

- Does the proposed development compromise the amenity of adjoining properties?
- Does the proposal overlook any adjacent properties or gardens?

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 high quality 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?

3.2 Design Guidelines

A. 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 can be popular for tertiary streets but should be relatively short and not discourage walking.

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.

The building line should be mainly aligned but showing depressions and protrusions adding variety and character.



Fig 3.2.1 Local example of the desired effect and design character with meandering route.



Fig 3.2.2 Highlighted building lines in Broadwindsor



Fig 3.2.3 Street layout in Broadwindsor.



Fig 3.2.4 Street layout in Drimpton.

B. Open Space and Public Realm

Open spaces should be located in accessible places.

Where possible and practical they should be surrounded by properties facing onto 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 Broadwindsor 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, high quality and easy to maintain.



Fig 3.2.5 Diagram showing public open spaces in Broadwindsor.



Fig 3.2.6 Diagram showing public open spaces in Drimpton.



Fig 3.2.7 Local examples of green open space.



Fig 3.2.8 Local example of the desired effect and design character for open spaces with incorporated playground.

C. 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.

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.



Fig 3.2.8 Local examples of traditional houses acting as gateways as well as purpose design gateway features



Fig 3.2.9 Local examples of traditional and modern houses acting as gateways.

D. Pattern and layout of buildings

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.



Fig 3.2.10 House typology groupings in Drimpton.

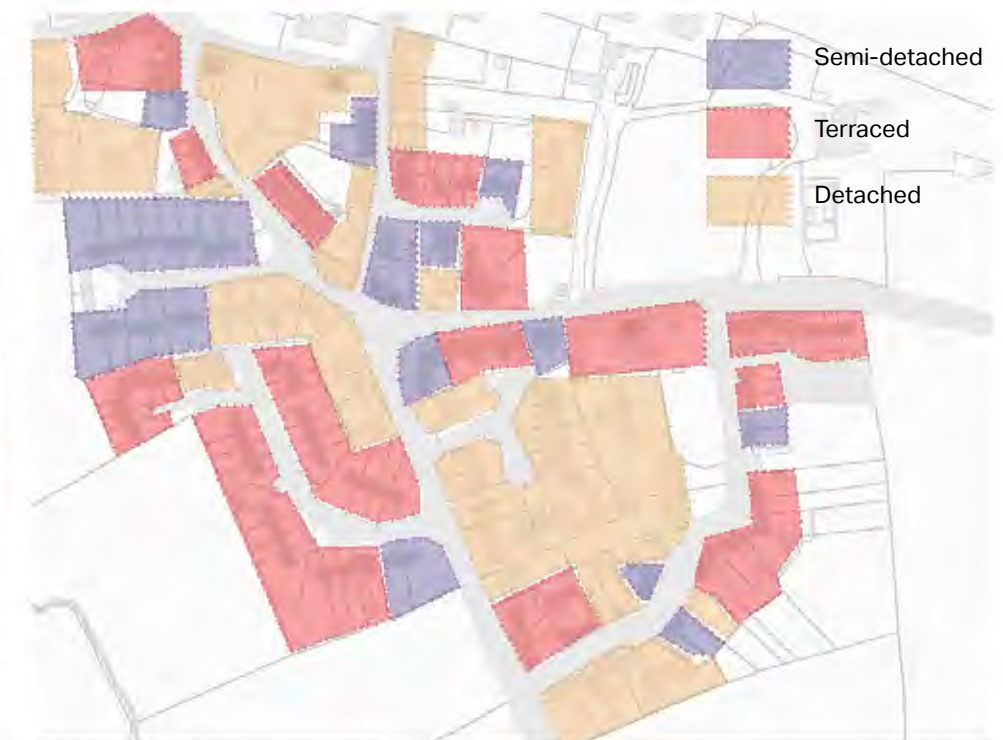


Fig 3.2.11 House typology groupings in Broadwindsor.



Fig 3.2.12 Example of garden typologies in Broadwindsor.



Fig 3.2.13 Local examples of good boundary treatment and front garden.



Fig 3.2.14 Continuous building line in Broadwindsor, showing good variation and interest.

E. 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 whilst at the same time adding character.

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.

Boundary treatments facing the street and public areas, should reflect the best examples in Broadwindsor; for example, they could be low walls made of brick or stone, metal ironmongery or hedgerows or a combination of these. The use of cheap panel fencing in these publicly visible boundaries should be avoided.

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.



Fig 3.2.15 Diagram showing building line in Drimpton.



Fig 3.2.16 Illustration reflecting interesting building line and positive boundary treatment in Broadwindsor, which should be taken as a good example in case of future development.



Fig 3.2.17 Illustration of typical house typologies in Broadwindsor, coach house and cottages.

F. Building Heights and Roofline

Heights of buildings should not exceed three storeys and in general the average should be two storeys.

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.

The roofline should reflect the pitched roof nature of buildings in Broadwindsor and should show some variety and movement to create interest and character.

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 present in all four villages should be respected to create consistent roofline along the street and more general terms to fully fit within the roofline of each village.

Any development between existing developments should create a roofline to integrate the new development and create rhythm along the street.

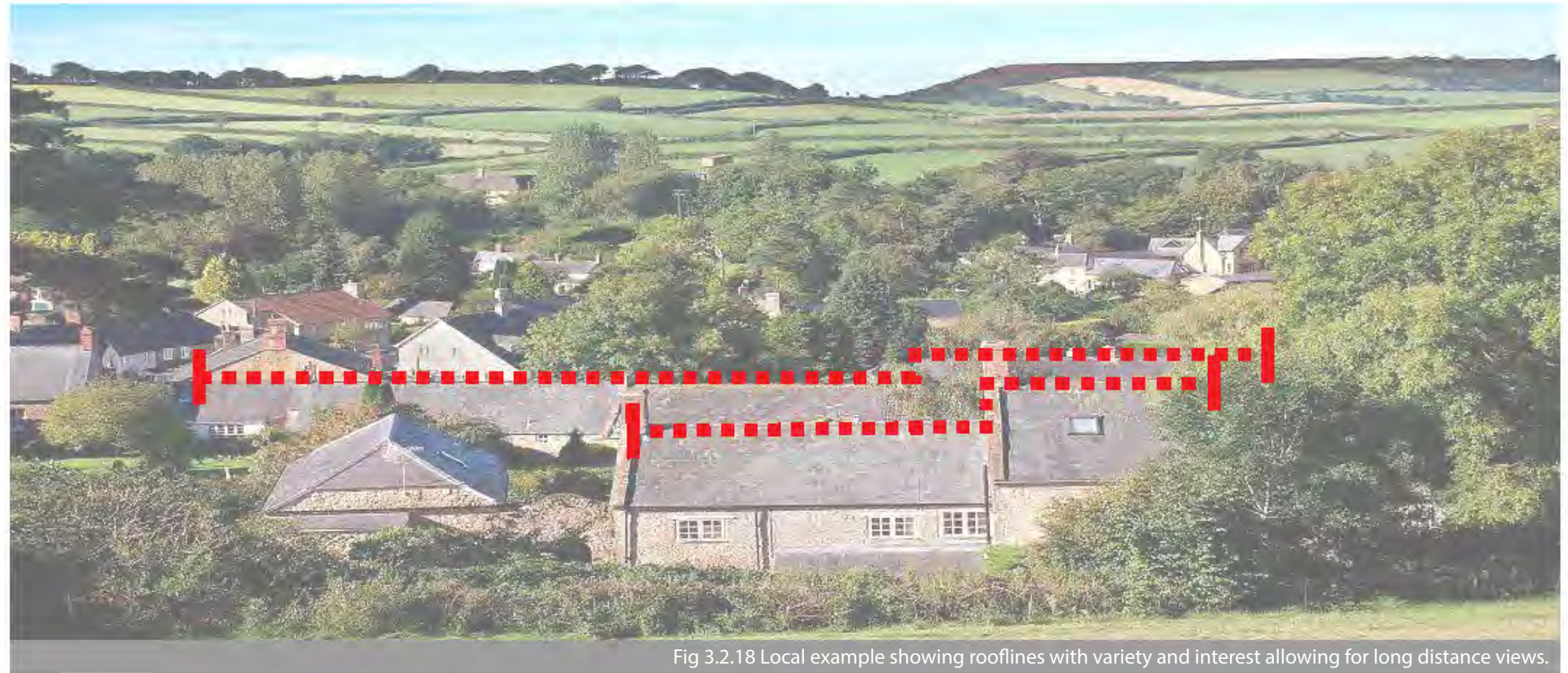


Fig 3.2.18 Local example showing rooflines with variety and interest allowing for long distance views.



Fig 3.2.19 Local example showing a residential roofline with variety and interest.

G. Corner Buildings

Corner buildings should address placing windows and/or entrances facing the streets and or public spaces.

Corner buildings should have an animated façade with excellent design on both façades of the corner.

It is not considered good practice to leave blank façades on one side of a corner building.

Facade enhancing element : Dormer.

Facade enhancing element : Windows.

Usage of local building materials, also to be present on the façade.

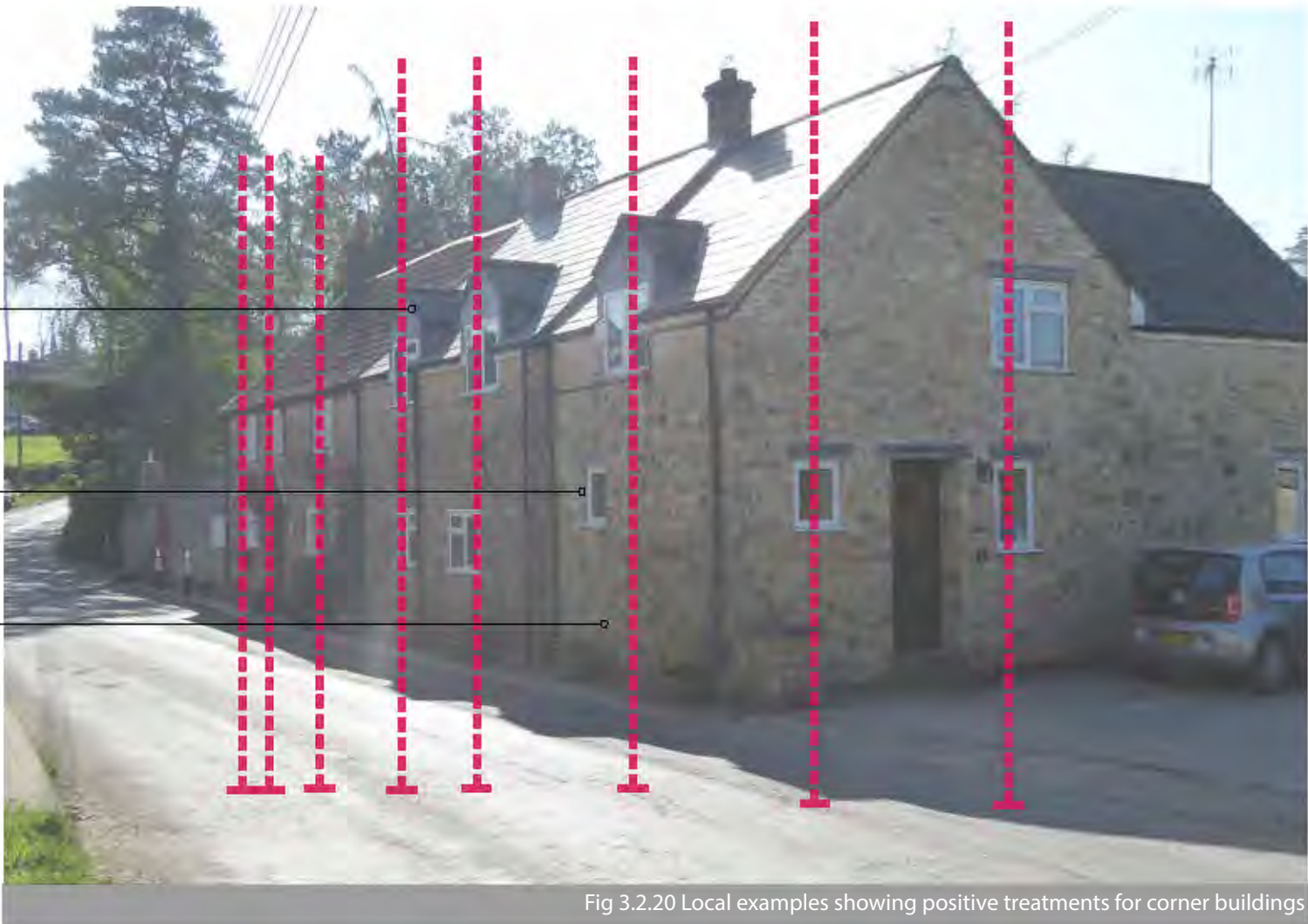


Fig 3.2.20 Local examples showing positive treatments for corner buildings

Windows spaced at regular intervals along each façade.



Fig 3.2.21 Local examples showing positive treatments for corner buildings

H. 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.

Where period details are proposed in new developments they must be based on local historical precedent.



Fig 3.2.22 Local examples of typical architectural detailing.



Fig3.2.23 Local examples of typical architectural detailing



Fig 3.2.24 Local examples showing architectural and landscaping details.



Fig 3.2.25 Local examples showing architectural and landscaping details.



I. Car Parking Solutions

Car parking solutions should be a mix of on plot, on street and parking courts.

For family homes cars should be placed at the front or side of the property. For flats and small pockets of housing a front or rear court is acceptable.

Car parking design should be combined with landscaping to minimize the presence of vehicles.

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 3.2.26 Diagram showing do's and don't on front of house car parking areas (plan).

- Don't obscure daylight
- Avoid gates that open over the pavement
- Avoid obstructing pedestrian access
- Don't remove/destroy the boundary wall
- Avoid having a continuous pavement crossover



Fig 3.2.27 Local example of positive car-parking arrangement, treatment and detailing.



Fig 3.2.28 Diagram showing do's and don't on front of house car parking areas (3D).



Figure 3.24 Shop front design guidance



4. Next Steps & Recommendations

4 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 Council to develop policies supporting the guidelines;
- Engage with developers and to seek support for ensuring the implementation of the guidelines in upcoming applications;
- Promote a site where design guidelines are to be applied and tested; and,
- Consider establishing a design review panel.

4.1 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 Broadwindsor, Drimpton, Seaborough and Kittwhistle. The neighbourhood plan can only include land use policies that guide applications that constitute 'development'¹. 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 conditions² (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.

4.2 Engage with the Council to develop policies supporting the proposals

The inputs from the Council's policy and development management specialists would be invaluable in advance of formal consultation and submission. The steering group should consider how our recommendations can be transposed into policy through discussions with the Council and use the best practice guidance from Locality to prepare draft policies for consultation. Locality's 'Writing Planning Policies'³ 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 plan 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 steering group should request a Strategic Environmental Assessment (SEA) screening opinion from the 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 steering group 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).

4.3 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 to 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.

4.4 Promote a site where design guidelines are to be applied and tested.

To complement statutory policy it is good practice for the neighbourhood plan to consider implementation. Identifying a site for application of the design guidelines should be considered alongside policy interventions. The neighbourhood plan should also include a schedule of neighbourhood infrastructure and community projects which prioritise items or initiatives that have received support through public consultation or that are required to deliver the masterplan and wider neighbourhood plan vision and objectives. Delivery schedules are generally disaggregated depending on whether it is social, green or physical infrastructure. This could include improvements that deliver what is envisaged.

4.5 Consider establishing a design review panel

Because the design guidelines developed as part of this document cannot cover every eventuality or design solution. The steering group could agree with the Local Authority to have a local panel of experts or to be able to convene a design panel in order to review and assess design proposals. This would provide a fresh opinion on design solutions presented.

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>.

4.2 Recommendations - Towards policies

The steering group should consider how our recommendations can be transposed into policy through discussions with the Council and use the best practice guidance from Locality to prepare draft policies for consultation. Locality's 'Writing Planning Policies' guidance sets out how different planning policies are designed to achieve different things. The guide describes the three most common as:

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Project Role	Name	Position	Actions Summary	Signature	Date
Qualifying Body	Broadwindsor Neighbourhood Planning Group	Neighbourhood Planning Group	Revised Report with Option 2A submitted for final review		
Director / QA	Luis Juarez	Associate Urban Designer	Site visit, concept plan; Revision and approval of Final Report	Luis Juarez	12/12/2017
Researcher	Blerta Dino	Graduate Urban Designer	Research, site visit, concept plan, drawings	Blerta Dino	12/12/2017

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