

# Baylham

## Design Codes and Guidance

Final report  
April 2024

## Quality information

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6	02/04/2024	Locality review	Samantha Banks	Neighbourhood Planning Program Manager, Locality
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## Introduction

# 1

# 1. Introduction

## 1.1 The importance of good design

Through the Department for Leveling Up, Housing and Communities (DLUHC) Neighbourhood Planning Support Programme led by Locality, AECOM was commissioned to provide design support to Baylham Parish Council.

As the National Planning Policy Framework (NPPF) (paragraph 131) notes, 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'.

Research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council; see, for example, *The Value of Good Design*<sup>1</sup>) has shown that good design of buildings and places can improve health and well-being,

1. <https://www.designcouncil.org.uk/sites/default/files/asset/document/the-value-of-good-design.pdf>

increase civic pride and cultural activity, reduce crime and anti-social behaviour and reduce pollution.

This document aims to offer guidance in future development that promotes good design, respects and preserves local characteristics, whilst encouraging modern and innovative design.

## 1.2 The purpose of this document

Following an analysis of the Neighbourhood Area, a set of architectural and design qualities has been identified. These qualities, combined with good design practice, will form the following design guidelines that development in Baylham should follow in order to comply with this parish-wide design guide document. The document will be used in support of the planning policies in the Local and Neighbourhood Plans for the area in the determination of development that requires planning permission.



Figure 01: Upper Street.



Figure 02: Baylham Common.

**The NPPF 2023, paragraph 132 states that:**

*'Plans should... set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. 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 can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development...'*

The Government is placing significant importance on the development of design guidance in order to set standards for design upfront and provide firm guidance on how sites should be developed.

Therefore, this report's main objective is to develop design guidelines and codes for the Neighbourhood Plan, as well as to inform the design of the public realm and future planning applications and developments

in Baylham Parish, and to ensure that new development remains sympathetic to the character of the Neighbourhood Area. This report elaborates on key design elements that were agreed with the Neighbourhood Plan Steering Group, namely:

- Preserving the character and context of Baylham as an historic village;
- Ensuring that any new development is sensitively set within the village and upholds the traditional vernacular of the village.
- Supporting a landscape led approach to upholding design standards within the village.

Therefore, this document seeks to harness an understanding of how quality design can sensitively incorporate the best aspects of Baylham's overall character.

**Chapter 1** provides a brief summary of the scope of this report while outlining the wider spatial and context relating to the Neighbourhood Area.

**Chapter 2** provides a summary of the Neighbourhood Area regarding the movement networks, heritage, landscape and patterns of growth. The findings that are extracted will then, shape the design guidelines.

**Chapter 3** presents a set of general design guidance and more specific design codes to be addressed by applicants and their design teams, appropriate for Baylham's rural environment and character. These have been informed and shaped by analysis of the Neighbourhood Area aiming to guide future development, of any scale, as well as sustainable travel.

**Chapter 4** provides a checklist for all applicants to consider proposals against, outlining fundamental design principles applicable to all contexts.

Following an inception meeting and a site visit with members of the Neighbourhood Plan Steering Group, AECOM carried out a high-level assessment of the Neighbourhood Area. The following steps were agreed with the group to produce this report:

### 1.3 Process

#### STEP 1

Inception meeting with the Neighbourhood Plan Steering Group

#### STEP 2

Site visit to Baylham Parish and guided walk

#### STEP 3

Preparation of design principles and guidelines

#### STEP 4

Initial draft report with design guidelines and codes sent to the Steering Group

#### STEP 5

Review and revision of report followed by submission to Locality for comments

#### STEP 6

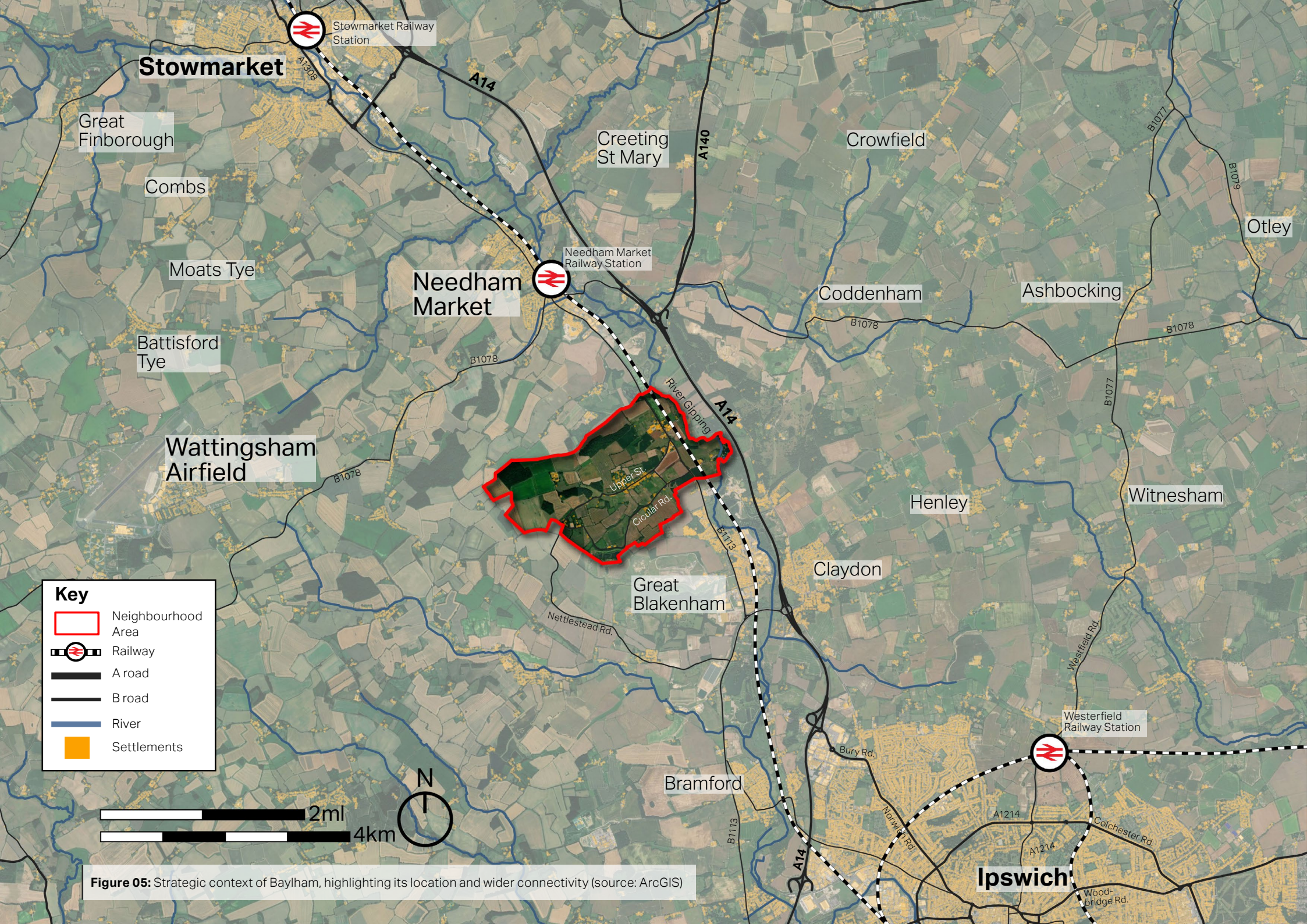
Final report sent to Steering Group.



**Figure 03:** Church Lane. Note general design guidance on page 31 regarding community aspirations for the management of overhead cables.



**Figure 04:** Open green space north of Church Lane.



**Figure 05:** Strategic context of Baylham, highlighting its location and wider connectivity (source: ArcGIS)



## 1.4 Area of study

Baylham is a small, Suffolk village approximately 7 miles from Ipswich, 6 miles from Stowmarket and 3 miles from Needham Market. Additionally, Baylham lies in close proximity to Nettlestead, a village which is similarly rural in character.

Access to surrounding settlements is primarily reliant on the B1113 connecting the village with Stowmarket and Ipswich. Longer journeys towards Bury St Edmunds and Cambridge are made possible along the A14 which lies just outside the Neighbourhood Area boundary to the east, forming an impenetrable barrier immediately to the east of the parish.

Connectivity is heavily reliant on private cars, though the number 88 bus provides a regular service between Stowmarket and Ipswich, stopping within Baylham along the B1113. While this is useful for residents of Lower Street, access to bus services is at some distance from the main village settlement. Additionally, Needham Market Railway Station provides an hourly

service between Ipswich and Cambridge via Stowmarket. It is also possible to reach other destinations by changing trains at Stowmarket, though given that connections are not always well co-ordinated, locals tend to travel directly to Stowmarket by car to take the train.

The village is lacking in services and amenities, and is primarily made up of three residential clusters. This includes a village core along Upper Street, featuring the majority of the village's housing stock, many of which are historic in nature, typical of a traditional, rural Suffolk vernacular. However, some 20th Century housing was constructed within the village core at Glebe Close, close to Baylham Church.

Additional clusters of more recent housing were constructed in more peripheral areas, often set around older cottages, or farms. This includes an area of post-war housing at the Stone, and a contemporary housing development near the junction between the B1113, Lower Street and Upper Street.

Here, there is also a care home in addition to a small business park located at the junction between the B1113 and Mill Lane. There is a small Village Hall located within the main village core. This is a crucial community facility and meeting point, hosting regular events and also a local mobile library service.

Baylham is also characterised by its rural heritage. This is exemplified by the agricultural common which is of great importance, influencing its overall feel and development pattern. Today, the Common is parceled up into individual small holdings which are primarily used for horse grazing, with equestrian pursuits forming a significant driver of activity within the village.

## 1.5 Planning policy and guidance

This section summarises the relevant design policy and guidance produced at national and local levels which have informed this design guidance and codes document. It specifies how the relevant policies and guidelines have been incorporated in the production of the design codes included in this document. Any application for new development should be familiar with these documents.

### 1.5.1 National planning policy and guidance

The following section summarises key relevant policy and guidance documents at the national level. Local planning policy context

#### 2021 National Model Design Code

##### DLUHC

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



#### 2020 - Building for a Healthy Life

##### Homes England

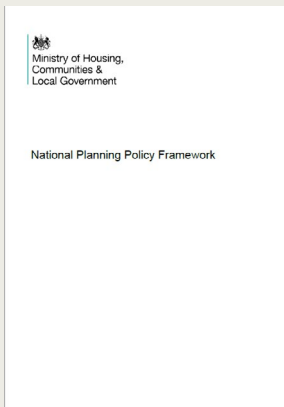
Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the crucial role that the built environment has in promoting wellbeing. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.



### 2023 - National Planning Policy Framework

DLUHC

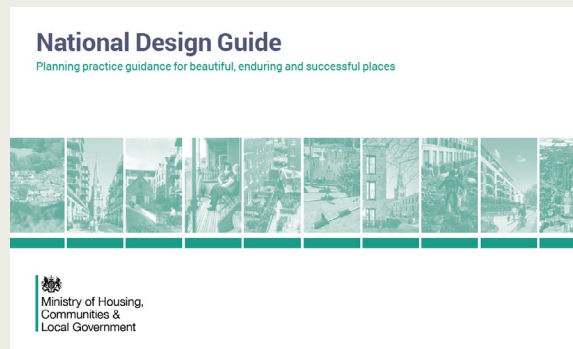
Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12: Achieving well-designed places stresses the creation of high-quality buildings and places as being fundamental to what the planning and development process should achieve. It sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality.



### 2019 - National Design Guide

DLUHC

The National Design Guide (Department for Levelling Up, Housing and Communities, 2019) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.



### 2007 - Manual for Streets

Department for Transport

Development is expected to respond positively to the Manual for Streets, the Government’s guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first. A revision of the document was under preparation at the time of writing this report.



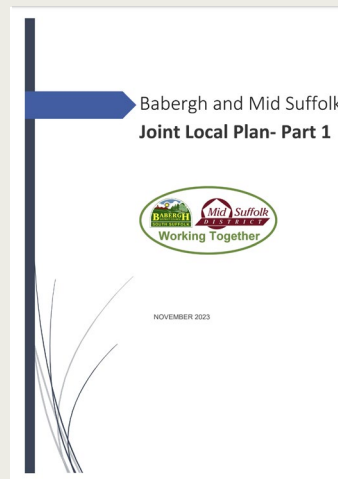
## 1.5.2 Local planning policy and guidance

The following section summarises key relevant policy and guidance documents at the local level

### **2023 - Babergh and Mid Suffolk Adopted Joint Local Plan Part 1**

#### **Babergh & Mid-Suffolk District Councils**

Part 1 of the joint Local Plan was adopted in 2023 and now supersedes relevant sections of each district council's Local Plans. The document sets out the strategy for development up to 2037. Part 2 is in the process of being developed.




### **2022 - Suffolk Design: Streets Guide**

#### **Suffolk County Council**

The Streets Guide is a guidance document designed to assist the delivery of well-designed streets in Suffolk. It sets new approaches to designing how sites for development should be accessed by focusing on the routes people need to travel by foot, wheel or cycle instead of vehicular accesses being starting points for the design process.



A landscape photograph of a rural area with a green circular overlay. The background shows a grassy field in the foreground, a line of trees and bushes in the middle ground, and a small village with a church spire in the distance under a clear blue sky. The green circle is semi-transparent and contains white text.

**Neighbourhood Area  
context analysis**

2

## 2. Neighbourhood Area context analysis

This chapter details the local context and key characteristics of Baylham by exploring its heritage, built environment, connectivity, vernacular and surrounding landscape.

### 2.1 Landscape

Baylham is surrounded by expansive countryside creating an abundance of landscape views, with surrounding farmland and equine pursuits making up the bulk of rural activity within the area. Within the Suffolk Landscape Character Assessment, much of the parish falls within an area of Rolling Valley Farmlands, featuring gentle valleys and complex steeper slopes. Additionally, there is an organic pattern of fields, small ancient woodlands, with sunken lanes, and distinct areas with more recent and less sympathetic field divisions, such as on Baylham Common<sup>2</sup>.

<sup>2</sup> See <https://suffolklandscape.org.uk/landscapes/rolling-valley-farmlands/> for further details.

Baylham's topography greatly underpins its overall character. In particular, the "Y-shaped" valley located within the centre of the Neighbourhood Area forms a slightly undulating depression, and is the primary setting for the expansive Baylham Common. Such a landscape setting enables distant landscape views to the south. Corresponding views from the south subsequently feature an expanse of settlement clusters, with a distinct roof-scape set upon elevated areas. For instance, St Peter's Church is the dominant building and much of the Common contributes significantly to the setting of this Grade 2\* listed asset.

Baylham's landscape setting also features areas of dense woodland. These include Hulverhill Covert, Spinks Wood, Knotting Grove, Tutton Hill Wood and Ditch Wood. The latter of these is a Site of Special Scientific Interest (SSSI), one of two within the parish. The other is a small wooded area to Baylham's south along Circular Road.



**Figure 06:** Undulating valley immediately south of Baylham's village core.



**Figure 07:** Surrounding farmland around Baylham with gently rolling hills in the distance.

Furthermore, it is proposed that much of the landscape contained within the Neighbourhood Area boundary should be designated as an Area of Local Landscape Sensitivity within the Neighbourhood Plan. This is intended to retain former local planning designations in appropriate areas and to protect Baylham's overwhelming rural character.

## 2.2 Movement

Owing to Baylham's rural location, movement is primarily confined to vehicular travel and is therefore reliant on the surrounding road network for overall connectivity. However, the village is well located for relatively convenient access to railway services, and is abundant in Public Rights of Way, enhancing pedestrian access to surrounding countryside.

### Rail & A roads

Cutting directly through Baylham's Neighbourhood Area is the London to Norwich railway line which is also shared

with the secondary Ipswich to Cambridge route. While not accessed directly from within the parish, regular services from Needham Market or Stowmarket provide additional connectivity to other destinations within East Anglia. Additionally, the A14, is a significant dual carriageway bounding Baylham's parish boundary to the north east. It is accessed via neighbouring Needham Market or Great Blakenham and enhances overall vehicular connectivity throughout Suffolk.

### B roads

The B1113 is the only B road within the Neighbourhood Area and is the most significant artery for the village. It sustains links with Needham Market, Stowmarket and Ipswich for access to most, if not all of the surrounding area's services and facilities.

The B1113 is varied in its character. Running through the parish it has a more rural feel, flanked by dense hedgerows or open fields, sometimes intersected by development clusters with laybys. However, it also courses through more urban contexts in



**Figure 08:** The B1113 running east west close to the northern edge of the Neighbourhood Area. It is a busy route and key link connecting Baylham with Ipswich and Stowmarket.



**Figure 09:** Upper Street has a meandering character and is a predominantly sunken country lane within peripheral areas of the parish.

settlements between Stowmarket and Ipswich where it eventually merges with other primary routes and connecting with their respective town centres.

### Local routes & country lanes

Local routes and country lanes make up the bulk of the roads in the village. These are predominantly, sunken narrow single width rural lanes with a meandering character, often flanked by dense green infrastructure. These routes provide connectivity to local farms and settlement clusters. As they do not serve as through routes, they sustain Baylham as a rural tranquil idyll.

Upper Street and Circular Road are the eminent examples of these routes within Baylham. Upper Street in particular is flanked by cottages and some larger houses directly fronting onto the route or by small residential clusters as it passes through the parish's main settlements. Properties along this route are interspersed by settlement gaps featuring grass verges, low level planting or more dense vegetation.

### Public Rights of Way

Baylham is surrounded by multiple Public Rights of Way which provide direct access to the surrounding countryside. These are valued routes and underpin the rural feel of the village while enabling access to surrounding natural assets.

## 2.3 Settlement pattern

Baylham is made up of three main concentrations of development with formal settlement boundaries under review as part of the Neighbourhood Plan process.

First is the Lower Street settlement located along the B1113 at the junction with Upper Street. Here, is a mix of uses including residential, agricultural and commercial buildings. There is a heterogeneity of settlement patterns, such as a small cul-de-sac of contemporary housing, larger properties within stand alone, secluded plots.

There is a business park with a significant setback to allow for parking with light industrial commercial buildings to its rear.



**Figure 10:** Linear ribbon development along Upper Street. This is the most dominant settlement pattern within Baylham's most substantial built up area.



**Figure 11:** Post-war cul-de-sac at Glebe Close, off Church Lane. This area represents later addition of development, further contributing to the village's main settlement cluster.



Furthermore, this area contains a small stretch of ribbon development with some historic cottages, a farm and a cluster of larger agricultural buildings.

Second is the small residential cluster known locally as The Stone, located at the end of Circular Road near Stone Farm. Here is a loose arrangement of 9 semi-detached and terraced houses forming a cluster of development along the south west corner of the Circular Road. These are a mix of 19th century agricultural workers homes and mid-20th century former council homes.

Finally, there is the main village core where there is a dense, organic cluster of mainly ribbon development along Upper Street, sometimes punctuated by small cul-de-sacs. This area features the bulk of Baylham's buildings and also includes a higher concentration of 20th century ribbon development along the eastern side of Church Lane. Here dwellings are more formally arranged with more consistent building lines, though these are well screened from the street with dense vegetation.

Additionally, occupying most of the west side of Church Lane, there is a small cul-de-sac of 20th century council homes at Glebe Close. These also feature a more organised arrangements, though with less screening and comparatively sparse boundary treatments.

The north of Church Lane and the area around St Peter's Church is particularly appreciated locally, owing to its informal settlement pattern featuring dwellings with inconsistent arrangements and building lines, as well its concentration of historic buildings, impressive flint stone wall and wild flower meadows.

Further to these areas are farmstead clusters, such as at Stone Farm and Baylham Hall, as well as a small stand alone house and the Water Mill to the north east of the parish, at its boundary with the River Gipping. As such, the sparse and fragmented nature of development throughout the Neighbourhood Area underpins the rural character of Baylham, which is also heavily influenced by its surrounding landscape.



**Figure 12:** Baylham Church, a Grade II\* listed building with flint wall exterior is the most notable heritage asset within the village.



**Figure 13:** Yew Tree Farm, a Grade II listed semi-detached cottage with colour render and thatched roof. One of the designated heritage assets fronting onto Upper Street.

## 2.4 Heritage

Baylham features a relatively high concentration of heritage assets, including 16th and 17th century cottages, farm houses, and local landmarks, such as Baylham Church and Baylham Hall. Retaining their setting and contribution to Baylham's character is a key aspiration for residents and will be a major concern within the Neighbourhood Plan.

### Listed buildings

Within the Baylham parish boundary are 17 listed assets. This includes the Grade II\* Baylham Church, Baylham Hall, and the Watermill. Additional listed assets are often concentrated within the immediate setting or within the curtilage of these buildings.

Furthermore, clusters of listed assets within the village's different settlements demonstrate the strong heritage value which strongly influences Baylham's vernacular.

### Other heritage designations

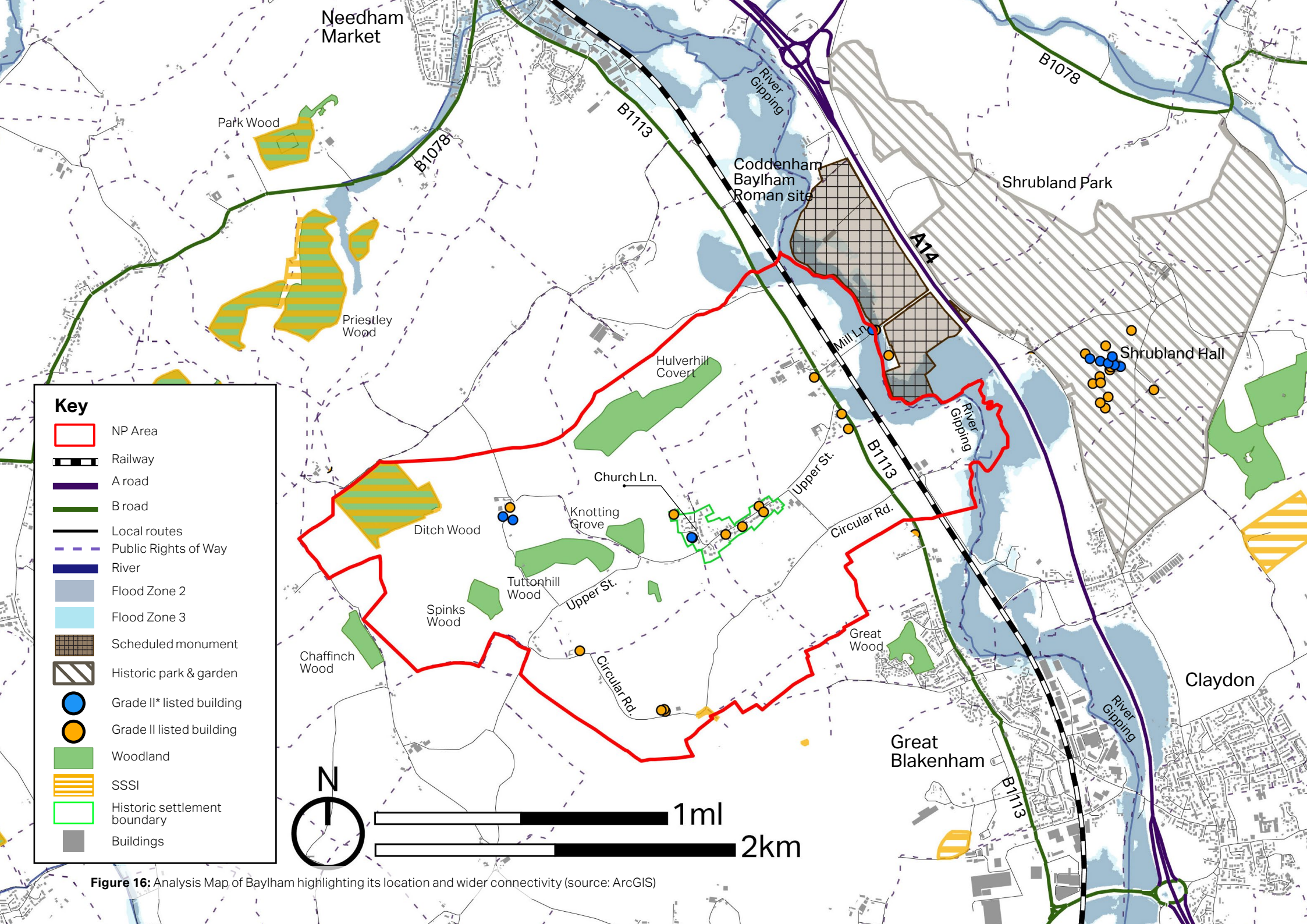
Immediately beyond the Neighbourhood Area boundary are multiple heritage designations. While not critical considerations for development within Baylham, they further emphasise the historic value of the village and its surrounding context. Such designations include the Grade I Historic Park & Garden associated with Shrubland Hall as well as the Coddenham Baylham Roman Site Scheduled Monument. These are contiguous areas which lie beyond the Gipping River boundary of the village which themselves are separated by the busy A14.



**Figure 14:** The National School with flint walls and red-brick detailing. An example of a valuable non-designated heritage asset within the village.



**Figure 15:** Stone Farm, a Grade II listed 16th century farm house with a typically historic farmstead layout set along the Circular Road.



## 2.5 Material palettes & architectural details



**Figure 17:** Dwelling with a wide ranging material palette typical of buildings throughout Baylham's built up area.



**Figure 18:** Contemporary houses with an appropriate mix of material treatments which have been applied in a contextual manner.



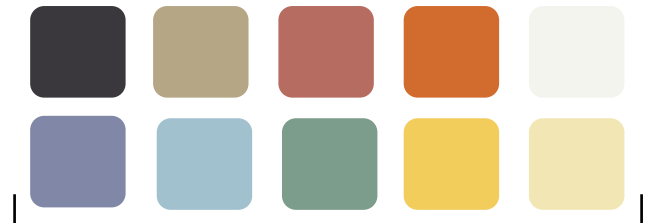
**Figure 19:** Typical post-war housing at Glebe Close is another common feature of Baylham's vernacular.



**Figure 20:** Distance view of Baylham's roofscape showcasing a variance of facade treatments and roof tile designs.

Baylham features a wide variety of architectural details and materials, contributing to a highly valued and distinct local vernacular. Much of this stems from an abundance of attractive heritage buildings which adorn Upper Street and other surrounding settlements within the Neighbourhood Area.

There is also a collection of post-war and contemporary extensions to settlements within the Neighbourhood Area. These contrast slightly with heritage assets and feature housing estate typologies with varying degrees of quality. In particular, more recent developments do well to uphold a mix of traditional materials and architectural features.



**Figure 21:** Representative colour palette found throughout Baylham.



**Figure 22:** Representative architectural features and materials found throughout Baylham.



Design guidance & codes

3

# 3. Design guidance and codes

This section sets out the principles that will influence the design of potential new development and inform any alterations to existing properties in the Neighbourhood Area. Where possible, local images are used to exemplify the design guidelines and codes.

## 3.1 Introduction

This section is divided into two parts:

**Part 1. General design guidance.** A set of general design considerations appropriate to Baylham’s environment and character. Those considerations should be addressed by applicants and their design teams in accordance with the policies of the adopted Local and Neighbourhood Plans.

**Part 2. Key design codes.** A more detailed set of design guidelines, regarding key aspects/characteristics of Baylham Parish that are not fully covered by planning documents.

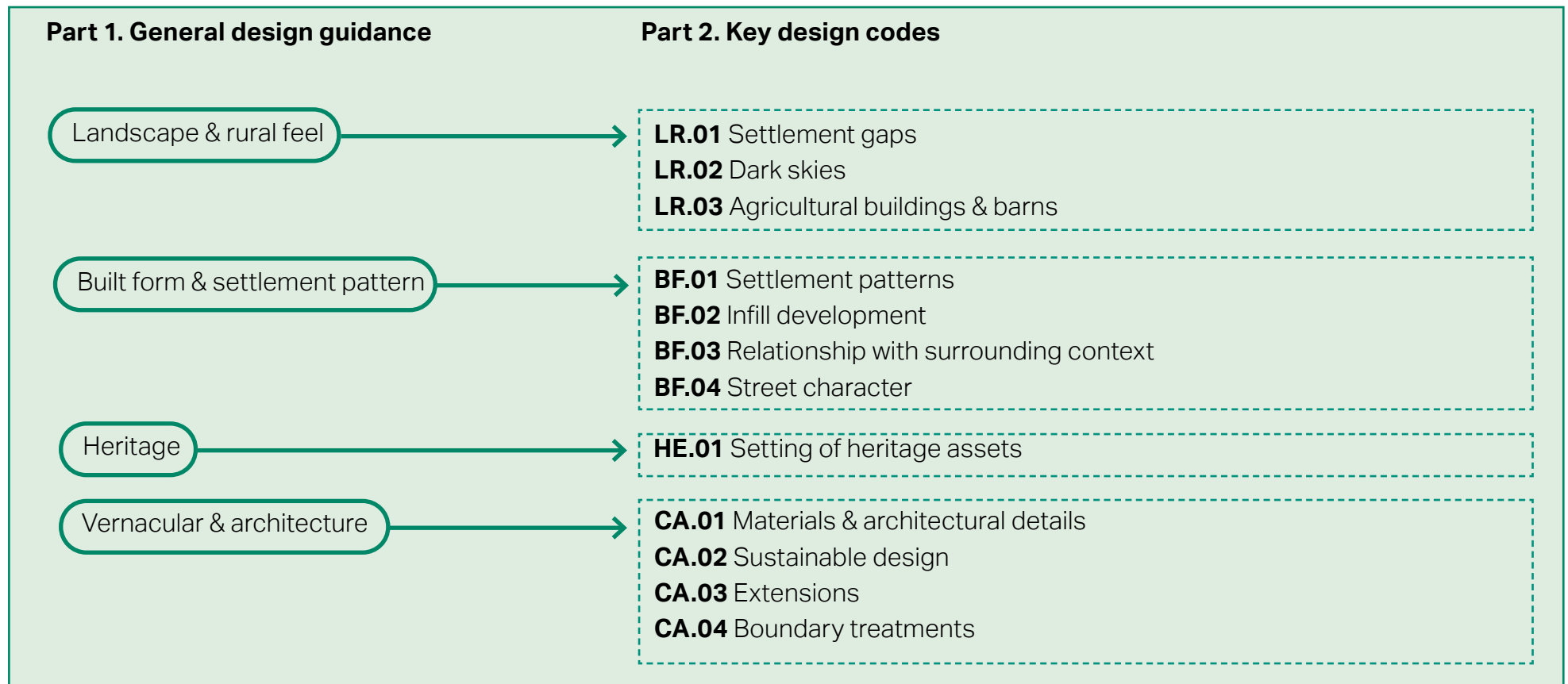
The matrix overleaf demonstrates the relationship between the design guidance and codes contained within this report. These represent Baylham residents’ key concerns relating to design within the Neighbourhood Area.

The design principles presented in both Parts 1 and 2 will be used:

- As a guide for applicants, developers or landowners reflecting the ambitions of the community in Baylham;
- As a reference point, embedded in policy, against which to assess planning applications. This report should be discussed with applicants during any pre-application discussions;
- As a guide for the Parish Council when commenting on planning applications, ensuring that the parish-wide design guidance is complied with; and
- As a tool to promote community-backed development and inform comments on planning applications.

The table on the following page offers an overview of how design themes covered in Parts 1 and 2 are related.

## 3.2 Neighbourhood Area design guidance & codes matrix





## 3.3 Part 1 - General design guidance

### 3.3.1 Landscape & rural feel

The protection of Baylham's rural character and surrounding natural landscape is a key concern for residents. There is particular concern over the encroaching impact of development to the village's rural setting. These primarily stem from the expansion of equine activities leading to a proliferation of sheds and other structures impacting on the overall character of the village.

There is a wide array of open green space, with most notably Baylham Common serving as a provider of access to the countryside via its network of public footpaths.

The following design guidance is therefore intended to ensure that future development does not negatively impact surrounding landscape and uphold the value of Baylham's abundant greenery and natural assets:

- Development must not encroach upon existing open green spaces. These should be retained to provide adequate provision of private and communal amenity;
- New development proposals should ensure that such provision of open green spaces preserve existing ecological assets within the parish;
- Proposals for development should also gain a good understanding of the landscape context and character of the parish, while also proposing design that does not undermine the existing qualities of the area, particularly within any area specifically designated within Neighbourhood Plan policies.
- Contextually appropriate green infrastructure should be proposed to not undermine existent landscape qualities and provide screening of unsightly buildings such as barns and sheds while also creating natural boundary treatments;
- Such buildings, often used for equine pursuits, should utilise contextually sensitive materials and should strictly limit exposed chattels. Furthermore, these buildings must not detrimentally impact Baylham's overall landscape setting;
- Proposals should not interfere with existing settlement gaps, unless there is requirement to meet local needs set out in any current or future policy.
- Proposals should also not impede existing green links (i.e. footpaths or grass verge-lined streets). New development should instead integrate with existing green links to connect with neighbourhoods within the parish and surrounding settlements;
- Sustainable Urban Drainage Systems (SuDS) should be part of the overall landscape infrastructure and improve the overall environment; and
- Dark skies should be retained to the best possible extent to preserve the rural character of the parish, particularly within built up areas of the village.



**Figure 23:** Large footprint building with dense vegetation serving as a boundary treatments to provide adequate screening of the property.



**Figure 25:** Landscaping used to screen Baylham Care Centre from Upper Street, integrating the development within the surrounding landscape.



**Figure 24:** Soft landscaping and boundary treatments around properties to assist with sustainable drainage.



**Figure 26:** Temporary field structures, chattels and small agricultural buildings should be well integrated and screened by existing vegetation.

### 3.3.2 Built form & settlement pattern

Baylham's built form is distinctive and highly valued by its residents. This is reflected in local surveys within the Baylham Neighbourhood Plan. Despite its small size, its three main settlements each feature unique patterns of development which cumulatively contribute to the village's overall character.

There is strong desire for Baylham's existing built form to be protected. The following guidance is intended to ensure that any future development preserves the village's overall feel by:

- Inferring from the massing and scale of proximate buildings within the surrounding context. Additionally, the spacing and rhythm between buildings should be retained and not interfered with or deviated from by any new development;
- Slight variance in building heights is encouraged between buildings to ensure that the distinctive roof-scape of the overall village retains its variance;
- Proposals should infer from the prevailing settlement pattern in its surrounding context, which often varies between each settlement cluster;
- Large-scale housing developments within the Neighbourhood Area are discouraged. Any individual infill development and small-scale housing clusters needed to accommodate any necessary housing growth are preferred to be located in close proximity to the B1113.
- New development should complement the existing street scene. Thus, building lines, boundary treatments, and heights should all be appropriate to the surrounding context;
- New buildings, where possible, should front onto and overlook routes, green spaces or open fields;
- Developments should contribute positively to the prevailing street character, providing natural surveillance and transparency of building use;
- Side friction and traffic calming through the presence of dense vegetation along rural routes must be preserved; and
- Streets should accommodate movement for all users including pedestrians, cyclists, wheelchair users and vehicles. This should be achieved while also preserving the rural nature of lanes, avoiding urban concrete kerbs and tarmac pavements.



**Figure 27:** Distant views of Baylham's dense settlement cluster along Upper Street, showcasing the relatively dense building arrangements within the village.



**Figure 28:** Organic, ribbon development along Upper Street contributes to a positive sense of enclosure, influencing street character.



**Figure 29:** Regimented building lines and arrangements sustained by semi-detached properties within the development cluster at The Stone.



**Figure 30:** Dense bounding hedgrows providing side friction, alongside a loose surface and narrow, meandering character. This enables traffic calming while underpinning the rural feel of peripheral areas of the village.

### 3.3.3 Heritage

Heritage assets are a significant driver of Baylham's character within built up areas. These compliment the rural feel of the village and are valued greatly by the community. While there are notable examples of listed buildings, many older buildings within the village lack any formal designation. However, these collectively contribute to the village's historic character and local vernacular, particularly along Upper Street.

Further to national level resources, there is extensive guidance available at a local level. Additionally, local guidance by Babergh and Mid Suffolk outlines guidance for development in respect to heritage and listed assets.

Most applicable to Baylham concerns boundary treatments within the curtilage of historic buildings. Here, development proposals should:

- Ensure that boundary treatments retain Baylham's historic character;
- Utilise soft boundary treatments, particularly with respect to preserving surrounding landscape views; and
- Utilise traditional materials where possible to not undermine the historic character of historic buildings<sup>3</sup>.

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<sup>3</sup> Detailed guidance is available within Babergh and Mid Suffolk Standing Advice for minor development in conservation areas and within the grounds of listed buildings, 2021. Available at <https://www.babergh.gov.uk/documents/d/asset-library-54706/standing-advice-from-our-heritage-team>



**Figure 31:** Example of a quality retrofit and extension of an historic building with contemporary finishes which match the existing material palettes.



**Figure 32:** Modern exterior finish within close proximity to Stone Farm, a Grade II listed asset (see [Figure 15](#)). This sensitively references its historic setting with contemporary designs.



**Figure 33:** Listed building with soft boundary treatments, appropriately utilising traditional timber fencing in short lengths around the building curtilage which compliments its rural setting.



**Figure 34:** Traditional materials commonly found within Baylham's local vernacular utilised for a contemporary garage.

### 3.3.4 Vernacular & architecture

Baylham has a unique character rooted in an abundance of traditional architectural styles typical of an historic Suffolk vernacular. Contemporary developments within the village have on the whole sensitively referenced the richness of Baylham's historic character, as far as building design is concerned, and stand as sound reference points for any future development proposals.

The following guidance highlights the key considerations for any new development proposals.

*Where relevant for guidance within this section, proposals should infer from the provided table of best practice in Figures 21 & 22 in [Section 2.5](#).*

- New development should propose high-quality designs that reflect and respect the rich local vernacular in Baylham, and historic distinctiveness, as analysed in [Section 2.5](#), while avoiding pastiche replication;
- The materials and architectural details on listed buildings or notable buildings of great historic significance should be used as reference for any future development. The different types and qualities of bricks, coloured render, or roof tiles are some examples of local materials that could be used in new development;
- New development should incorporate necessary services and drainage infrastructure without causing unacceptable or unnecessary harm to retained features, and if possible, assist in the reduction or removal of existing overhead cables;
- Net Zero aims should be integrated, and development should adopt low energy and energy generative technologies within the development at the start of the design process. Nature positive and biodiversity net gains should be a priority as well;
- New development should adopt contextually appropriate materials and architectural details;
- New development should demonstrate strong design rationale, quality material specification and good detailing appropriate for the local climatic conditions of Baylham; and
- Building performance in terms of conservation of heat and fuel over-and-above building regulations, should be a key design driver for new development.



**Figure 35:** Contemporary home with traditional architectural features including a high roof pitch, deep recesses within the eaves and sash windows with glazing bars.



**Figure 36:** High quality material choice used for a retrofit of windows.



**Figure 37:** Contemporary house design with use of black weatherboard and light colour render which integrates well with Baylham's vernacular and rural Suffolk setting.



**Figure 38:** An additional example of a contemporary home under construction with contemporary iterations of traditional features, including colour render, narrow gable dormers and glazed slate pantiles.



## 3.4 Part 2 - Key design codes

### 3.4.1 LR.01 Settlement gaps

Settlement gaps play a significant role in retaining the individual character between distinct clusters of development. They are rich in vegetation, sustain valued biodiversity, and are a critical driver of character.

Baylham's settlement gaps, particularly between its three main settlement clusters, are typically made up of narrow, meandering country lanes flanked by dense hedgerows and mature trees, as well as expansive open fields. These are a major landscape feature and provide a development buffer between each of the village's main settlements. In order to protect these settlement gaps:

- Development proposals must not undermine the physical and/or visual separation of existing settlements. Furthermore, settlement gaps between the village core along Upper Street and surrounding farm clusters must also be protected;

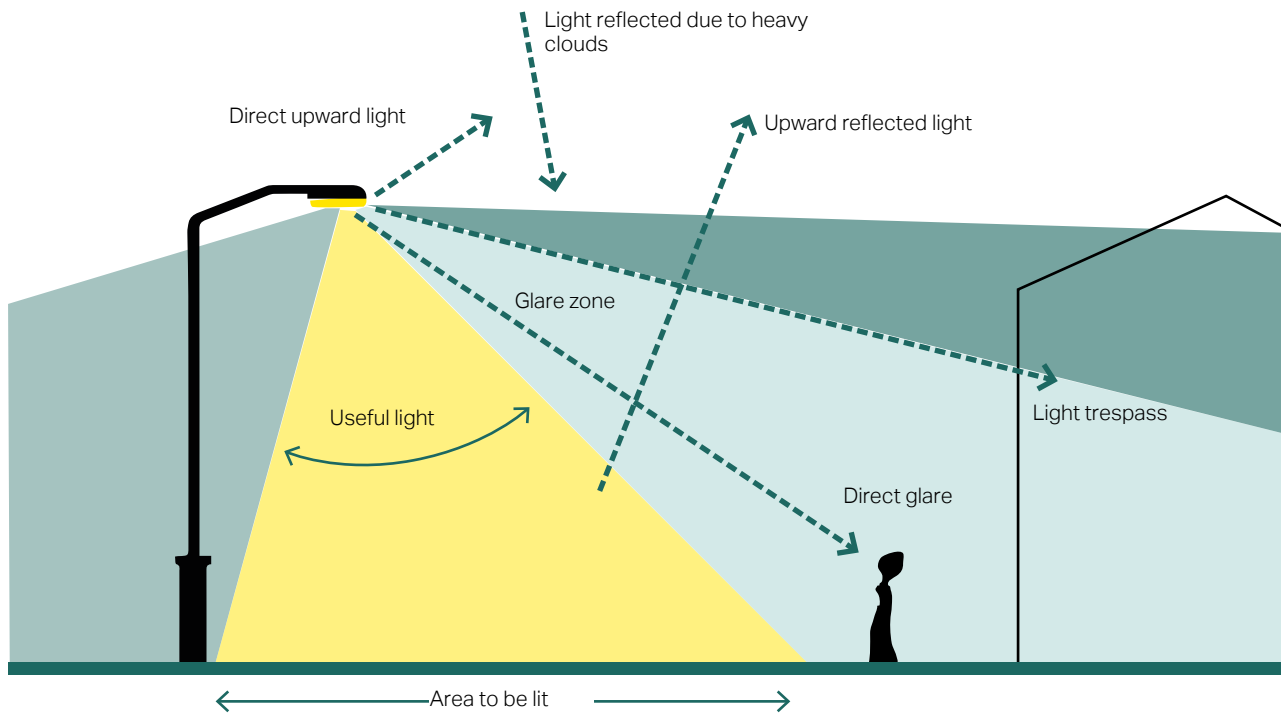
- Where new development within existing settlement gaps is permitted, landscaping interventions with dense vegetation or modest green spaces should be used to screen or buffer any new development and to appropriately integrate these interventions within existing settlement gaps.

### 3.4.2 LR.02 Dark skies

Dark skies are a valued characteristic in Baylham. Any new development must minimise impact of lighting as a means of upholding the village's overall character and avoid the disruption of wild habitats. The following codes should serve as baseline proposals to aid in this area:

- External lighting must only be considered for new development where it is necessary for security and safety. If lighting is required, it is critical that it is kept minimal, at low level and at low intensity, with hoods and baffles used to direct the light to where it is required to ensure that no light is emitted upward;

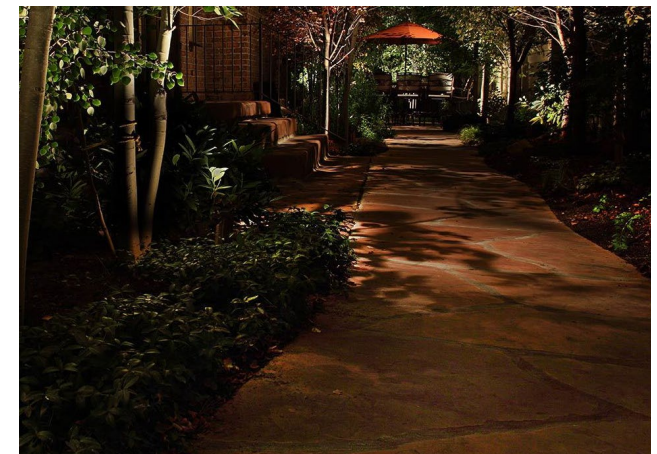
- Where introduced, warm white light sources of between 2700 and 3000K should ensure appropriate levels of light spill and glare. Light shields are recommended for additional protection over glare and light spill.
- Additionally, lighting such as solar cat's-eye lighting or ground-based lighting are preferred along routes, particularly along footpaths and cycle routes; and
- Lighting schemes must be directed downward to avoid reducing dark skies or disturb neighbours or passers-by, as shown on the following page.



**Figure 39:** Diagram illustrating the different components of light pollution that must be avoided in Baylham.



**Figure 40:** Example of a low-level lighting solution at Lapworth churchyard (photo: Robin Stott).



**Figure 41:** Example of down-lighting between 2700 and 3000K which was used to illuminate a pathway.

### 3.4.3 LR.03 Agricultural buildings & barns

With the growth of equestrianism within Baylham, there has been a proliferation of associated stables, buildings and other structures, particularly on Baylham Common. These are primarily used for storage and seldom demonstrate any significant commercial use.

However, within the Neighbourhood Area, there are many farms and other legitimate equestrian and agricultural businesses, some of which may require additional agricultural buildings to support their commercial activity. It is therefore crucial that, where planning consent is required, new agricultural buildings and barns demonstrate a clear regard for the character of Baylham through their setting and overall design.

- Proposals for new agricultural buildings and barns must utilise palettes which are soft, unobtrusive, and blend well within the natural landscape and that of the rest of the village, see [Section 2.5](#);
- The setting, placement and orientation of barns and agricultural buildings must also be considered. Preferably, these will be placed adjacent to appropriate access routes and/or any associated farmyards or courtyards;
- The heights of agricultural buildings must not be overbearing and dominate the prevailing roof-scape of the village or development cluster within any of Baylham's settlement boundaries;
- The heights of agricultural buildings must also consider the topography of their overall setting and will not be permitted where they dominate the landscape from elevated positions;
- Where possible, appropriate screening of agricultural buildings must be utilised through landscaping interventions. This is to ensure minimum disruption to any settlement gap and gently transition buildings into surrounding landscape; and
- Structures should not impinge on the setting of listed or historic buildings.



**Figure 42:** Placement of small agricultural building restricting the view of Baylham Church from a prominent public right of way which is to be discouraged.



**Figure 43:** Placement of barn fronting onto courtyard which is directly accessed from the Circular Road.

### 3.4.4 BF01 Settlement patterns

Within Baylham's three main settlement boundaries are a mix of settlement patterns. The following codes are intended to ensure that development proposals infer from the prevailing character of their immediate surroundings:

- New development proposals must consider the nature of the existing building line and retain its overall character, whether this be consistent or irregular. Additionally, building setbacks for residential development must prioritise providing front gardens of at least 3m and high-quality landscaping where possible; and
- Varied building orientation and setbacks will be permitted to ensure that organic and irregular layouts are preserved;

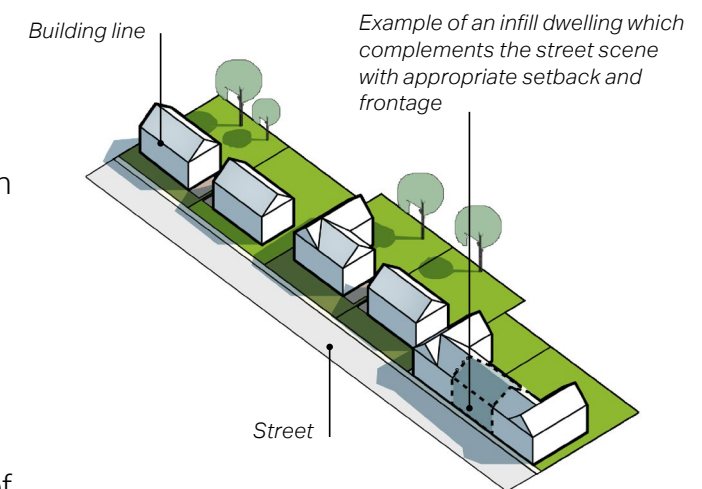
### 3.4.5 BF02 Infill development

Many of the development proposals which come forward within Baylham are likely to be in the form of infill development. As such the

following codes must be adhered to in order to retain Baylham's existant character within its settlement boundaries.

- Infill development should not disrupt behind the prevailing density of development or significantly alter the character of the village.
- Infill development should not deviate from the prevailing building line and retain the existing rhythm and spacing between buildings. Additionally, such proposals must not deviate from the scale, height and massing of its surrounding context;
- Proposals should be unobtrusive, nor an overbearing feature within the existing curtilage of the existing property;
- Infill behind the main building line will not be permitted within the main village settlement. Elsewhere, designs should minimise the impact of overlooking. Building heights must not exceed that of existing surrounding buildings and must also incorporate dense vegetation to providing screening; and

- Proposals of this kind should retain access for refuse collection alongside discreet solutions to bin storage.

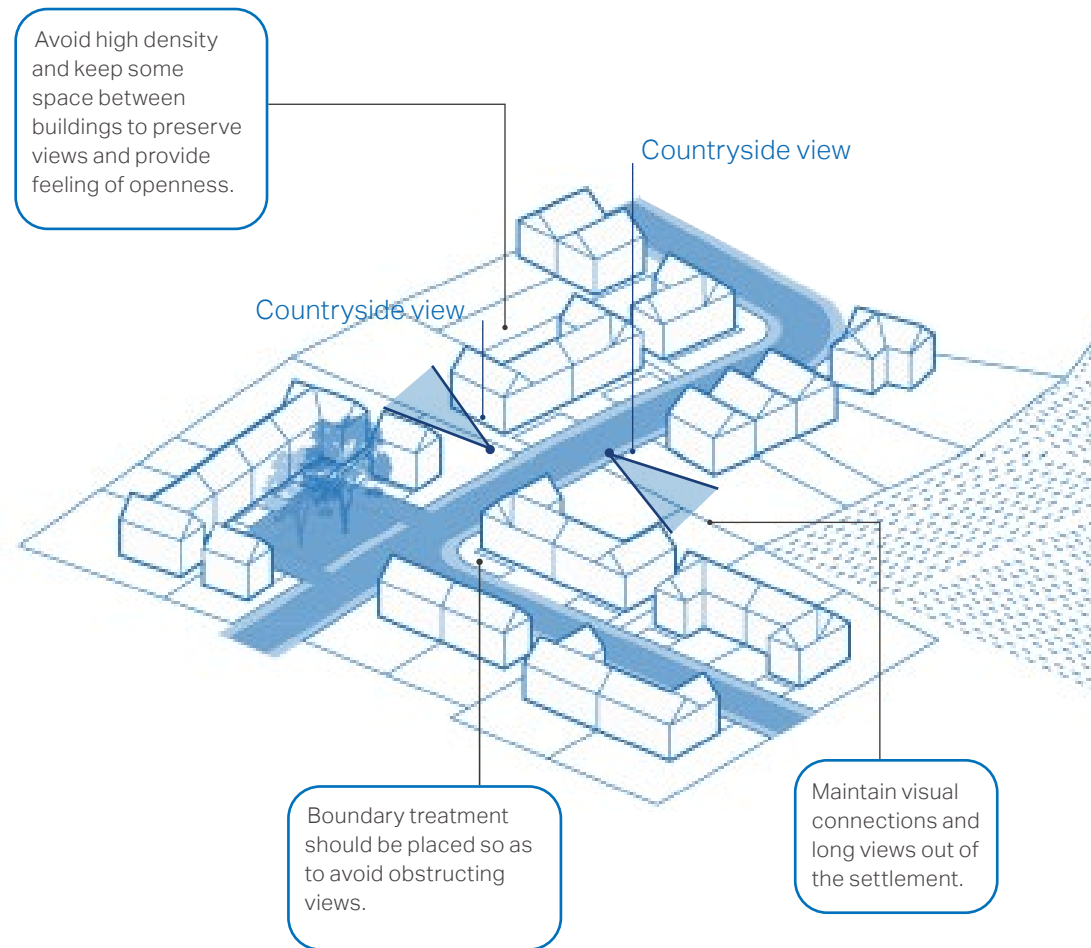


**Figure 44:** Example of how infill can integrate within the existing building line.

### 3.4.6 BF03 Relationship with the surrounding rural context

Baylham is immediately surrounded by an expanse of countryside, with sloping, undulating valleys and rolling hills. Retaining countryside views from existing dwellings and along key routes must be a primary consideration for all development proposals:

- Proposals must be sensitive to countryside views. Therefore, new development must demonstrate consideration of appropriate setting, scale, massing to maintain visual connections to open fields and surrounding landscape;
- New development should retain any existing trees, hedges, hedgerows and woodlands and incorporate them into the new design. For example, existing green features could be part of green spaces or gardens within the new



**Figure 45:** Demonstrative approach to development layout to preserve countryside views and the relationship between the main village envelope and surrounding landscape.

development or green buffers along the development edges to allow for a smooth transition into the surrounding open fields;

- Peripheral development at the edge of the development envelope, or within the rural surrounds of Baylham must include a layered approach to landscaping to avoid abrupt, juxtaposed transitions between built-up areas and countryside; and
- Development should avoid significant intrusion on existing countryside views from the rear of properties or the prevailing street scene. Proposals must therefore consider the relationship between building heights and topography to protect expansive countryside views.

### 3.4.7 BF.04 Street character & movement

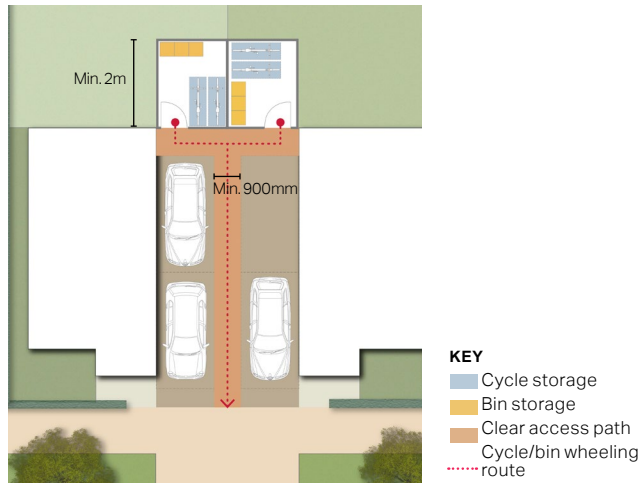
Preserving the character of streets and other routes throughout the Neighbourhood Area will be critical in sustaining the qualities of Baylham's built form. This is essential to create attractive streets which are safe for all users while retaining Baylham's overall rural character.

- Development must not detract from the existing enclosure and natural surveillance along main routes such as Upper Street, Church Lane, Mill Lane and the B1113;
- Material choices for pathways, pavements, and public spaces should consider options which are appropriate for the historic setting and rural character of the area. Additionally, proposals must also consider the use of permeable materials to support sustainable drainage;
- The use of street furniture and signage to enhance legibility and navigability to key public spaces and public rights of way must utilise designs which are

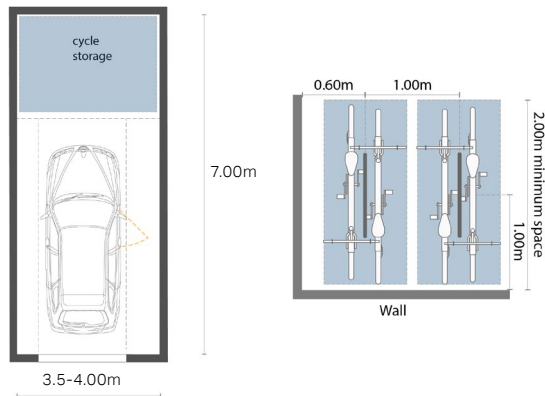
sensitive to the historic character of the area;

- Parking placed at the front of properties should generally be avoided, but where absolutely necessary, the area must be designed to minimise its visual impact through appropriate screening and materiality. For family homes, cars should be placed at the side of the property;
- Parking areas and driveways must be designed to minimise impervious surfaces through the use of permeable paving and soft landscaping<sup>4</sup>;
- Garage structures, where required, should be designed to be subservient to the main building with a roofs and building footprints smaller than that of the main building and not be dominant features in front elevations; and
- Cycle parking should be integrated into all new housing.

<sup>4</sup> Full details of minimum parking standards in Baylham are detailed within the Suffolk Guidance for Parking document. Available at <https://www.suffolk.gov.uk/asset-library/imported/Suffolk-Guidance-for-Parking-2019-Adopted-by-SCC.pdf>



**Figure 46:** Illustrative layout of a bicycle and bin storage area at the back of semi-detached properties.



**Figure 47:** Illustrative layout of a garage with a cycle storage area (left), and illustrative layout for Sheffield cycle stands for visitors (right).

### 3.4.8 HE01 Setting of historic assets

Given the significant influence of heritage assets that contribute to the local vernacular, it is very likely that new developments will be in close proximity to those buildings. The following codes are intended to ensure that their setting is protected and not negatively impacted by future development:

- New development must not cause significant harm to the setting of any listed building;
- Nor should new development proposals interfere with key views of heritage assets. This must be achieved through proposing appropriate placement and orientation to retain the prominence and visual interest of historic buildings. This is particularly pertinent when relating to views of heritage assets from key routes and public rights of way;
- New developments must retain the existing open spaces, vegetation and

trees to preserve the historic form and pattern of development close to the asset; and

- Unsympathetic contemporary architectural styles should be avoided and design proposals must compliment the existing historic features. New developments should propose architectural details and materials that match the ones used in the surrounding heritage assets. All proposals for development within close proximity to heritage assets must therefore demonstrate consideration of quality material palettes detailed in [Section 2.5](#)



**Figure 48:** Contemporary commercial buildings with traditional roof and exterior designs.



**Figure 49:** Consistent rhythm, spacing and symmetry between windows.

### 3.4.9 CA.01 Materials & architectural details

Baylham is abound with traditional architectural styles, typical of its rural Suffolk context. Contemporary development has been achieved in recent years in a manner which is sensitive to its prevailing vernacular. The following design codes are intended to ensure that future development continues in such a manner.

- Architectural designs can be either traditional or contemporary in nature but must reference the local character and palette of materials and colours as inspiration;
- Blank facades or buildings which ignore their street or corner frontage are to be avoided;
- Fenestration must consider the surrounding size, symmetry, profile and rhythm of the surrounding area to retain consistency and quality. Gutters should be designed unobtrusively or fitting with

the surrounding context and should not detract from the surrounding character. If possible, other services such as satellites and solar panels should be placed away from prominent sight-lines or to the rear of buildings where possible;

- New development must reflect the surrounding roofline and infer from high quality materials within the local context;
- The height and slope of the roofline must respond to the surrounding buildings, street width and sense of enclosure, topography and mature vegetation;
- Building heights should not exceed 2.5 storeys within built up areas. However, a pronounced roof pitch may be permissible along key routes provided it does not interfere with views of landmark buildings or surrounding landscape;



- Both hipped and pitched roofs are encouraged in built up areas with scope for additional features such as gable dormers and intersecting gable fronts to add distinction and interest to dwelling design;
- Proposals are encouraged to include detailing and features such as weatherboarding, as well as a mix of finishes, materials and colour palettes;
- Where colour is applied to a building facade, a muted tone should be used which refers to the existing colour palette outlined within [Section 2.5](#); and
- The use of uPVC windows and doors is discouraged, instead timber or powder coated aluminum should be considered.



**Figure 50:** Consistent roof line with building heights along Upper Street of no more than 2.5 storeys. Roof designs are pitched with intersecting gables.



**Figure 52:** Contemporary property with subtly placed solar panels incorporated into the roof design.



**Figure 51:** Contemporary house designs utilising render with muted tones.



**Figure 53:** Cluster of dwellings featuring a sensitive mix of materials which contextually sit within Baylham's overall vernacular.

### 3.4.10 CA.02 Sustainable designs

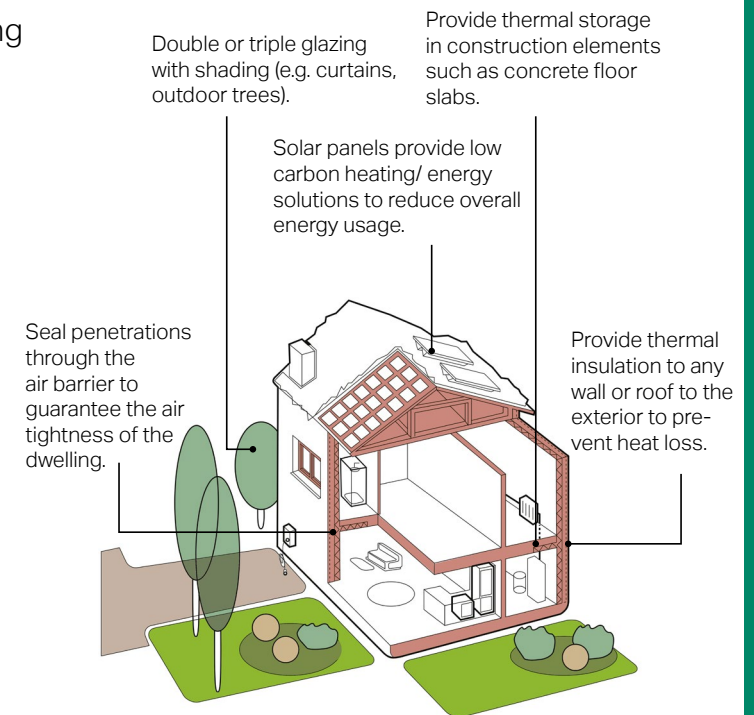
A building's design represents the smallest investment in its overall operating costs. Thoughtful consideration of a building's environmental impact and energy consumption can therefore save costs over time. Proposals for dwellings, especially affordable and social housing, are encouraged to refer to external guidance such as Passivehaus design standards to deliver long-term sustainability.

Applications should refer to external guidance such as the Passivehaus Planning Package<sup>5</sup>.

- Ventilation with heat recovery, solar panels, ground and air source heat pumps must be considered alongside smart meters to enhance the overall sustainability of development proposals.

- New development must consider a 'fabric-first' approach with the highest standards of insulation and energy conservation - roof, wall and under floor insulation, efficient double or triple glazing and air-tightness.
- All proposals must demonstrate sustainable surface drainage systems that will not unduly increase pressure on existing wastewater and natural drainage systems. New housing should demonstrate how rainwater will be stored and reused as grey water to reduce demand on mains supplies. Any such intervention must also be done in accordance with the Lead Local Flood Authority guidance.

<sup>5</sup> Refer to the following website for further information: [https://www.passivhaustrust.org.uk/design\\_support.php](https://www.passivhaustrust.org.uk/design_support.php)



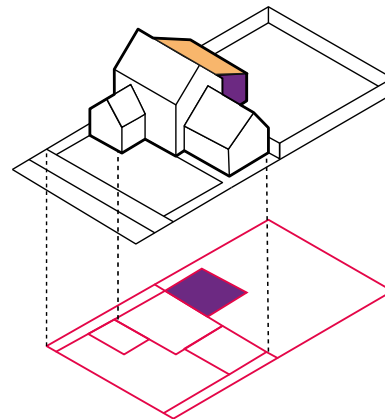
**Figure 54:** Diagram illustrating some aspects of the building fabric to be considered for eco-design.

### 3.4.11 CA.03 Extensions

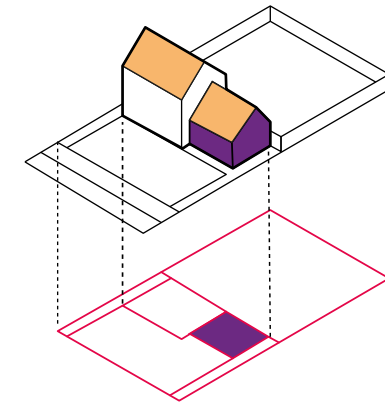
Permitted development rights may allow for housing extensions within certain conditions. However, the following design codes are intended to be used as a reference point for any works to existing buildings:

- Housing extensions must not be greater in height or have a larger floorplan than the existing building. Extensions must also be placed to the rear or side of properties and not interfere with the primary building line;
- Modest extensions to the front of a property will be considered appropriate, provided they match the form of the existing building and mirror the existing roof pitch. Additionally, they should have an equivalent or lower cornice height, and their ridge should be below the existing ridge height;

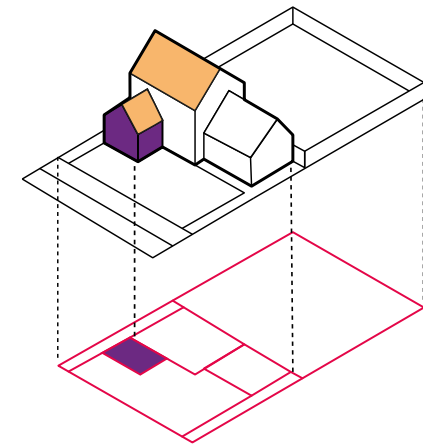
- Extensions should infer from the surrounding local vernacular and material palette and be complimentary to the existing building as noted in [Section 2.5](#)



**Figure 56:** Indicative example demonstrating the form, scale and mass of rear of dwelling extensions.



**Figure 57:** Indicative example demonstrating the form, scale and mass of side of dwelling extensions.



**Figure 55:** Indicative example demonstrating the form, scale and mass of front of dwelling extensions.

### 3.4.12 CA.04 Boundary treatments

Boundary treatments are defining elements of Baylham's historic character. They reinforce the sense of continuity of the building line and help define the public realm. Design codes on boundary treatments include:

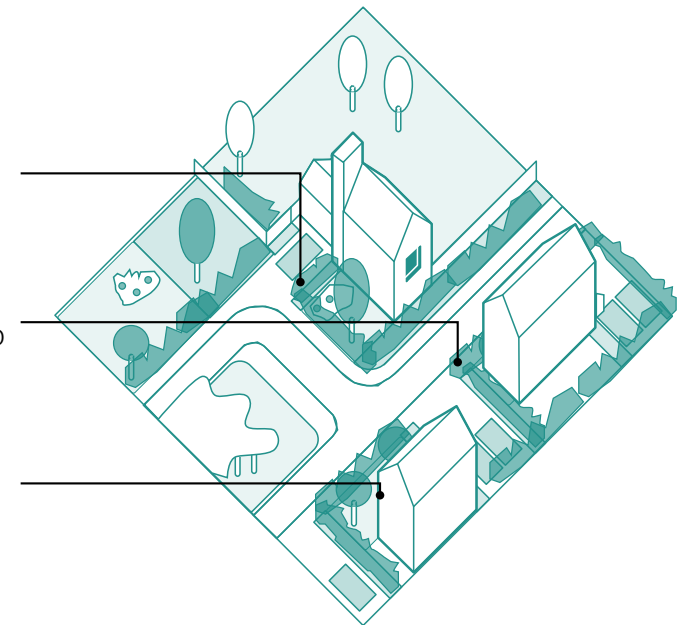
- Soft boundary treatments rich in vegetation, or low stone and brick walls are encouraged. Proposals must also avoid large walls, fences and gates screening views of buildings;
- Boundary treatments should offer privacy and screen parked vehicles and utilities while retaining a satisfactory level of natural surveillance;
- If placed on the property boundary, waste storage should be integrated as part of the overall design of the property. Landscaping could also be used to minimise the visual impact of bins and recycling containers.

- Existing hedge lines, banks and varying ground levels should be preserved. Hedge removal leading to replacement by other fencing and flat featureless landscaping or hardstanding should be avoided.
- Proposals to enclose agricultural land will require planting mitigation to avoid long runs of post and rail or any other fixed boundary treatments.

Front gardens should be bordered with hedges, soft landscaping and trees to respect the wooded character of Baylham

Landscaped hedges should reinforce the sense of continuity of the building line and help define the street

Building lines should have subtle variations in the form of recesses and protrusions to reinforce the rural character, but should generally form a unified whole



**Figure 58:** 3D diagram illustrating design principles for boundary treatments.



**Figure 59:** Soft boundary treatment along Upper Street with quality low lying planting and black timber fencing.



**Figure 61:** Example of low brick walls and iron fencing, permissible as a quality boundary treatment.



**Figure 60:** Mix of low stone walls, lawns and quality low-lying planting along Upper Street.



**Figure 62:** Dense vegetation screening much of the view into the curtilage of the house.



Checklist

4

# 4. Checklist

## 4.1 Checklist

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

The checklist can be used 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.



**Figure 63:** Properties with distant views of Baylham Common in the distance.



**Figure 64:** Approach towards the National School along Church Lane.



**Figure 65:** Dense vegetation along Church Lane.

## General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- 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;
- Positively integrate energy efficient technologies;
- 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;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.



## 2

### Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- 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?

## 3

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

### 3 (continued)

#### Local green spaces, views and character:

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

### 4

#### Gateway and access features:

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

### 5

#### Building 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?

## 5 (continued)

### Building layout and grouping:

- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

## 6

### Building line and boundary treatment:

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

## 7

### Building heights and roofline:

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

# 8

## Household extensions:

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

# 9

## Building materials and surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Do the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?

## 9 (continued)

### Building materials and surface treatment:

- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

## 10

### Car parking:

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

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