landmarks, topography, natural features and sky of the new development, to protect and enhance any significant views. At the same time, proposals should identify potentially relevant new views, and the opportunity that the site has as a vantage point over the surrounding landscape.

i. Development must identify key views around the new development, assess its visual impact and consider its effects on both the surrounding landscape points and neighbouring communities and settlements;

ii. Development must identify whether the development will be visible on the skyline in distant views and if so, what its impact will be particularly in relation to the roofscape of existing buildings. Proposal for new developments must not dominate or distract from key views;

iii. Proposals for new developments must not obstruct any established view. Views from within the villages to the wider landscape beyond should be preserved and where possible enhanced;

iv. Proposal which could potentially lead to the loss of open slopes currently surrounding the village must be avoided; and

v. Development proposals must take account of the peculiar topography of the area surrounding Sproughton and avoid development which reduces the physical and visual separation of the village from the nearby settlements.

Figure 73: View of the church tower from Sproughton playing field.

Figure 74: View of the open landscape around Sproughton from Burstall Lane.

Figure 75: Distant view of Sproughton from Burstall Lane. The village is enclosed within the surrounding landscape.

Figure 76: Distant view of the village from Sproughton Manor. The settlement can be seen contained within the valley with a backdrop of mature trees and hills.

Figure 77: View from the Tithe Barn towards the surrounding landscape to the north.

DC.09 Extension and alterations*

There are multiple ways to create extra space within a building using different types of extensions. Extensions must be designed to an appropriate scale and be secondary to the original building. The pitch and form of a building's roof forms part of its character; therefore, extensions should respond by enhancing the existing character. Extensions should consider the materials, architectural features and proportions of the original building and be designed to complement these existing elements.

i. The character of the existing building, along with its scale, form materials and details should be respected and taken into consideration when preparing proposals for alterations and/or extensions;

ii. External extensions should respect or enhance the visual appearance of the original buildings and the character of the wider street scene;

iii. Extensions should be subordinate in term of scale and form and shall not be visually dominant or taller than the existing building;

*Some extensions do not need planning permission as they are covered by permitted development rights. For further information see website https://www.planningportal.co.uk/info/200130/common_projects/17/extensions

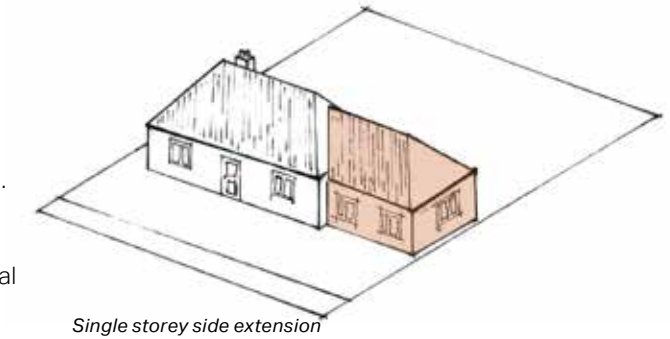
Side extensions

Side extensions are another popular way to extend a building to create extra living space. However, if they are badly designed, they will detract from the appearance of the building and the wider townscape. Single-storey and double storey side extensions should be set back from the main building and complement the materials and detailing of the original building, particularly along the street elevation. The roof of the extension should harmonise with that of the original building; flat roofs should be avoided. Side windows should also be avoided unless it can be demonstrated that they would not result in overlooking of neighbouring properties.

Rear extensions

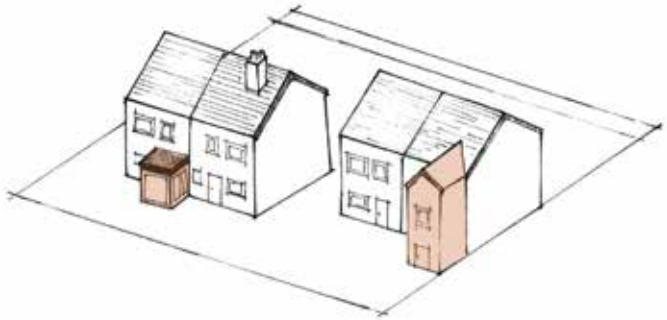
Single storey rear extensions are generally the easiest way to extend a house and provide extra living space. The extension should be set below any first-floor windows and designed to minimise any effects of neighbouring properties, such as blocking day light. A flat roof is generally acceptable for a single storey rear extension.

Double storey rear extensions are not common as they usually effect neighbours' access to light and privacy, however, sometimes the size and style of the property allows for a two-storey extension. In these cases, the roof form and pitch should reflect the original building and sit slightly lower than the main ridge of the building.



Single storey side extension

Double storey side extension



Single and double storey rear extension

Figure 78: Extensions

iv. Extensions should be recessed or in line with the existing building façade and should use lower ridge and eaves levels to ensure that the length and width of the extension are less than the dimensions of the original building;

v. Extensions should be designed using materials and details to match the existing building or alternately, should use contrasting materials and details with a contemporary design approach, but in either case extensions should create a harmonious composition overall and a strong degree of unity with the original building;

vi. Extensions should safeguard the privacy and daylight amenity of neighbouring properties;

vii. Extensions should retain on-site parking capacity and a viable garden area to meet the needs of future occupiers; and

viii. Extensions of existing buildings should help to reduce carbon emissions by complying with high energy efficiency standards and utilising low energy design.

DC.10 Conversion of existing buildings

Retention and reuse of existing buildings is a sustainable option, in that it retains embodied energy/carbon and minimises the use of new resources.

The conversion or adaptation of existing vacant or redundant buildings is encouraged, particularly where they make a significant contribution to the wider townscape and the character of the area.

i. Proposals for the conversion of existing property should be sympathetic to the building and propose an appropriate reuse/ adaptation of the asset;

ii. The architectural character and scale of the building should be carefully considered, and traditional materials and simple detailing employed when converting existing buildings;

iii. Existing window and door openings should be retained and reused, and the number of new openings kept to a minimum. This is particularly important in the case of farm buildings to ensure that their agricultural character is retained;

iv. Proposals that imitate historic architectural styles, using cheaper modern materials and demonstrating a lack of attention to detail as to the character and form of historic buildings within the settlement (including matters such as materials, proportion, massing, fenestration, rooflines/detailing, etc.), will be resisted; and

v. Conversion of existing garages must not result in a reduction in existing on-site parking.

DC.11 Development affecting Heritage Assets

There are several heritage assets in Sproughton which make a positive contribution to the character of the area. Designated heritage assets include the Grade II* Church of All Saints and a number of Grade II buildings such as the Sproughton Mill, Sproughton Hall, the Rectory, the Wild Man Public House, the Tithe Barn and Root Barn most of which are clustered around Lower Street. There are a number of heritage assets scattered across the landscape surrounding the village e.g. Sproughton Manor and the Red House Farm which are both Grade II Listed Buildings.

i. Development which affects any designated and non-designated heritage asset must respect the significance of the asset and must demonstrate how local distinctiveness is reinforced;

ii. Development should respect the significance of any designated and non-designated heritage assets. Particular consideration shall be given to maintaining their role in framing, punctuating or terminating key views through, out of and into the village; and

iii. Particular consideration shall be given to the retention of open spaces and gaps between buildings to sustain the historic form and pattern of development and the setting of heritage assets.

DC.12 Sustainable design

DC.12.1 Sustainable design

New developments should be designed for climate change mitigation and adaptation. Development proposals should consider layout, aspect, massing and use of materials in order to reduce energy consumption and thereby minimise contributions to climate change.

Historic buildings within the village and the surrounding areas can provide good examples of sustainable layouts and construction methods along with the efficient use of energy and local resources, their survival reflects their success and adaptability.

There are opportunities in most historic buildings to improve energy conservation without causing harm, through measures such as secondary glazing, improved loft insulation using natural materials, low energy lighting and the use of fuel-efficient boilers. In some situations, renewable energy technologies can also be installed without causing harm to the heritage significance.

i. The orientation of buildings within the plot, along with the site topography, must be considered to maximise solar gain while keeping a consistent frontage to the street;

ii. Living spaces within each typology should be oriented according to the expected use of each room, e.g. sun in the morning for kitchens, during the day for living areas, and in the evening for bedrooms;

iii. The design of new developments must maximise the use of energy efficiency and energy conservation fixtures, fittings and technology. Passive methods of heating and cooling and the use of renewable energy technologies such as ground source and air source heat pumps, biomass heating, photovoltaics and solar panels must be considered for new developments. Opportunities for the use of the same technologies in existing buildings, when undergoing refurbishment, will also be expected;

iv. Appropriate materials and detailing should be considered to minimise heat loss. Direct entry from the street to an interior living space should be avoided where possible; and

v. Solar access along the south façade should be maximised and openings on the north one minimised. Appropriate shading elements and cross ventilation should be employed in new and existing buildings.

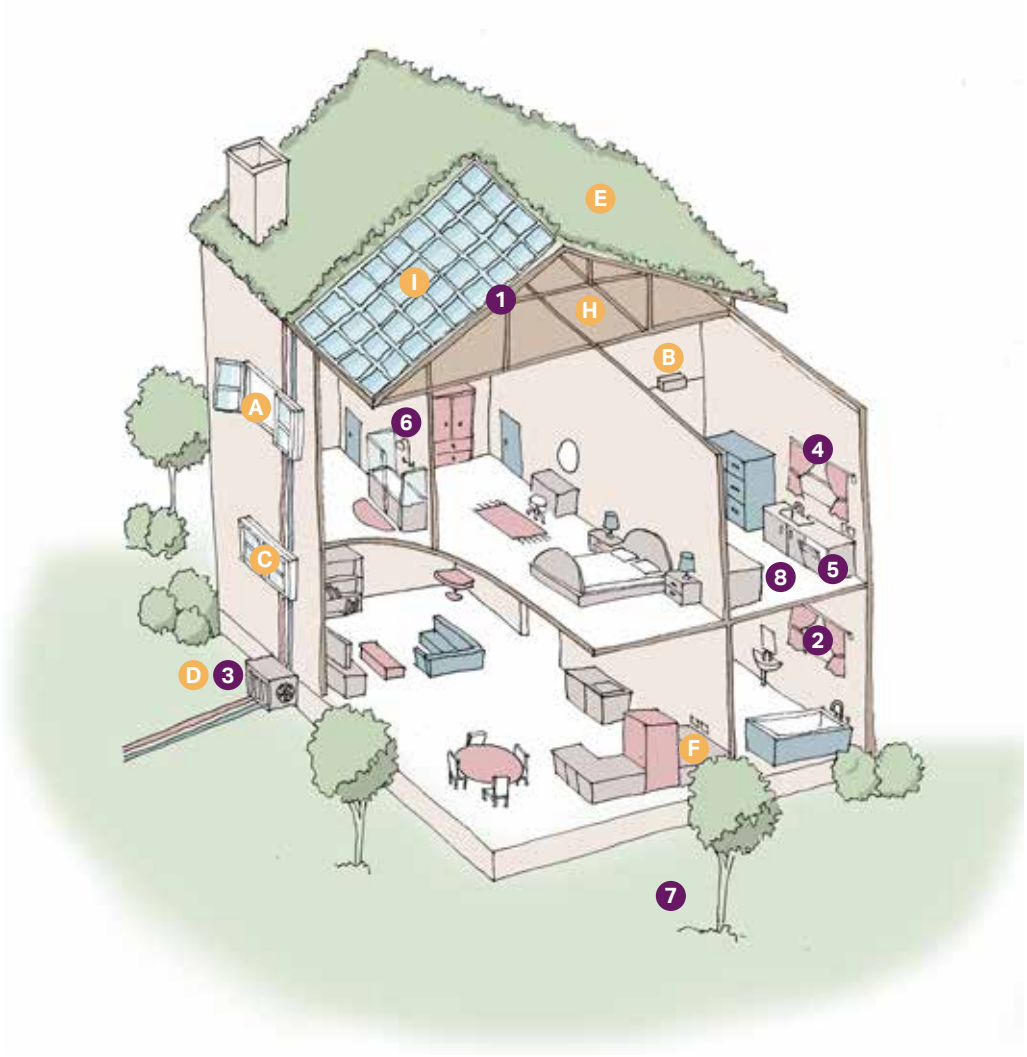
DC.12.2 Net-zero carbon

The (draft) Local Plan states the ambition for Babergh and Mid Suffolk District to become carbon neutral by 2030. In order to achieve this target, all new development proposals, including refurbishment of existing properties, are required to minimise fossil fuel dependencies and should be able to demonstrate how the need to reduce carbon emission has influenced the design, layout and energy source used.

New developments should be built in such a way that, after taking account of emissions from space heating, ventilation, hot water and fixed lighting, expected energy use from appliances and exports and imports of energy from the development (and directly connected energy installations) to and from centralised energy networks, the building will have net zero carbon emissions over the course of a year.

i. Buildings must be built with high levels of energy efficiency. Construction materials should be effectively reused, recycled and locally sourced. Material should be transported on site in the most sustainable manner and have low embodied energy;

ii. Buildings must achieve at least a minimum level of carbon reductions through a combination of energy efficiency, on-site energy supply and/or (where relevant) directly connected low carbon or renewable heat and choose from a range of (mainly off-site) solutions for tackling the remaining emissions;



NEW BUILD HOMES

- **A** **High levels of airtightness**
- **B** **More fresh air** with the mechanical ventilation and heat recovery, and passive cooling
- **C** **Triple glazed windows and external shading** especially on south and west faces
- **D** **Low-carbon heating**, district heating network and no new homes on the gas grid by 2030 at the latest
- **E** **Water management and cooling** more ambitious water efficiency standards, green roofs and reflective walls
- **F** **Flood resilience and resistance** e.g. raised electrical, concrete floors and greening your garden
- **H** **Construction and site planning** timber frames, sustainable transport options (such as cycling)
- **I** **Solar panel**

EXISTING HOMES

- **1** **Insulation** in lofts and walls (cavity and solid)
- **2** **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)
- **3** **Low- carbon heating** with heat pumps or connections to district heat network
- **4** **Draught proofing** of floors, windows and doors
- **5** **Highly energy- efficient appliances** (e.g. A++ and A+++ rating)
- **6** **Highly waste- efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
- **7** **Green space (e.g. gardens and trees)** to help reduce the risks and impacts of flooding and overheating
- **8** **Flood resilience and resistance** with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Figure 79: Diagram showing low-carbon homes in both existing and new build conditions

Solar Roof Panels

Solar panels (PV or hot water heating) can have a positive environmental impact. However, their design and installation needs careful consideration, particularly when carried out on historic buildings or within sensitive areas. Preservation of the character of the village is a priority, but there are numerous examples where technology has been designed to reflect and complement local vernacular and character.

A few principles relating to the sensitive installation of solar technology are set out below:

On new builds:

iii. Adopt solar technology from first principles, embedding their use into the design concept from the very start. Some attractive options are solar shingles and photovoltaic slates;

iv. Use the solar panels as a material in their own right.

On retrofits:

v. Analyse the proportions of the building and roof surface in order to identify the best location and sizing of panels;

vi. Consider introducing other tile or slate colours to create a composition with the solar panel materials;

vii. Conversely, aim to introduce contrast and boldness with proportion. There has been increased interest in black panels due to their more attractive appearance. Black solar panels with black mounting systems and frames can be an appealing alternative to blue panels;

viii. Carefully consider the location of solar panels on buildings within the historic part of Sproughton. It might be appropriate to introduce solar panels to areas of the building that are more concealed in order to preserve the character and appearance of the village; and

ix. Solar panels can be added to listed buildings, but they need to be carefully sited and consent will be required.

Figure 80: Example of a sympathetic approach to solar panels on existing buildings

Figure 81: Solar panels intergrated with tradition building design.

Green Roofs

Green roofs improve drainage, add to biodiversity and, in some instances, can improve the thermal performance of the roof.

x. Whether the roof is partially or completely covered with vegetation, the design should follow some common design principles such as:

- ***Planned from the start;***
- ***Easy to reach and maintain;***
- ***To complement (where applicable) the surrounding landscape;***
- ***To help integrate the building with the countryside; and***

xi. Designed comprehensively with other sustainable design technologies, such as water harvesting and porous pavements.

Figure 82: Modern building with green roof and facade.

Figure 83: Green roof integrating the building with the countryside.

DC.12.3 Sustainable Drainage Systems (SuDS)

New developments should seek to reduce flood risk overall through creation of multi-functional green infrastructure and sustainable drainage systems. It is essential to demonstrate that the development will be safe and flood risk is not increased elsewhere.

It is important to change the traditional approach to managing flood risk to one of accepting water as a valuable resource whose benefits should be maximised within the design process.

New developments should consider the amenity and aesthetic value of surface water in the urban environment alongside long term environmental, biological and social factors in the context of climate change and urbanisation.

SuDS should be considered as a key design tool to achieve those wider goals and not a mere functional requirement.

i. New and existing developments must capitalise on SuDS possibilities as a key design element to provide amenity and aesthetic value to the development.

SuDS definition

The term SuDS stands for Sustainable Drainage Systems. It covers a range of approaches to managing surface water in a more sustainable way to reduce flood risk and improve water quality whilst improving amenity benefits.

SuDS work by reducing the amount and rate at which surface water reaches the combined sewer system. Usually, the most sustainable option is collecting this water for reuse, for example, in a water butt or rainwater harvesting system, as this has the added benefit of reducing pressure on important water sources.

Figure 84: SuDS with flowers and a path.

Where reuse is not possible there are two alternative approaches using SuDS:

- Infiltration, which allows water to percolate into the ground and eventually restore groundwater; and
- Attenuation and controlled release, which holds back the water and slowly releases it into the sewer network. Although the overall volume entering the sewer system is the same, the peak flow is reduced. This reduces the risk of sewers overflowing. Attenuation and controlled release options are suitable when either infiltration is not possible (for example where the water table is high or soils are clay) or where infiltration could be polluting (such as on contaminated sites).

The most effective type or design of SuDS would depend on site-specific conditions such as underlying ground conditions, infiltration rate, slope, or presence of ground contamination.

A number of overarching principles can however be applied:

- Manage surface water as close to where it originates as possible;
- Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down so that it does not overwhelm water courses or the sewer network;
- Improve water quality by filtering pollutants to help avoid environmental contamination;
- Form a 'SuDS train' of two or three different surface water management approaches;
- Integrate into development and improve amenity through early consideration in the development process and good design practices;
- SuDS are often as important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream;
- Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water whilst increasing the biodiversity value of the area;
- Best practice SuDS schemes link the water cycle to also help make the most efficient use of water resources by reusing surface water; and
- SuDS must be designed sensitively to augment the landscape and wherever possible provide biodiversity and amenity benefits.

Storage and slow release

Rainwater harvesting refers to the systems allowing capture and storage of rainwater as well as those enabling the reuse in-situ of grey water. Simple storage solutions, such as water butts, can help provide significant attenuation. To be able to continue to provide benefits, there has to be some headroom within the storage solution. If water is not reused, a slow release valve allows water from the storage to trickle out, recreating capacity for future rainfall events. New digital technologies that predict rainfall events can enable stored water to be released when the sewer has greatest capacity to accept it.

These systems involve pipes and storage devices that could be unsightly if added without an integral vision for design. Therefore, some design recommendation would be to:

- Conceal tanks by cladding them in complementary materials;
- Use attractive materials or finishing for pipes;
- Combine landscape/planters with water capture systems;
- Install underground tanks; and
- Utilise water bodies for storage.

Figure 85: Examples of water butts used for rainwater harvesting in Reach, Cambridgeshire.

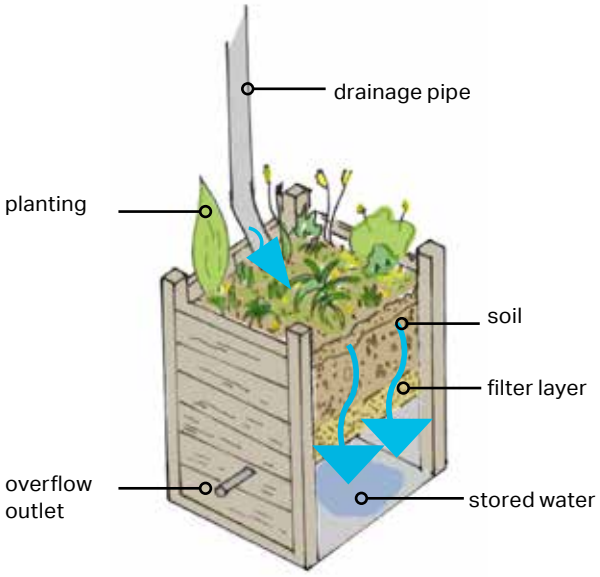


Figure 86: Diagram illustrating the functioning of a stormwater planter.

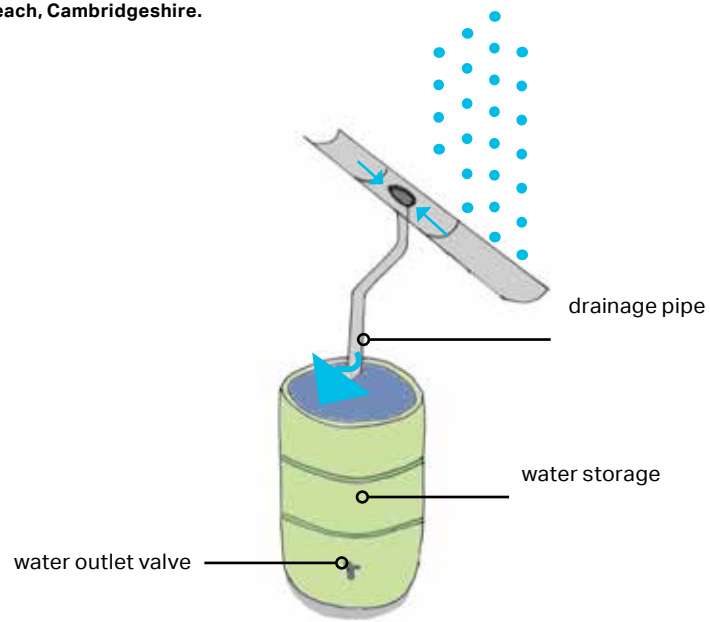


Figure 87: Diagram illustrating the functioning of a water butt.

Attenuation ponds and detention basins

Attenuation ponds are permanent bodies of water with stormwater storage capacity above the permanent water level. Detention basins are similar to attenuation ponds, but without a permanent pool of water.

Detention basins provide more attenuation storage per unit surface area than attenuation ponds of the same depth, so may be used when space is more limited. However, attenuation ponds are preferred due to the greater amenity and biodiversity benefits offered.

Attenuation ponds must be of a natural appearance to complement the rural character of the site. They can also be of educational benefit to schools and the local community.

Detention basins will be vegetated to provide greater water quality benefits, such as through the removal of sediment. They should be designed to permit alternative uses when not in use, where appropriate.

Attention ponds and detention basins must actively contribute as new public amenities and green spaces. It must be expected that people will interact with the water and landscaping, therefore they must be designed for safe public access and not fenced off.

Figure 88: Attenuation ponds and detention basins must be integrated into the green space strategy and designed with safe public access in mind so that they do not necessitate fencing. Designs similar to the facility in this picture must be avoided because they are dangerous and have unattractive fencing.

Figure 89: Detention basin in Cambridge designed for public access.

Permeable paving

Permeable paving can be used where appropriate on footpaths, public squares, and private access roads and private areas within the individual development boundaries. In addition, permeable pavement must also:

- Respect the material palette;
- Help to frame the building;
- Create an arrival statement;
- Be in harmony with the landscape treatment of the property; and
- Help define the property boundary.

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

- *Flood and Water Management Act 2010, Schedule 3;*[1]
- *The Building Regulations Part H – Drainage and Waste Disposal;*[2]
- *Town and Country Planning (General Permitted Development) (England) Order 2015;*[3]
- *Sustainable Drainage Systems - non-statutory technical standards for sustainable drainage systems;*[4]
- *The SuDS Manual (C753);*[5]
- *BS 8582:2013 Code of practice for surface water management for development sites;*[6]
- *BS 7533-13:2009 Pavements constructed with clay, natural stone or concrete pavers;*[7] *and*
- *Guidance on the Permeable Surfacing of Front Gardens.*[8]

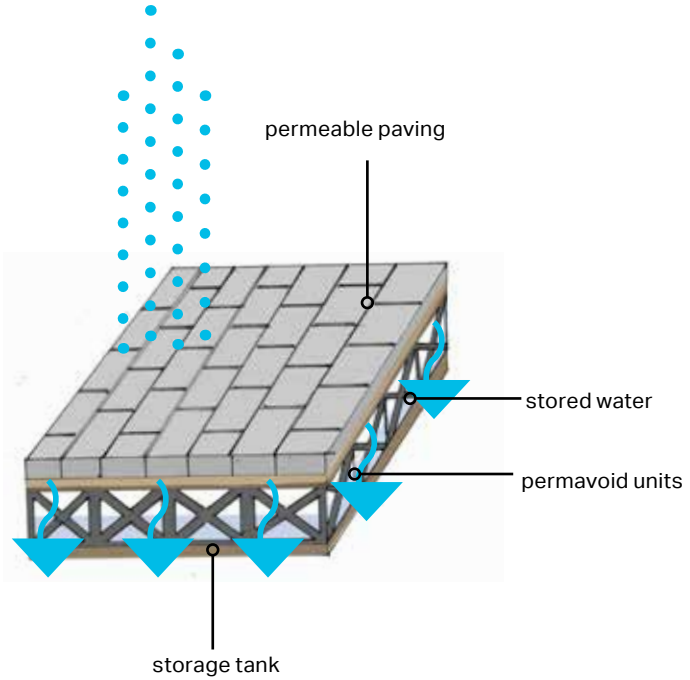


Figure 90: Diagram illustrating the functioning of a soak away

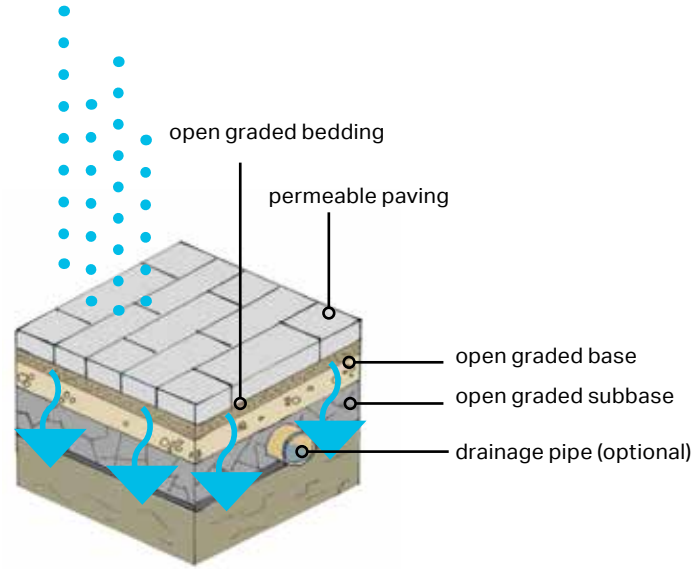


Figure 91: Diagram illustrating the functioning of a soak away

[5] CIRIA (2015). *The SuDS Manual (C753).*

4.2. General questions to ask and issues to consider when presented with a development proposal

Because the design guidance and codes of this report cannot cover all design eventualities, this section provides a number of questions based on established good practice against which the design proposal should be evaluated.

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

As a first step there are a number of ideas or principles that should be present in the proposals.

The proposals or design should:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established village or smaller settlement character of streets, greens, and other spaces;
- Respect the rural character of views and gaps;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours; and
- Positively integrate energy efficient technologies.

Following these ideas and principles, there are a number of questions related to the design of new developments outlined in the following pages.

General design guidelines for new development:

- Respect the existing settlement pattern in order to preserve the character. Coalescence development should be avoided;
- Integrate with existing paths, streets, circulation networks;
- Reinforce or enhance the established character of streets, greens and other spaces;
- Harmonise and enhance the existing settlement in terms of physical form, architecture and land use;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, roofline, height, form, and density;
- Enhance and reinforce the property boundary treatments;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other; and
- Aim for innovative design and eco-friendly buildings while respecting the architectural heritage and tradition of the area whilst also integrating them with future development.

Street grid and layout:

- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern? Are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

Local green spaces, views and 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?
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- Does the proposal preserve and enhance the local wildlife?
- Has the proposal considered the creation of green corridors to benefit biodiversity?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal affect the character of a rural location?
- 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?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?

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?

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?

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?

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?

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?

Building materials and surface treatment:

- What is the distinctive material in the area, if any?
- 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?
- Do the new proposed materials respect or enhance the existing area or adversely change its character?

Car parking solutions:

- 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?

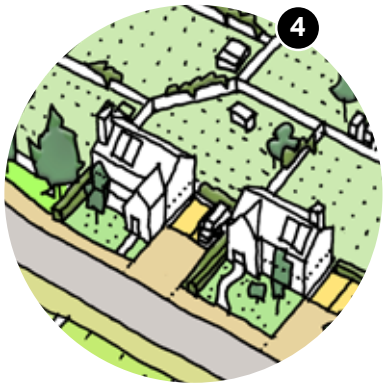
Architectural details and design:

- If the proposal is within an historic area, how are the characteristics reflected in the design?
- Does the proposal harmonise with the adjacent properties?
- Does the proposal respect the height, massing and general proportions of adjacent buildings and take cues from materials and other physical characteristics?
- Does the proposal maintain or enhance the existing landscape features?
- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?

4.3. Summary

Drawing from the design guidance and codes outlined in the previous pages, this sections illustrate key design elements, related to the pattern and layout of buildings and streets of an exemplified neighbourhood block.

1. Connected street network.
2. Integration with the existing built environment.
3. On-plot parking provision.
4. Front gardens decorated with soft landscape elements and vegetation.
5. Well-sized front and back gardens with rich vegetation.
6. Open green spaces with amenities overlooked by surrounding buildings.
7. Appropriate corner treatment to enhance natural surveillance and create activity at street.
8. Green buffer zones to provide a more harmonious interface between built development and the wider landscape.
9. Simple form buildings no more than 2-2.5 storeys in height.
10. Roofline with an armonius ralationship with neighbouring buildings
11. Low-speed road with variation in width to discourage speeding and introduce a more informal and intimate character.
12. Provision of green corridors to benefit biodiversity and local wildlife.
13. Views to the surrouding countryside.
14. Connection with the surrouding countryside.



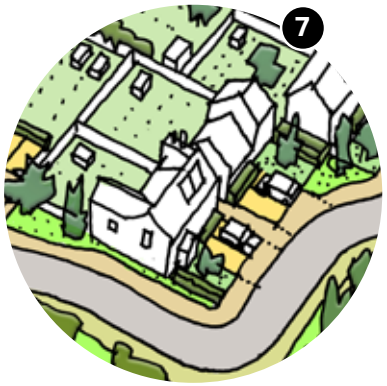


Figure 92: Illustration to show a neighbourhood block highlighting design elements, related to the pattern and layout of buildings and streets.

Delivery

05

5. Delivery

This section concludes the report with recommendations on how to embed findings in the Neighbourhood Plan and engage with local authorities.

This document provides design guidance and codes for the Parish of Sproughton based on an assessment of the existing built form and environmental components that characterise the Neighbourhood Plan area. The design guidance and codes is intended to facilitate future development that creates high quality places and buildings which respond to and complement the existing character and landscape setting of the village.

The design guidance and codes is intended to be the mechanism by which the Neighbourhood Plan group can, throughout the plan period, secure suitably appropriate, context driven development within the Parish. The design guidance and codes will give certainty to both the local community and developers, providing them with an understanding of what is expected of new development. It is hoped that this certainty will bring benefits both in terms of the quality of new development and the time frames required to progress development proposals through the planning system.

The different ways in which the design guidance and codes might be used by different stakeholders are set out in the adjacent table.

Actors	How they will use the design guidance and codes
Applicants, developers, and landowners	As a reference to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the design guidance and codes as planning consent is sought.
Local Planning Authority	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.
Parish or Town Council	As a reference when commenting on planning applications, ensuring that the design guidance and codes are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

Figure 93: View of the countryside outside the Tithe Barn.

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