



# **HAUGHLEY PARISH NEIGHBOURHOOD PLAN 2016-2036**

## **SUPPORTING DOCUMENT SD3**

### **AECOM MASTERPLANNING AND DESIGN GUIDANCE REPORT**

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# Haughley

## Masterplanning & Design Guidelines

March 2018

Prepared for Haughley Parish Council by AECOM

## Quality information

Document name	Ref	Prepared for	Prepared by	Date	Reviewed by
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## Revision history

Project role	Name	Position	Action summary	Signature	Date
<b>Qualifying Body</b>	Haughley Parish Council	Neighbourhood Planning Group	Draft Report Submitted for comments		
<b>Director / QA</b>	Ben Castell	Technical Director	Revision and approval of Draft Report		19.02.2018
<b>Researcher</b>	Simona Palmieri	Urban Designer	Research, site visit, concept plan, drawings		19.02.2018
<b>Project coordinator</b>	Jessica Boekhoff	Project Coordinator	Final QA		01.03.2018

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HAUGHLEY POST OFFICE  
and Community Room

POST  
OFFICE





# 1. Introduction

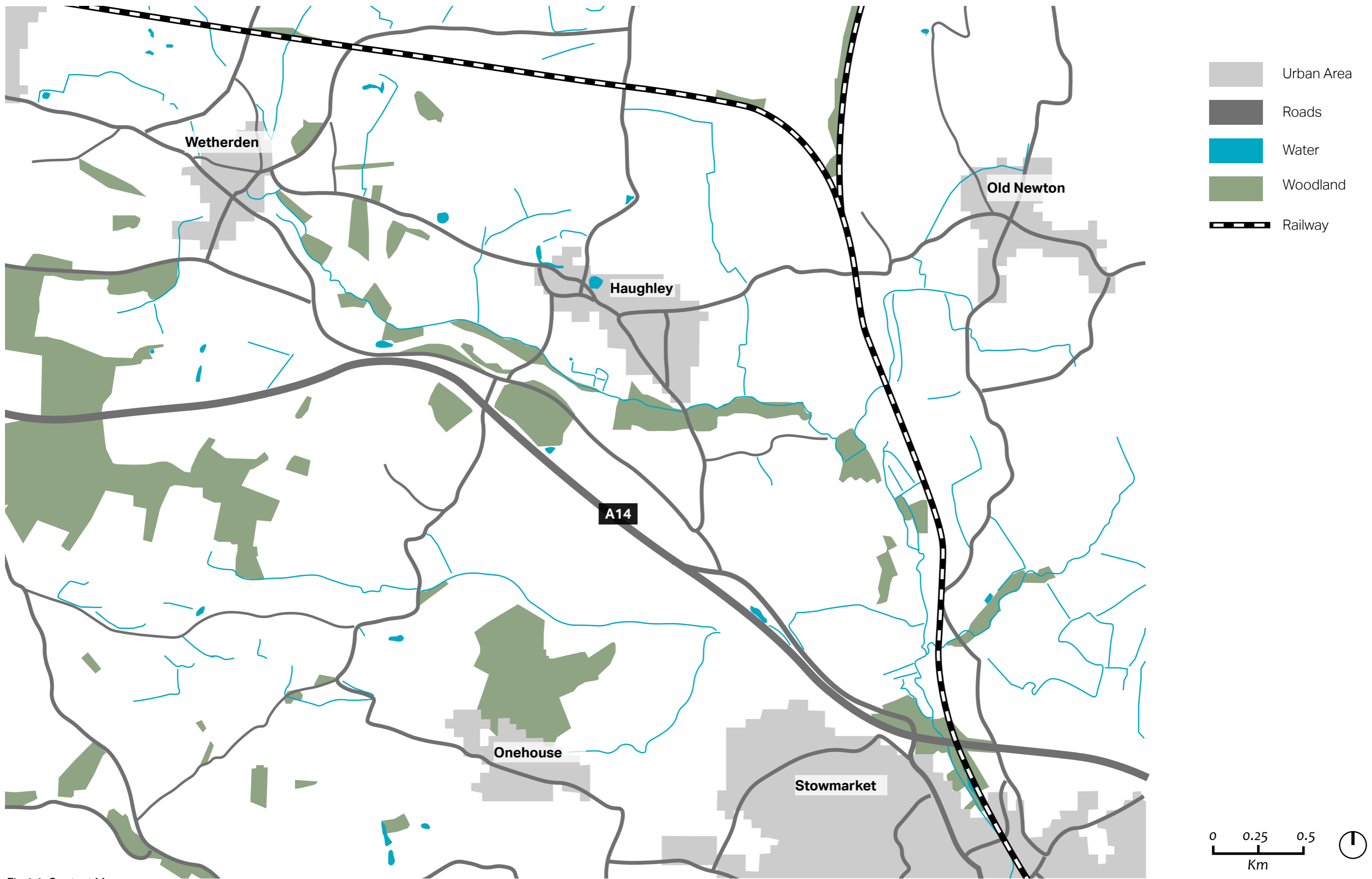


Fig.1.1. Context Map



## 1.1 Background

Through the Department of Communities and Local Government (DCLG), Neighbourhood Planning Programme, AECOM has been commissioned to provide Design support to Haughley Parish Neighbourhood Plan Working Party (HPNP WP) .

The Parish Council is making good progress in the production of its Neighbourhood Plan and has requested this work to access professional advice on the planning and design of potential new development in the village.

## 1.2 Objectives

The main objectives of this report are to:

- Present design guidelines that new development in Haughley should follow; and
- Develop illustrative masterplanning options for two potential development sites, identified by Haughley Parish Council.

## 1.3 Process

Following an inception meeting and a site visit, AECOM and HPNP WP members carried out a high level assessment of the villages. The following steps were agreed with the group to produce this report:

- Initial meeting and site visit;
- Urban design analysis;
- Design principles and guidelines to be used to assess new development;
- Draft report with design principles; and
- Final report.

The two identified sites are analysed and masterplanned in chapters 2 and 3. The guidelines are covered in chapter 4.

## 1.4 Local Context

Haughley is a village in Suffolk. It lies within the Mid Suffolk district, about 2 miles (3.2 km) northwest of Stowmarket and 11 miles east of Bury St Edmunds. The village centre is located away from the river as well as the railway and the A14. The parish boundary includes also four minor divisions of Haughley Green, Dagworth, Tothill and Haughley New Street (Fig 1.6). In the 2011 census Haughley had 720 dwellings, 949 households and a population of 2,181. The area covers 1,868 hectares with a population density of 1.20 people per hectare.

The village presents evidence of Roman and Saxon settlements.

Haughley counts a medieval Castle, a Parish Church and few other prominent buildings.

- Haughley Castle is a scheduled monument. It was built in the late 11th century based on a motte a bailey design. A very large motte (24m wide and 24m tall) and a rectangular bailey with the entrance to the west were protected by a deep ditch.
- Haughley Parish Church is a grade I listed building and represents an example of early English medieval church. The church contains memorials and remains of medieval stained glass. The south tower dated 1330 contains fiev medieval bells.
- Other prominent Grade II Listed Buildings:
  - The White House formerly Crown Hall built in 1527;
  - Village Post office, one of the oldest in the United Kingdom in continuous use, opening in 1848;
  - Haughley House;
  - Antrim House and the Old Counting House dating back to the 14th century;
  - Chilton and Mulbra House formerly the Guildhall;
  - Dial Farmhouse.

Nowadays, Haughley counts a variety of village amenities and services, including the village post office, a Co-op store, hairdressers, second-hand furniture shop, a veterinary surgeons, an Indian restaurant, a public house, the Kings Arms (c. 1617), Palmers Bakery, established in 1750; Haughley Crawford's Primary School is located adjacent to the church.



Fig 1.2 Old Street



Fig 1.3 Haughley Parish Church



Fig 1.4 Antrim House and the Old Counting House to the left & Post Office to the right



Fig 1.5 The Kings Arms



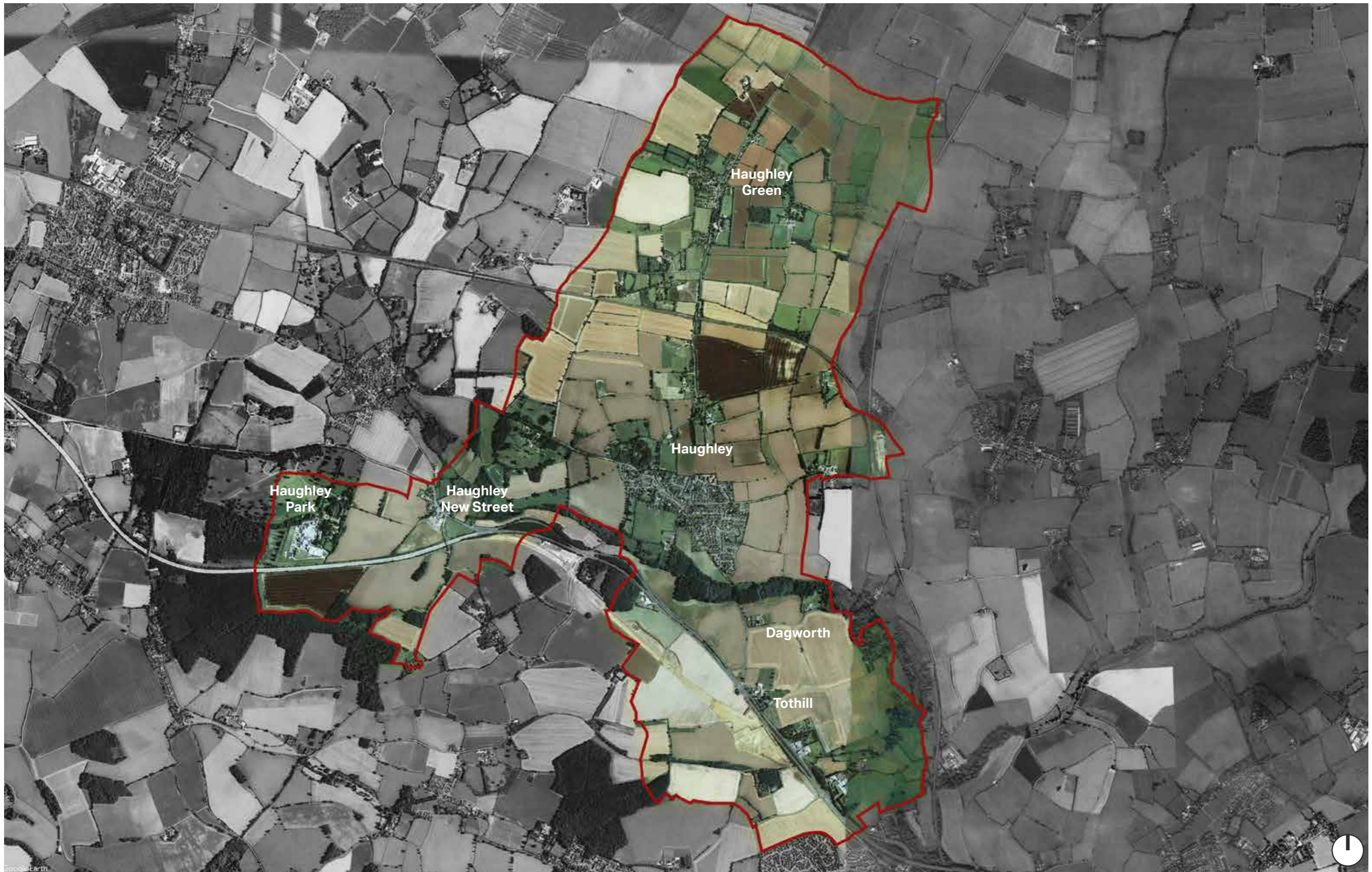


Fig 1.6 Haughley Parish Boundary



## 1.5 Haughley Policy Review

### General Policies

#### **Mid Suffolk Core Strategy DPD (September 2008)**

*Policy CS1 Settlement Hierarchy* – Haughley (excluding Haughley Green) is designated as a Key Service Centre. The majority of new development (including retail, employment and housing allocations) will be directed to towns and key service centres.

*Policy CS2 Development in the Countryside and Countryside Villages* - In the countryside development will be restricted to defined categories in accordance with other Core Strategy policies. This includes:

- The preservation of Listed Buildings;
- The reuse and adaptation of buildings for appropriate purposes;
- New-build employment generating proposals where there is a strategic, environmental or operational justification; and
- Other countryside appropriate uses.

*Policy CS9 Density and Mix* - Housing developments should achieve average densities of at least 30 dwellings per hectare, unless there are special local circumstances that require different treatment. Lower densities may be justified in villages to take account of the character and appearance of the existing built environment.

*Open Space* - 0.6 ha per 1000 population is proposed. A development of 300 houses would be necessary to require on-site provision. In most cases therefore, accessible off-site provision is more appropriate, though consideration should be given to the enhancement of existing areas as an alternative to new provision.

#### **Mid Suffolk Core Strategy DPD (December 2012)**

*Policy FC2 Provision and Distribution of Housing* – Provision is made for allocated green field sites for at least 2,625 homes and associated infrastructure in Mid Suffolk over a 15 year period from 2012. 300 homes are planned on previously developed land in Key Service Centres. 450 homes are planned on green field land in Key Service Centres. As there are 12 Key Service Centres in the Local Authority, this would equate to 62 new homes in Haughley over the plan period if equally distributed.

*Policy FC3* – Provision will be made for development that aims to deliver at least 8,000 additional jobs in the district by 2026 and an indicative 11,100 jobs by 2031. Major new allocations of employment land should be situated primarily in or close to towns with good access to the District's major transport routes and good access by public transport.

#### **Babergh & Mid Suffolk Joint Local Plan: Consultation Document (August 2017)**

The Babergh and Mid Suffolk Joint Local Plan consultation document sets out the strategy for the growth of the Districts, indicating where development will take place up to 2036. Once adopted, the new Joint Local Plan will replace the existing local planning policies for Mid Suffolk. The Plan will set out a vision for the area and will include policies and land allocations. The consultation document proposes a new settlement boundary for Haughley, Haughley New Street and Haughley Green, and proposes sites that are potentially suitable for allocation on the urban edge of Haughley. The Councils have taken the approach that Urban Areas, Market Towns and Core Villages will have new growth identified and allocated in the new Local Plan through the allocation of new housing sites.

In a review of the settlement hierarchy, in 2017, Haughley is identified as a Core Village. With regard to the overall pattern of growth, district wide options propose that Core Villages will have to deliver between 15-30% of the district's growth. The District Council is considering which approach is the most sustainable to enable development in rural communities. The allocation of sites in towns and core villages will provide certainty on the principle and potential scale of large development.

*Appendix 4* - Mid Suffolk District Council Settlement Maps of the Consultation Document identifies potential SHELAA sites and a new settlement boundary for the Cove Village of Haughley, as seen in Figure 1.8.

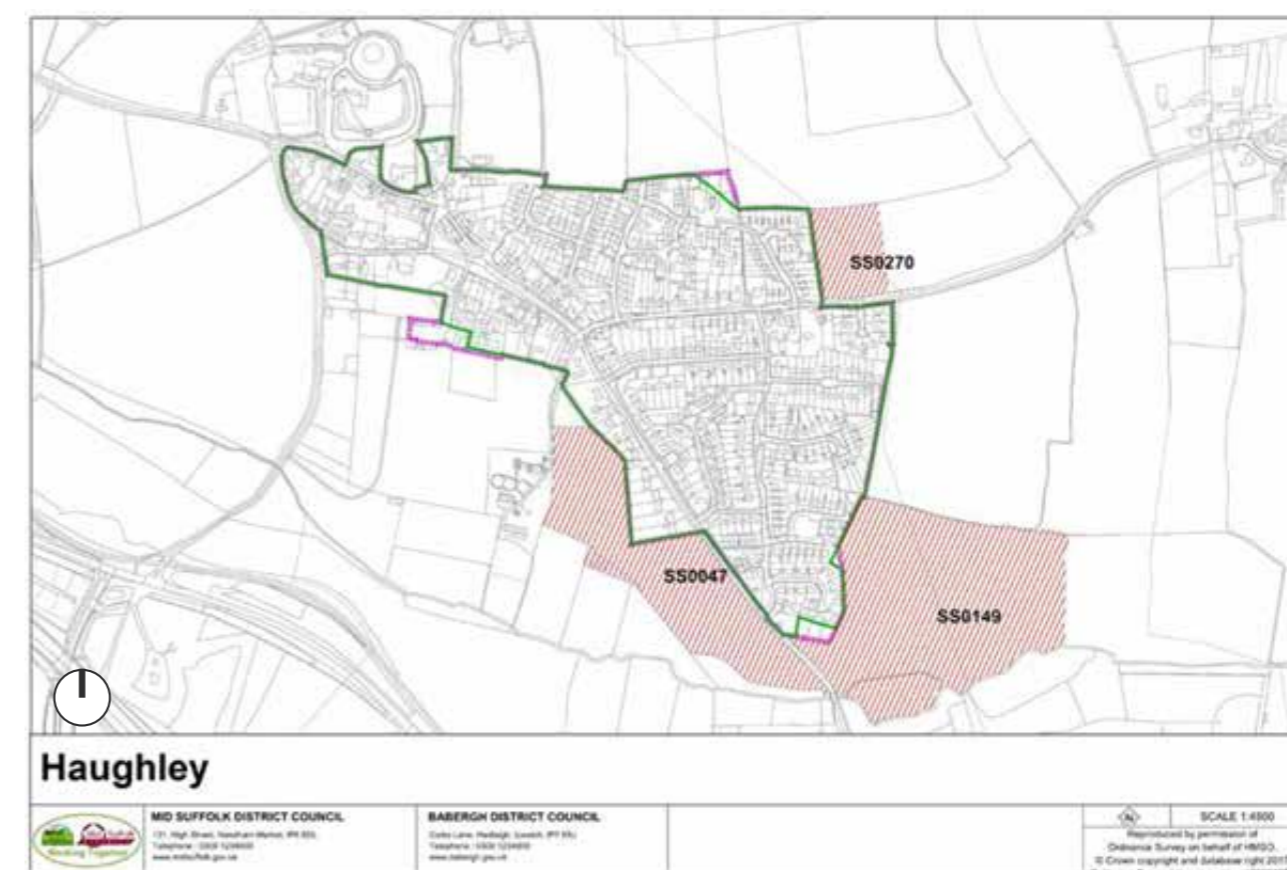


Fig 1.7 Inset Map of Haughley, Appendix 4 settlement maps of Babergh & Mid Suffolk Joint Local Plan: Consultation Document (August 2017)



**Ipswich and Waveney Housing Market Areas SHMA  
(September 2017)**

Housing size - 35.1% of new owner-occupied housing in Ipswich HMA should be three bedroom homes, with 27% two bedroom units, 28.7% four or more bedrooms and 9.2% one bedroom accommodation.

**Suffolk Guidance for Parking (November 2015)**

Use	Vehicle Minimum
1 bedroom	1 space per dwelling
2 bedrooms	1.5 spaces (1 allocated and 1 shared between 2 units for flexible use); 2 spaces per dwelling when provided within curtilage (or where sharing a space between 2 units is not practical)
3 bedrooms	2 spaces per dwelling
4+ bedrooms	3 spaces per dwelling
Retirement developments	1 space per dwelling
Visitor/unallocated	0.25 spaces per dwelling (unallocated)

**Suffolk Design Guide for Residential Areas (2000)**

**Safety** – Safe pedestrian routes need careful design, appropriate lighting, and attention to crime prevention. Motorists should usually have priority on local distributor roads and pedestrians should have priority on residential roads.

**Variety** – Design should seek to create diverse house styles and building lines, careful detailing, good workmanship and materials. House designs and materials should reflect the variations in local character.

**Access to Facilities** – Access to facilities should be convenient and safe as well as attractive. New housing should be integrated into existing communities, with thought being given to appropriate links to existing facilities nearby.

**Site Specific Designations**

**Fishponds Way**

The site is adjacent to a Special Landscape Area to the south. Policy CS5 Mid Suffolk's Environment Landscape (Core Strategy DPD 2008) seeks to maintain and enhance the environment, and retain the local distinctiveness of the area. The Council will protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encourage development that is consistent with conserving its overall character.

The Babergh & Mid Suffolk Joint Local Plan: Consultation Document (August 2017) states that the District Council is also considering strategic priorities in relation to conservation of the historic environment, including landscape. Special Landscape Areas (SLAs) are local landscape designations which are identified in the adopted plans of both Districts.

The approach towards landscape protections has evolved since the current Local Plan policies were put into place. Current practices re-evaluate landscape characteristics as a whole rather than identifying small pockets of deemed significance. The councils are considering whether Special Landscape Area designations are to be maintained or removed, whereby all development would be expected to minimise impacts on the landscape and to enhance landscape character wherever possible.





## **2. Site Analysis**





*Fig 2.1 View of the Proposed Development Site 1*



*Fig 2.2 View of the Proposed Development Site 2*

## 2.1 Areas of Study

The plan (Fig 2.3) shows the areas of study considered for the illustrative masterplans within this document. These are two of the three sites that are in the Local Plan consultation map shown in figure 1.8, all of which are being considered in the separate Site Assessment study currently being undertaken for the Parish Council by AECOM.

There are two main study areas:

- Potential Development Site 1 (Fig 2.1) is located to the east of Haughley between Station Road and Mill Fields (identified in Babergh & Mid Suffolk Joint Local Plan: Consultation Draft as site SS0270). Currently, there is not clear access to the site, however there is a potential to create a vehicular and pedestrian access from Station Road. There is a drainage ditch to the south along Station Road and hedgerow to the east, west and north. A low voltage overhead line runs across the site and a pylon, which represents the most significant and visually dominant component is located in the middle of the development site.
- Potential Development Site 2 (Fig. 2.2) is located on the southern fringe of the urban area along Fishponds Way (it is part of the site identified in Babergh & Mid Suffolk Joint Local Plan: Consultation Draft as site SS0047). An existing access is located at the north of the site. The site is surrounded by existing development to the north, an extensive woodland to the west and south and Fishpond Way to the east. The river Gipping runs to the south of the development site. The site is characterised by pronounced fall from its southern-eastern boundary towards the northern edge.

These areas were identified by the Parish Council and agreed during the inception meeting. It is in these sites that the Parish Council would like to see an illustrative masterplan developed and from it design guidelines applicable to other developments.



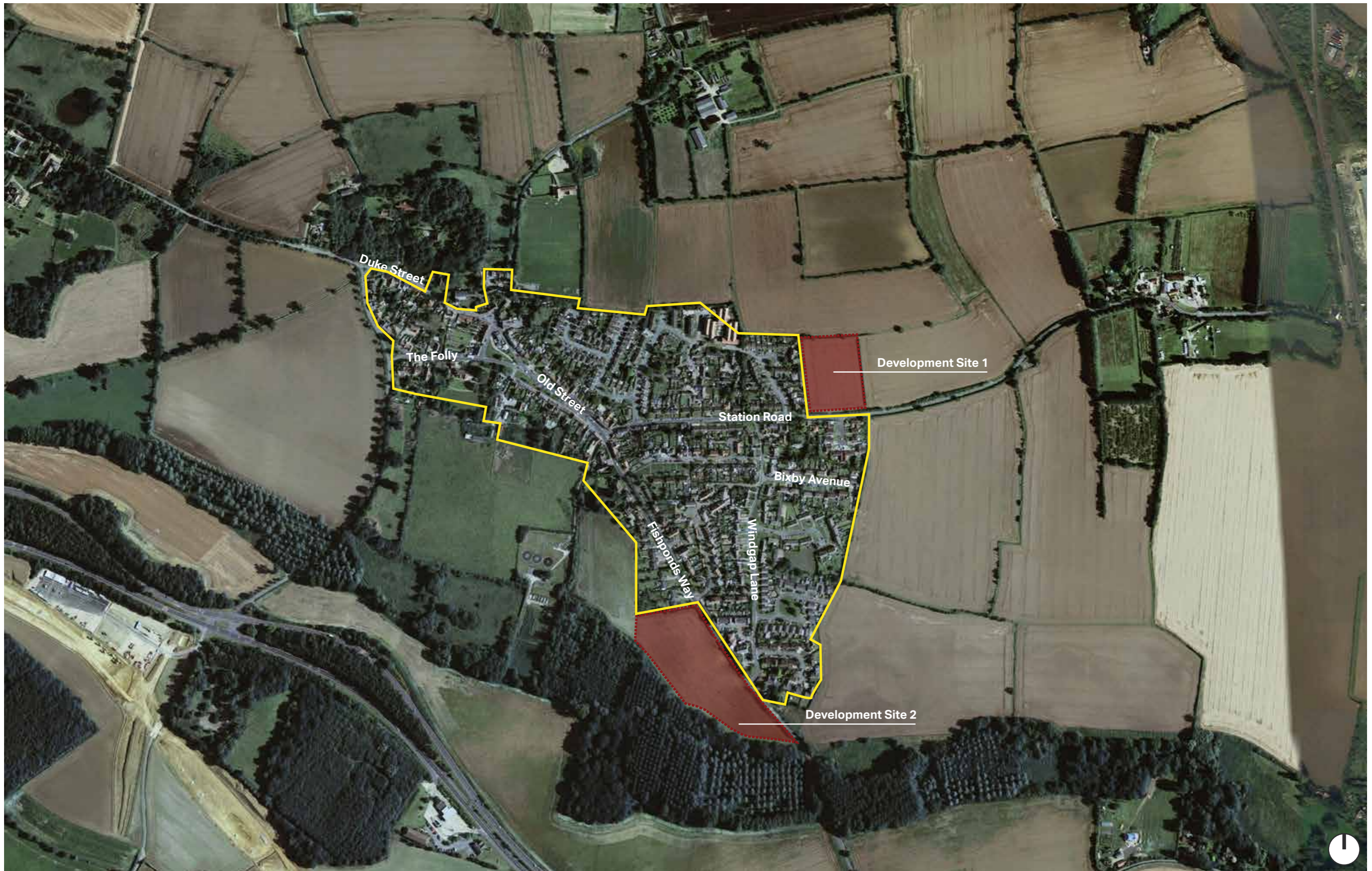


Fig 2.3 Haughley Area of Study

Key Service Centre



## 2.2 Opportunities and Constraints: Site 1

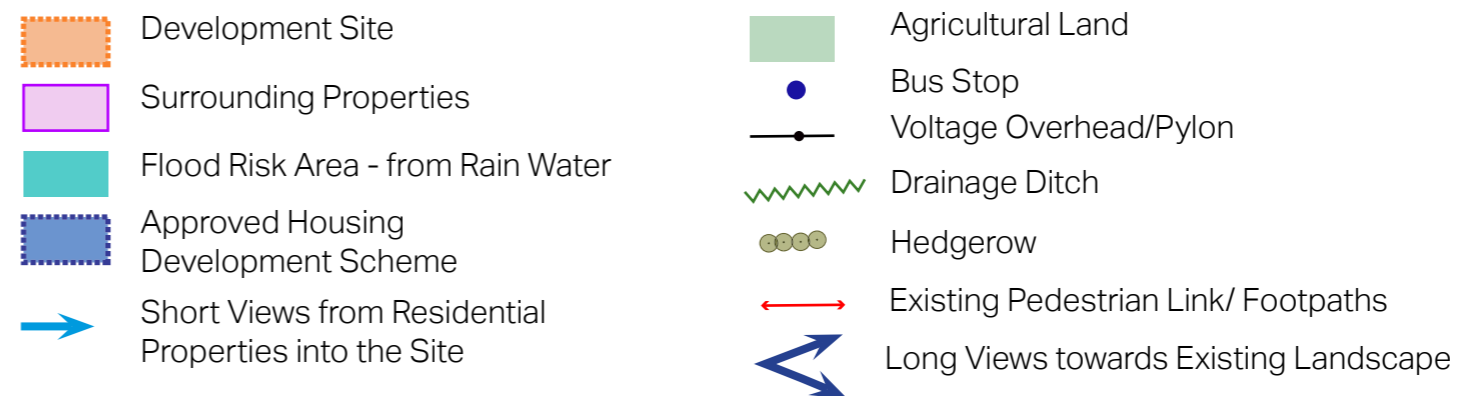
Development Site 1 presents a number of opportunities and constraints as follow:

- Potential point of access to Development Site 1 is from Station Road. A drainage ditch runs along Station Road and a bridge over is needed to access the Site.
- Topography is flat throughout the Development Site.
- The site is located on the eastern fringe of Haughley, approximately 10 minutes walking from the town centre.
- Adjacent to already existing residential areas, with properties that vary between one and two storey.
- Pedestrian and vehicular access is currently achieved via Station Road. However, the footway at the left side is discontinuous.
- The adjacent building layout shows semi-detached and detached homes with occasional terraced houses.
- Front and back gardens are the norm with the majority parking on plot outside or in garage. On street car parking is mostly along Old Street.
- Existing properties show a consistent building line with a good archetype variation adding interest and character to the overall milieu of the town.
- Good pedestrian connection to village centre from the south of Station Road.
- Significant groupings of mature tree lines and hedges bound the Sites and should be considered as asset to future developments.
- A low voltage overhead line runs across the site and a pylon, which represents the most significant and visually dominant component is located in the middle of the Development Site.
- Short views from residential properties into the site and to neighbouring fields, although the mature hedge planting, which lines both sides of the road, restricts the openness of this view with occasional roof forms punctuating the horizon.
- Long views towards the existing neighbouring fields looking east and south-east.



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Fig 2.4 Diagram showing opportunities & constraints in Development Site 1







*Fig 2.5 View of Development Site 1 looking east from Station Road*



*Fig 2.6 View of Development Site 1 looking north-east from Station Road*



*Fig 2.7 View of Development Site 1 looking north from Station Road*



*Fig 2.8 View of Development Site 1 drainage ditch along Station Road looking west*



### 2.3 Opportunities and Constraints: Site 2

Development Site 2 present a number of opportunities and constraints as follows:

- Existing point of access to Development Site 2 from the eastern boundary along Fishponds Way.
- Topography presents some falls from the eastern and southern boundary towards the western boundary.
- Existing sewage site to the north is not visually predominant.
- Adjacent to already existing residential areas, with properties that vary between one and two storey.
- Western and southern boundary of the site adjacent to existing woodland. Designated as a Special Landscape Area, this represents an important landscape features and promotes long and short views.
- The existing building layout shows semi-detached and detached homes with occasional terraced houses.
- Front and back gardens are the norm with the majority parking on plot or in garage.
- Existing properties show a consistent building line with a good archetype variation adding interest and character to the overall milieu of the town.
- The river runs to the south of the Development Site which is characterised by a high risk flood area. The area in the Site Development affected by the flood risk presents a potential for a green space/flood attenuation.
- Poor pedestrian links to the south of Fishpond Way.
- Fishponds Way has a 30mph speed limit.
- Short views from residential properties on higher ground looking south into the site.
- Views into the site at the southern gateway to the village on Fishponds Way are contained and restricted by mature boundary planting.
- The site is adjacent to a Special Landscape Area, a wooded valley meadowland of the western tributaries of the Upper Gipping Valley. This area is a very attractive river valley landscape contained or confined by woodland and the surrounding higher land.



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Fig 2.9 Diagram showing opportunities & constraints in Development Site 2

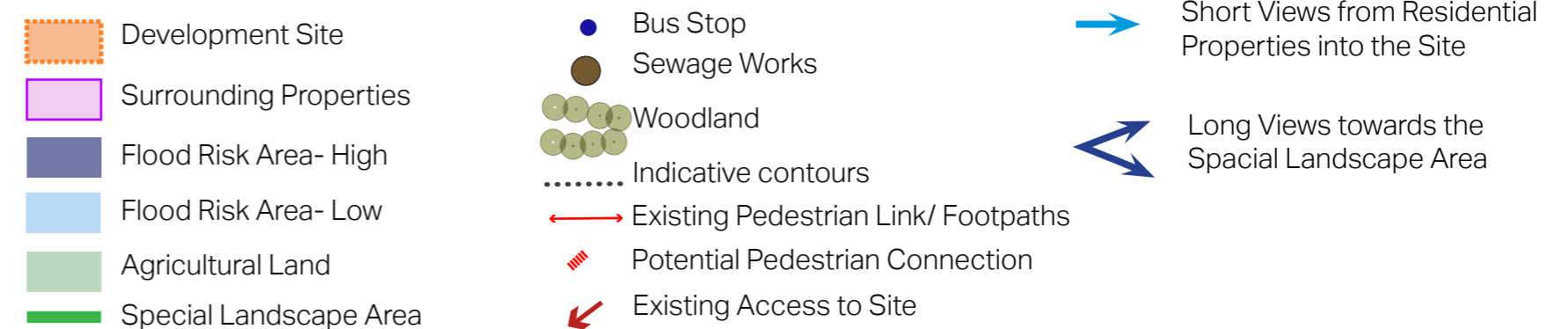






Fig 2.10 View of Development Site 2 from the existing access looking north



Fig 2.11 View of Development Site 2 from south looking north-west



Fig 2.12 View of Development Site 2 looking west



Fig 2.13 View of Fishponds Way from the existing access to Development Site 2 (to the right) looking south









## 3. Illustrative Masterplan

This section shows the form that any development on the two potential development sites could take. It is based on a mix of best practice and the content of the emerging draft Neighbourhood Plan, itself informed by community engagement, which suggests that new development:

- should be small scale and of local character;
- should preferably provide two off-street parking spaces per home, reflecting car ownership;
- be well linked by footpaths and cycleways;
- include green space where housing replaces farmland;
- facilitate the Fishponds footpath into the village;
- include affordable housing as part of an appropriate mix of tenures;
- use eco-friendly technology but traditional construction types; and
- be within walking distance of services and amenities.



### 3.1 Illustrative Masterplan:

#### Development Site 1\_Option 1

Option 1 (Fig 3.1) considers the possibility to retain the low voltage overhead lines applying a series of guidelines to diminishing their visual impact.

- Potential main access from Station Road building a bridge over the existing drainage ditch.
- Pedestrian access connecting the existing pedestrian path and providing pedestrian footpaths within the new development site.
- A wildlife corridor has been provided within the proposed development to provide green space for outdoor recreational facilities. This will also contribute to preserve the local character of the village.
- Using landscape features, such as strategic planting and the orientation of pedestrian paths in order to diminish the visual impact of the pylons.
- Verify with National Grid the minimum clearance recommended either side of the overhead power lines.
- Potential landmark and corner buildings as well as promoting views towards the open space.
- Houses have different sizes of back gardens. It is important to provide a variety of sizes and ensure privacy, buffering from surrounding properties and minimising overlooking. They will help to minimise the visual encroachment in to the open countryside, providing a softer transition.
- Variety of properties are aligned to the main road keeping a consistent building line. There is however variation and movement in this line with minor recessions and protrusions to provide interest. Houses are clustered in a way that provides distinctive pockets of development. Typologies are mixed to create variety and avoid excessive repetition of designs and façades.
- Maintain existing and new hedgerow and trees to avoid the possibility of overlooking due to any existing or future development on adjacent sites.



Fig 3.1 Illustrative masterplan development site 1\_Option 1

- The SHMA recommends that 35.1% of new owner-occupied housing in Ipswich HMA should be three bedroom homes, with 27% two bedroom units, 28.7% four or more bedrooms and 9.2% one bedroom accommodation (see paragraph 1.5). However, the following illustrative masterplans consider a slightly different percentage as the Parish Council highlighted a preference for 1 & 2 bedroom homes rather than larger units.

#### Site 1\_Option 1

Ha	Units	Net Plot Density *	Indicative Population
1.27	18	14	45

#### Indicative Housing Mix

Site 1	Bungalows	2b Houses	3/4b Houses	Total
Amount	4	6	8	18

\* Net Plot Density: number of dwellings per hectare on land devoted solely to residential development



### 3.2 Illustrative Masterplan:

#### Development Site 1\_Option 2

Option 2 considers the possibility of burying the low voltage lines and remove the invasive presence of the pylons. This allows to increase the number of units and create a more flexible space. The main principles reflect the ones defined for Option 1.

It should be noted that burying the power lines would be very expensive and would also require the co-operation of the neighbouring landowner. This may make it unviable.

Option 2 reduces the central corridor of Option 1 to a smaller open space, increasing the number of homes enabling larger private gardens and reinforcing local character.



Fig 3.2 Illustrative masterplan development site 1\_Option 2

#### Site 1\_Option 2

Ha	Units	Net Plot Density	Indicative Population
1.27	31	24	78

#### Indicative Housing Mix

Site 1	Bungalows	2b Houses	3/4b Houses	Total
Amount	6	10	15	31



### 3.3 Illustrative Masterplan:

#### Development Site 2

Development Site 2 reflects part of the potential SHELAA site identified in Babergh & Mid Suffolk Joint Local Plan: Consultation Draft as site SS0047. The extent of the development site that we propose avoids the Special Landscape Area and provides a buffer to the sewage treatment plant. The Development Site 2 presents the opportunity to define a new development that benefits of the following principles:

- Complete the shape of the village accordingly to the existing layout.
- Following the existing layout with buildings facing Fishponds Way. This allows direct access from the road and reduces the need for new roads on site.
- Potential to create an open space to the south close to the Special Landscape Area. This provides sufficient public open space availability and promote views towards the existing landscape area.
- Proposed footpaths well connected within the new development area and along Fishponds Way from north to the proposed open space. Currently, there is no footpath along the western side which discourages people to walk to Haughley centre. Potential pedestrian crossings should be included to improve existing & future connections with the services and facilities in Haughley.



Fig 3.3 Illustrative masterplan development site 2

#### Site 2

Ha	Units	Net Plot Density	Indicative Population
2.70	50	19	125

#### Indicative Housing Mix

Site 1	Bungalows	2b Houses	3/4b Houses	Total
Amount	7	13	30	50



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## **4. Design Guidelines**



#### 4.1 General questions to ask and issues to consider when presented with a development proposal

This section presents a number of general design principles, each one followed by a number of questions against which design proposals should be judged. The aim is to assess all proposals by objectively answering the questions below.

Not all the question will apply to every development. The relevant ones, however, should provide an assessment overview as to whether the design proposal has taken into account the context and provided an adequate design solution.

*The Design Proposal should:*

##### A. Harmonise and enhance existing settlement in terms of physical form pattern or movement and land use.

- What are the particular characteristics of this area which have been taken into account in the design?
- Is the proposal within a conservation area?
- Does the proposal affect or change the setting of a listed building or listed landscape?

##### B. Relate well to local topography and landscape features, including prominent ridge lines.

- Does the proposal harmonise with the adjacent properties?
- Has careful attention been paid to height, form, massing and scale?
- If a proposal is an extension, is it subsidiary to the existing property so as not to compromise its character?
- Does the proposal maintain or enhance the existing landscape features?
- How does the proposal affect the trees on or adjacent to the site?
- How does the proposal affect the character of a rural location?

##### C. Reinforce or enhance the established urban character of streets, squares and other spaces.

- What is the character of the adjacent streets and does this have implications for the new proposals?
- Does the new proposal respect or enhance the existing area or adversely change its character?
- Does the proposal positively contribute to the quality of the public realm/streetscape and existing pedestrian access?
- How does the proposal impact on existing views which are important to the area?
- Can any new views be created?

##### D. Reflect, respect and reinforce local architecture and historic distinctiveness.

- What is the local architectural character and has this 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?

##### E. Retain and incorporate important existing features into the development.

- What are the important features surrounding the site?
- What effect would the proposal have on the streetscape?
- How can the important existing features including trees be incorporated into the site?
- How does the development relate to any important links both physical and visual that currently exist on the site?

##### F. Respect surrounding buildings in terms of scale, height, form and massing.

- Is the scale of adjacent buildings appropriate to the area?
- Should the adjacent scale be reflected?
- What would be the reason for making the development taller?
- If the proposal is an extension, is it subsidiary to the existing house?
- Does the proposed development compromise the amenity of adjoining properties?
- How does the development impact on neighbour amenity?

##### G. Adopt appropriate materials and details.

- What is the distinctive material in the area, if any?
- Does the proposed material harmonise with the local material?
- Does the proposal use durable materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?



#### **H. Integrate with existing paths, streets, circulation networks and patterns of activity.**

- What are the essential characteristics of the existing street pattern?
- How will the new design or extension integrate with the existing 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?
- Do the new points of access have regard for all users of the development (including those with disabilities)?

#### **I. Provide adequate open space for the development in terms of both quantity and quality.**

- 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?
- Are there existing trees to consider?
- Will any communal amenity space be created. If so, how this will be used by the new owners and how will it be managed?

#### **J. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.**

- What effect will services have on the scheme as a whole?
- Can the effect of services be integrated at the planning design stage, or mitigated if harmful?
- Has the lighting scheme been designed to avoid light pollution?

#### **K. Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other, to provide a safe and attractive environment.**

- Has the proposal been considered in its widest context?
- Is the landscaping to be hard or soft?
- What are the landscape qualities of the area?
- Have all aspects of security been fully considered and integrated into the design of the building and open spaces?
- Has the impact on the landscape quality of the area been taken into account?
- Have the appropriateness of the boundary treatments been considered in the context of the site?
- In rural locations has the impact of the development on the tranquillity of the area been fully considered?

#### **L. 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.**

- Has adequate provision been made for bin storage?
- Has adequate provision been made for waste separation and relevant recycling facilities?
- Has the location of the bin storage facilities been considered relative to the travel distance from the collection vehicle?
- Has the impact of the design and location of the bin storage facilities been considered in the context of the whole development?
- Could additional measures, such as landscaping be used to help integrate the bin storage facilities into the development?
- Has any provision been made for the need to enlarge the bin storage in the future without adversely affecting the development in other ways?



## 4.2 Design Guidelines

### 4.2.1. Street Grid and Layout

- Main streets and roads should be laid out in a permeable pattern allowing for multiple connections and choice of routes.
- Cul-de-sacs should be short and used only for secondary and tertiary streets.
- Streets should tend to be linear with gentle meandering to provide interest and evolving views.
- Access to properties should be from the street unless there is a conflict with highways design due to safety.
- Where possible trees should be incorporated in the street design to help with cooling, appearance and biodiversity.



Fig 4.2. Diagram showing the route through Development Site 1 considering the possibility of locating the existing electric powerline underground.



←→ Proposed Main Route      ●— Proposed Tertiary Route

Fig 4.3. Diagram showing the route through Development Site 2. It meanders across the site by adding variety and calming traffic.

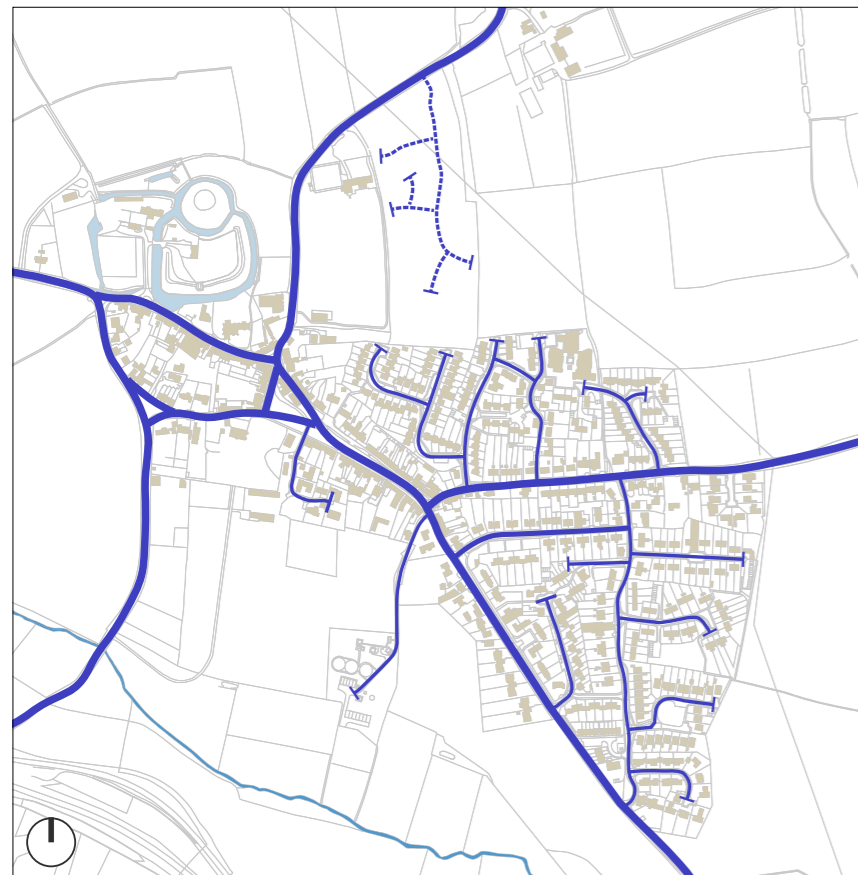


Fig 4.1. Diagram showing street layout and hierarchy in Haughley. Thicker blue lines show the main articulating routes, which present linear character with gentle deflections. Thinner blue lines represents tertiary street and cul-de-sacs with a mixture of linear and meandering layouts. Dashed blue lines show the routes in the approved scheme to the east of King George's playing field.



Fig 4.4 & 4.5. Local examples of the desired effect. The design focuses on using meandering route and providing a series of local view.



### 4.2.2. Pedestrian and Cycling Routes

- Proposed development should be built to be within a walking distance of 400 metres (5 minutes walking) to bus stops and local green spaces and a distance of 800 metres (10 minutes walking) from local facilities and primary school.
- Proposed walking routes should be connected to existing pedestrian routes.
- New developments should promote permeability in terms of direct and attractive pedestrian connections between neighbouring streets and local facilities.
- The use of appropriate materials and attractive landscaping will encourage walking.
- The design should consider the 'desire lines', which are usually the most direct route and be integrated into the wider scheme.
- Cycling routes should be integrated with vehicles on lower speed streets (below 30mph).



Fig 4.6. Diagram showing the existing and proposed footways through Development Site 1 and the surrounding areas. It illustrates a potential pedestrian crossing to improve existing and future connections.



Fig 4.7 Diagram showing the existing and proposed footways through Development Site 2 and the surrounding areas. In addition, it illustrates an existing lack of footways in the area and the potential pedestrian crossings to improve existing and future connections.



Fig 4.8, 4.9 & 4.10. Local examples of continuous and discontinuous footway connections. The design should focus on providing continuous pedestrian connections.



### 4.2.3. Open Space and Public Realm

- Open spaces should be located in accessible places.
- Where possible and practical they should be surrounded by properties overlooking them to improve natural surveillance.
- Open spaces should offer a variety of uses related to surrounding activities and buildings.
- New development should design public realm to meet the necessary standards to allow adoption by the Haughley Parish.
- Materials used in the public realm shall be selected to complement the character of the building and street, keeping the number and type of materials to a minimum. Selected materials must be locally characteristic, durable and easy to maintain.
- The existing quiet and peaceful atmosphere of Haughley should be preserved.

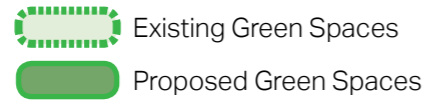


Fig 4.11. Diagram showing existing and proposed green spaces within Development Site 1 and the surrounding area.



Fig 4.12. Diagram showing existing and proposed green spaces within Development Site 2 and the surrounding area.



Fig 4.13, 4.14 & 4.15. Local examples of green areas in Haughley. From left to right: the village green, green area around Haughley Castle, playground close to the primary school



### 4.2.4. Gateway and Access Features

- In the case of any future development, the design proposals should consider placing gateway and built elements highlighting the access or arrival to the new developed site.
- Gateways should act as visual guide and make the place recognisable and unique.
- The gateway buildings should reflect local character.
- Besides building elements acting as gateways, high quality landscaping features could be considered appropriate to fulfil the same role.
- Proposed building should be designed to respond to view corridors and reinforce existing views.
- Access to new development sites should be improved creating a barrier free environment considering change of levels, position of street furniture, openings and boundaries.


 Gateway & Landmark



Fig 4.16. Diagram showing proposed gateways and landmark houses placed at the focal points within Development Site 1



Fig 4.16. Diagram showing proposed gateways and landmark houses placed at the focal points within Development Site 2

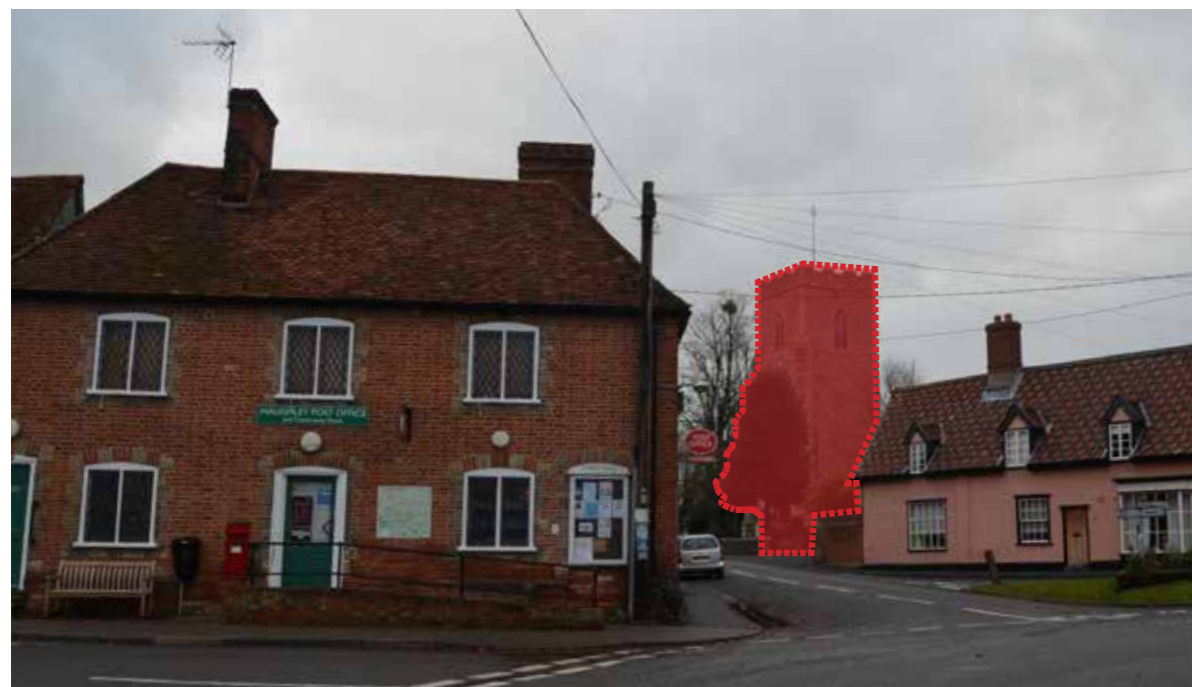


Fig 4.17. Examples of local gateways and landmarks



Fig 4.18. Examples of local gateways and landmarks



### 4.2.5. Pattern and Building Layout

- Properties should be clustered in small pockets showing a variety of types.
- The groupings should show a mixture of terraced, semi-detached and detached properties.
- The use of a repeating type of dwelling along the entirety of the street should be avoided.
- Boundaries such as walls or hedgerows, whichever is appropriate to the street, should enclose and define each street along the back edge of the pavement, adhering to a consistent building line for each development group.
- Properties should aim to provide rear and front gardens or at least a small buffer to the public sphere where the provision of a garden is not possible.
- The existing character must be appreciated when contemplating new development, whatever its size or purpose. Whilst contemporary design is encouraged local heritage and setting must be considered.

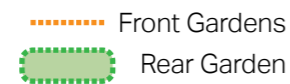


Fig 4.19. Diagram showing front and rear gardens within Development Site 1



Fig 4.20. Diagram showing front and rear gardens within Development Site 2



Fig 4.21, 4.22 & 4.23. Local examples of good boundary treatment and front garden.



#### 4.2.6. Building Line and Boundary Treatment

- Buildings should be placed aligned along the street, with their main façade and entrance facing it.
- The building line could have variations in the form of recesses and protrusions but will generally form a unified whole.
- Boundary treatments will vary but these should be of high quality materials and standards. These will also reinforce the sense of continuity of the building line and also ensure visually highly aesthetic townscape.
- Boundary treatments facing the street and public areas, should reflect the best examples in Haughley; for example, they could be low walls made of brick or stone or hedgerows or a combination of these. The use of cheap panel fencing in these publicly visible boundaries should be avoided.

----- Building Alignment



Fig 4.24. Diagram showing building alignment within Development Site 1



Fig 4.25. Diagram showing building alignment within Development Site 2



Fig 4.26 & 4.27. Image reflecting interesting building line



#### 4.2.7. Building Heights and Roofline

- Heights of buildings should not exceed the existing heights in the town.
- The heights of new developments within each block may vary however, they should not exceed the height and scale of existing buildings in adjacent developments.
- Encourage the use of pitched roofing with a covering to match existing/adjacent roof materials.
- The roof, in conjunction with the position of the building should allow for glimpses of the surrounding countryside.
- The roofline should allow for long distance views where appropriate.
- Existing roofline should be respected to create consistent roofline along the street and more general terms to fully fit within the roofline of the town.
- Any development between existing developments should create a roofline to integrate the new development and create rhythm along the street.



Fig 4.28. Local example showing a residential roofline with variety and interest.



Fig 4.29. Local example showing a residential roofline with variety and interest close to the green village.



Fig 4.30. Local example showing a residential roofline with variety and interest.



### 4.2.8. Corner Buildings

- Corner buildings should address placing windows and/or entrances facing the streets and or public spaces.
- Corner buildings should have an animated facade with excellent design on both facades of the corner.
- It is not considered good practice to leave blank facades on one side of a corner building.

— Corner Buildings



Fig 4.31. Diagram showing corner buildings within Development Site 1



Fig 4.32. Diagram showing corner buildings within Development Site 2



Fig 4.33. Local example showing positive treatment for corner building

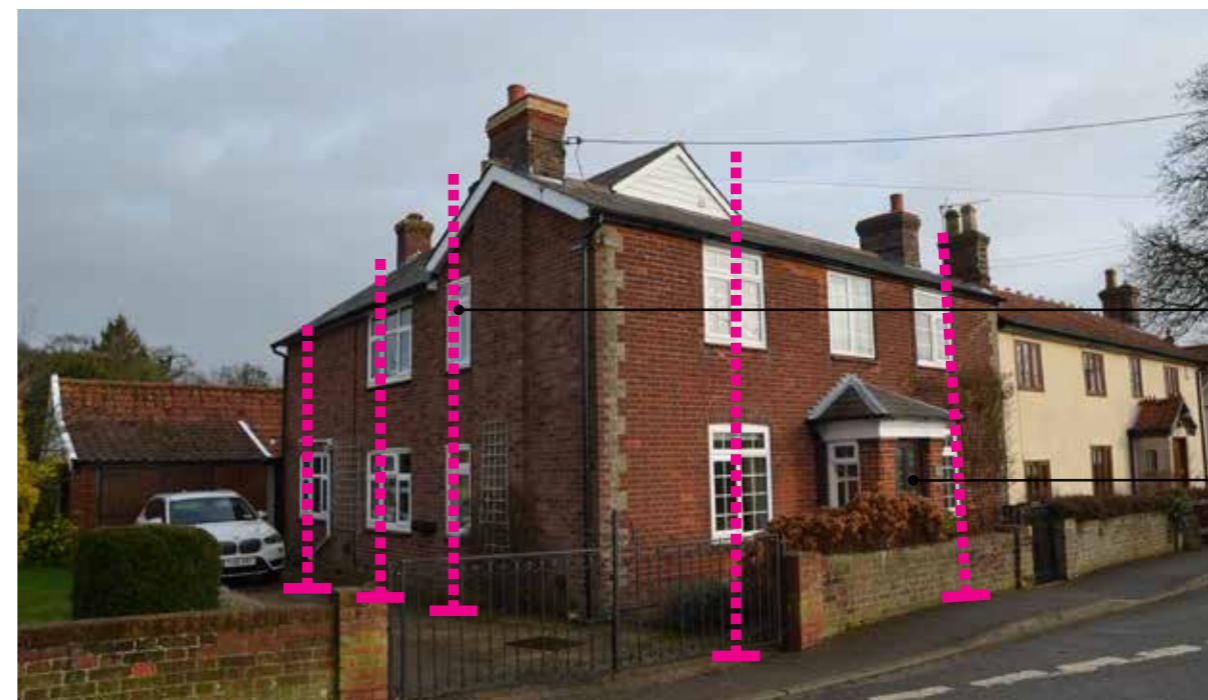


Fig 4.34. Local example showing positive treatment for corner building

Windows spaced at regular intervals along each facade.



## 4.2.9. Materials and Surface Treatments

- Materials proposed for use in new development and building extensions shall match or be guided by those used in the existing building or area. Images on the right show a typical palette of traditional building stones, windows, doors and corncicing.
- Boundary walls delineating gardens shall be built from local stone or other locally sourced materials to match the colour of the ones in the existing property.
- New developments shall demonstrate a respect for the existing materials palette used in the area, which is likely to vary subtly by street.
- Architectural detailing shall typically display elements that equate to those on existing traditional buildings which provide interest, scale and texture to form and elevations.
- Proposal for new developments must demonstrate a respect for the existing level of detailing displayed in the original buildings whilst reflecting contemporary architectural detailing.



Fig 4.35. Local example showing front garden, integrating to the street with good quality landscaping elements and boundary treatment



Fig 4.36. Local example showing pitched roof, timber cladding and bricks



Fig 4.37. Local architecture with bricks (Post Office building)



Fig 4.38. Local architecture along The Green



Fig 4.39 & 4.40. Local architecture along Old Street





#### 4.2.10. Car Parking

- Car parking should be a mix of on plot (garages/carports and drives) and on street.
- For family homes cars should be placed at the side of the property.
- Car parking design should be combined with landscaping to minimise the presence of vehicles.
- Front of property car parking should be kept to a minimum. When placing parking at the front, the area should be designed to minimise visual impact and to blend with the existing streetscape and materials. The aim is to keep a sense of enclosure and to break the potential of a continuous area of car parking in front of the dwellings by means of walls, hedging, planting and use of paving materials.



Fig 4.41. Diagram showing car parkings within Development Site 1



Fig 4.42. Diagram showing car parkings within Development Site 2



Fig 4.43 & 4.44. Local example of car-parking arrangement and garage parking on the side of the building.



Fig 4.45. Local example of car-parking arrangement in front of the building



### 4.2.11. Architectural Details

- It is beyond the scope of this document to provide a comprehensive set of architectural detail solutions.
- Yet it is expected that design proposals make reference to local buildings considered of merit.
- Architectural detailing in terraced or semi-detached houses should typically display a cornice at the eaves, door surrounds or porches and occasionally parapet wall at eaves.
- Proposed building façades should indicate the importance of each storey through combination of composition of building elements and the level of architectural detailing used.



Fig 4.46, 4.47 & 4.48. Local example of various roof features



Fig 4.49, 4.50 & 4.51. Local example of porch design and main facade

Fig 4.52. Local example of window



## 4.2.12. Contemporary Design

- Contemporary interpretations of local traditional architectural forms should be explored.



Fig 4.53. Local example of contemporary architecture



Fig 4.54. Local example of contemporary architecture\_community centre



Fig 4.55. Local example of contemporary architecture. Photo courtesy of Landex New Home. Source: <https://www.landex.co.uk>



Fig 4.56. Example of contemporary architecture in Birdbrook. Sustainable house constructed to Passivhaus standards. Designed to be self-sufficient with a wind turbine, rainwater collection, reed-beds for sewage treatment and natural ventilation. RIBA East Building of the Year 2011. Photo courtesy of Modece. Source: <http://www.modece.com>



Fig 4.57. Example of Modern architecture in Hoxne



Fig 4.58. Example of contemporary architecture in Polstead Heath. RIBA Suffolk Design Award 2014. Photo courtesy of Modece. Source: <http://www.modece.com>









## **5. Next Steps & Recommendations**



## 5.1 Next Steps

The recommended next steps for how to use the outcomes of this design options study are to:

- Embed the guidelines in the Draft Neighbourhood Plan;
- Engage with the District Council to develop policies supporting the guidelines; and
- Engage with potential developers/applicants and to seek support for ensuring the implementation of the guidelines in upcoming applications.

### 5.1.1 Embed the masterplan and guidelines in the Draft Neighbourhood Plan

The objective of this report is to develop a series of design guidelines for development possibilities in Haughley. The neighbourhood plan can only include land use policies that guide applications that constitute 'development'<sup>1</sup>. Where public realm improvements require planning permission the neighbourhood plan can include criteria-based policy and principles that guide future change within the neighbourhood area. The design guidelines can form part of such criteria.

The report can be used as evidence to support the forthcoming neighbourhood plan (and its draft policies) where the analysis highlights relevant issues and opportunities that can be influenced by land use planning interventions.

The focus of this report has primarily been on important local character assets and urban design guidelines to be considered in future development proposals. These suggestions should be considered alongside other non-design interventions, such as exploring opportunities for supporting or restricting certain types of development/land uses and allocating the key sites identified for development. Any policies put forward must be capable of meeting the basic conditions<sup>2</sup> (e.g. having regard to national policies and general conformity with the strategic policies contained in the development plan).

Specific proposals could include:

**Urban design guidelines** - The neighbourhood plan can include urban design policy where specific local circumstances demand a neighbourhood approach propounded in the masterplan. The plan could transpose many of the urban design guidelines within this document into statutory land use planning policy where the Local Plan or National Planning Policy Framework does not provide a similar or sufficiently detailed steer on design matters.

**Land uses** – The plan could specify what uses would be preferred in particular locations or set out design-based policies such as a general residential design guidelines, which could provide a hook to a more detailed residential design guide that sits within the plan as an appendix. The appendix could detail the basic principles and criteria that would be expected within the neighbourhood area.

**Community use buildings** - The neighbourhood plan could potentially use site allocations (or a separate Neighbourhood Development Order) to de-risk and incentivise the delivery of new social infrastructure. The plan may also detail what use classes would be acceptable and the most conducive to local needs locally e.g. community café, sports facilities, meeting/leisure spaces etc. Flexibility and a mixed use approach is likely to be required but this will need to be considered in the context of complementary Local Plan policies that address strategic matters such as the retail hierarchy and treatment of existing commercial floorspace.

**Open spaces/local green space designations policy** – The masterplanning work provides an indication of where landscaping and open space would be appropriate. Existing green space should also be considered for the Local Green Space Designation where they are locally valued and can be incorporated into future redevelopment of the area; ensuring sufficient green infrastructure is delivered.



### 5.1.2 Engage with the Council to develop policies supporting the proposals

The inputs from the District Council's policy and development management specialists would be invaluable in advance of formal consultation and submission. The Working Party should consider how our recommendations can be transposed into policy through discussions with the District Council and use the best practice guidance from Locality to prepare draft policies for consultation. Locality's 'Writing Planning Policies'<sup>3</sup> guidance sets out how different planning policies are designed to achieve different things. The guide describes the three most common as:

**Generic** – a simple policy which applies universally to development across the entire neighbourhood area;

**Criteria based** – a policy with a series of requirements that should be met by development proposals. These can be set out as separate bullet points; and

**Site specific** – this is where a policy applies to particular areas of land. One of the most powerful tools for a neighbourhood plan is to allocate land for a particular type of development. As well as allocating land you can use your plan to set out the principles which need to be followed in developing a particular site. This might include specifying what needs to be covered in a design brief to accompany any planning application. If you have site specific policies then you need to include a clear map showing the location and boundaries.

Site specific allocations are the hardest to do well. They would normally include associated policy related to land uses, quantum of development, configuration and design. The Working Party should request a Strategic Environmental Assessment (SEA) screening opinion from the District Council as soon as the objectives and nature of the plan are firmed up. SEA is a process for evaluating, at the earliest appropriate stage, the environmental effects of a plan before it is made. Masterplanning and allocating sites will typically trigger a requirement for SEA. An SEA will provide objective information for local residents and businesses on the positive and negative environmental effects of your plan

and wider policy proposals.

In addition, the Working Party should check with the Local Planning Authority that their emerging preferred options are planning matters (i.e. suitable for inclusion as land use planning policy). Those that are not can be considered as community projects or neighbourhood infrastructure to be included within a delivery and implementation section of the neighbourhood plan (see Section 5).

### 5.1.3 Engage with developers to seek support for the proposals

In order for the neighbourhood plan to be effective, the policies put forward in support of the masterplan will require close liaison and cooperation with the Local Authority, landowners, and developers. Related to Section 1 the cooperation of these bodies can be used initially to ensure the proposed policies and strategy are robust and future proofed. At a later date these discussions will help refine proposals leading to future planning applications.

Consulting with these key stakeholders in advance of formal consultation will help to establish buy-in to the broad objectives.

#### Footnotes.

1. Section 55 of the Town and Country Planning Act 1990
2. Planning Practice Guidance (Paragraph: 065 Reference ID: 41-065-20140306 Revision date: 06 03 2014). Accessed at: <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>.
3. Writing planning policies: A guide to writing planning policies which will address the issues that matter to your neighbourhood plan (Locality, 2014) Accessed at: <http://mycommunity.org.uk/resources/writing-planning-policies>.





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