SWINDERBY

Design Guidance and Codes

Final Report
February 2024

Delivering a better world

Quality information

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Revision History

Issue no.	Issue date	Purpose	Issued by	Comments received	Comments / approved by
1 - Draft Report	10/11/2023	For Review	Tom Royles Senior Urban Designer	01/12/2023	Luke Brown & the Swinderby Neighbourhood Plan Group
2- Draft Report	09/01/2024	Final Review	Tom Royles Senior urban Designer	03/01/2024	Luke Brown & the Swinderby Neighbourhood Plan Group
3 - Full Report	08/02/2024	Final submission	Tom Royles Senior Urban Designer	06/02/2024	Ben Castell (AECOM) & Luke Brown and the SNG

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Introduction

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Figure 01: Detached property at Holt Farm Paddock

1. Introduction

The aim of the Neighbourhood Plan design code is to empower the local community to influence the design and character of the local area and to deliver suitable, sustainable development that meets the needs of local people.

1.1 Background

Through the Department of Levelling Up, Housing and Communities (DLUHC) Neighbourhood Planning Programme led by Locality, AECOM has been appointed to provide design support to the Swinderby Neighbourhood Group (hereinafter referred to as the SNG) by preparing this Design Guidance document.

The SNG require a parish-wide design guide including design codes to influence the character and design of new development across the neighbourhood area, the extent of which is illustrated in Figure 02 (overleaf).

The neighbourhood area includes the village of Swinderby and the hamlet called Morton. Swinderby village is condensed in one central area although the parish itself sprawls out to cover outlying agricultural areas with scattered farms and the nearby hamlet of Morton.

Swinderby village has several listed buildings, including buildings and features of local significance. However, there is no designated conservation area, and therefore no known existing character appraisal to support the character appraisal for this design guide.

1.2 Neighbourhood Area

Swinderby is a village in the North Kesteven district of Lincolnshire. It lies just north of the A46 road, 8 miles (13 km) south-west from Lincoln and 6 miles (10 km) north-east from Newark.

Swinderby village occupies a central position in the parish. Morton, including Morton Hall, occupies the north eastern portion of the neighbourhood area and comprises several agricultural dwellings, a small number of cottages, and HMP Morton Hall.

Swinderby is accessed via 5 main routes, Collingham Road from the South West, Cow Lane from the South East, Moor Lane from the North East, Station Road from the North and Bulpit Lane from the North West. The A46, a regionally significant route connecting Newark-on-Trent with Lincoln, marks the neighbourhood area's southern boundary. Likewise, the east midlands railway crosses the northern boundary.

The village has a public house, a church, a village hall, two playing fields and a primary school.

1.2.1 Social characteristics

According to the 2021 census, the neighbourhood area has a population of 800 usual residents.

In total there were 300 household spaces (Census, 2021). Of these, 59 households (19.7%) had at least one resident, 139 households (46.2%) had 2 residents, 54 households (18%) had 3 residents and 48 households (16.1%) had 4 or more.

1.2.2 Environmental conditions

Swinderby is a rural agricultural community with the neighbourhood area covering a total area of 955.05 hectares (ha). With a total population of 800 people, the population density of the neighbourhood area is 0.7 persons per ha.

The village is enclosed by a network of mature hedgerows and trees, allowing the village to assimilate with the wider landscape setting.

There are no major watercourses within the neighbourhood area. However, there are several land drains and ponds scattered throughout the area.

1.2.3 Economic dynamics

There are limited large scale employment opportunities within the neighbourhood area, with the exception of HMP Morton Hall. The nearby RAF Swinderby closed in 1993.

The majority of Swinderby's workforce therefore, commute to the larger settlements of Newark-on-Trent and Lincoln.

Typical distance travelled to work:

- Less than 10km: 15%
- 10km-30km: 23.4%
- +30km: 9%
- Work from home: 37%
- Other: 16%

There are however, many examples of smaller commercial and homeworking enterprises within the village.

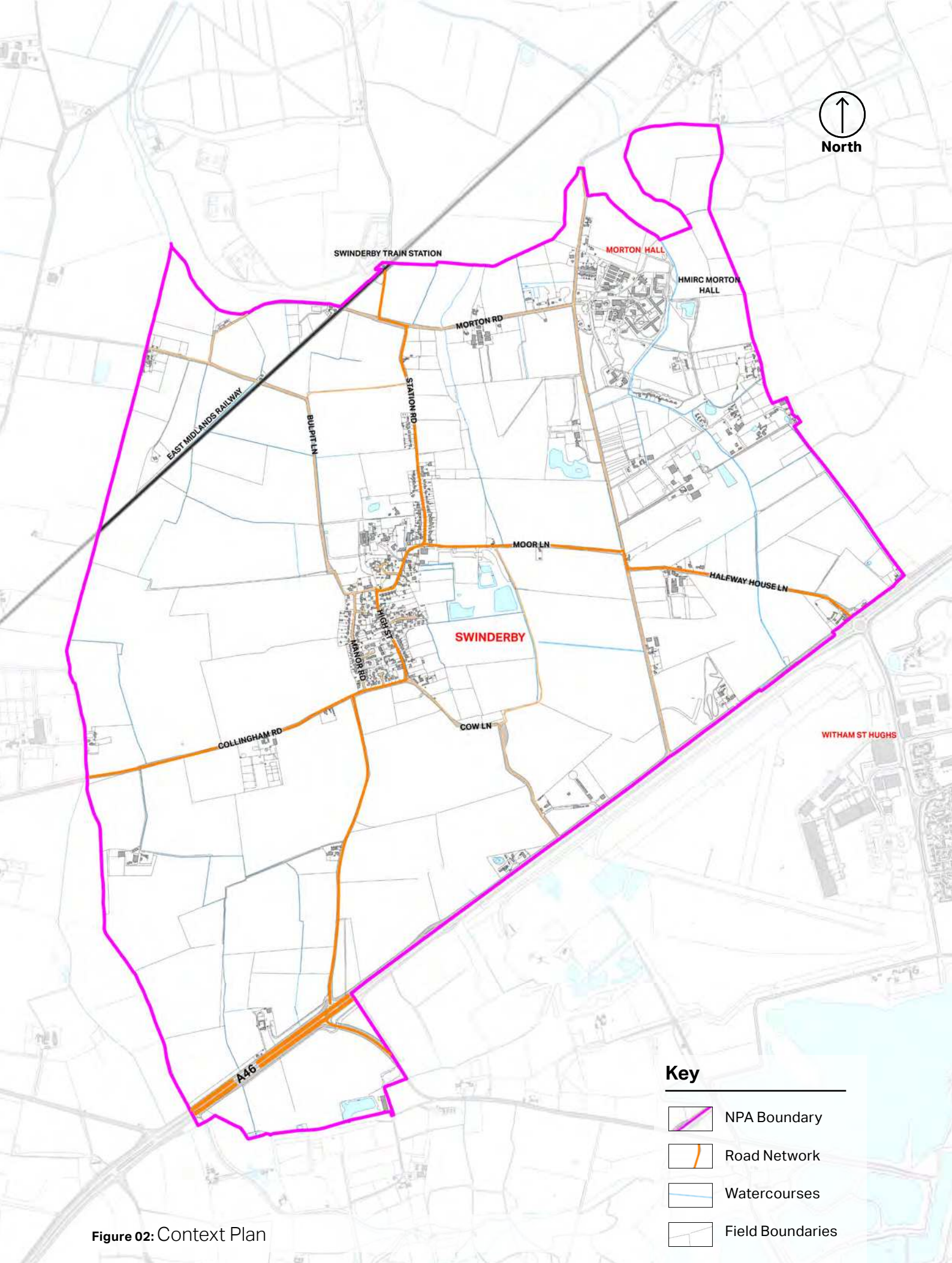


Figure 02: Context Plan

1.3 Vision and Objectives

The Swinderby Neighbourhood Plan's 'Vision, Aims, and Objectives' are a response to the challenges and opportunities facing the parish. Many of these challenges and opportunities were highlighted in previous public consultation feedback about how the area should evolve in the future. Responses to the consultation in 2017 and extensive community feedback related to the development of the Moor Lane site were used to help develop the vision and objectives set out below.

1.3.1 Vision

"By 2040, Swinderby will continue to be a place that people want to live in. The neighbourhood will be developed in a responsible and more sustainable manner with the needs of the community, environment and climate at the heart of this change. The Parish will retain its rural character with the wider countryside protected to support biodiversity and reduce the spread of new development into the countryside and between nearby settlements. New housing development will be of a high-quality design with adequate parking and will prioritise the reuse of previously developed land and provide the necessary homes for both existing and new residents. Our valued public green spaces and community facilities will be protected to support the continued sustainability of the village and help to support the day to day needs local people".

1.3.2 Objectives

1. Supporting only small-scale developments which provide the type of homes that will benefit the needs of local people of Swinderby.
2. Protecting and enhancing our Greenfield Land and open countryside and preventing Swinderby merging with other settlements.
3. Protecting our local community facilities and public green spaces.
4. Protecting our local heritage and enhancing the local character and distinctiveness of the Parish.
5. Reduce our impact on climate change through the use of sustainable materials and renewable energy technology.
6. Provide new development with adequate off-street parking.

1.4 Methodology

The following steps have underpinned the understanding of place and engagement with the SNG:

- Step 1: On the 19th September 2023, an inception call was held between AECOM and a representative of the SNG to understand the aims of the group and confirm the brief.
- Step 2: An initial questionnaire was distributed to the SNG to establish the characteristics of Swinderby that are relevant to local people.
- Step 3: On the 10th October 2023, AECOM representatives met with the SNG to conduct a site visit in order to assess the local character and photograph the area.
- Step 4: Following the initial engagement, AECOM progressed with a comprehensive neighbourhood analysis to underpin the design guidance set out within this document.
- Step 5: On 13th November 2023, AECOM shared a draft Design Code document with the SNG for review.
- Step 6: After capturing the feedback from the SNG, AECOM issued the final Design Code document on 08 February, 2024.

1.5 Policy Context

National and local policy documents can provide valuable guidance on bringing about good design and the benefits accompanying it. Some are there to ensure adequate planning regulations are in place to ensure development is both fit for purpose and able to build sustainable, thriving communities. Supplementary guidance documents complement national and local policy and provide technical design information.

National Planning Policy Framework - (2023)

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 and beautiful places stresses the creation of high-quality buildings and places..

Buildings for a Healthy Life - Homes England (2020)

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.

Manual for Streets (2007)

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 and promotes active travel.

National Design Guide (2019)

The National Design Guide (Department for Levelling Up, Housing and Communities, 2021) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

National Model Design Code (2021)

The National Model Design Code (NMDC) sets a baseline standard of quality and practice.

The NMDC 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 NDG.

Central Lincolnshire Local Plan (2023)

The Central Lincolnshire Local Plan was adopted by the Central Lincolnshire Joint Strategic Planning Committee (CLJSPC) on 13 April 2023 and it now replaces the Local Plan adopted in 2017.

Central Lincolnshire refers to the combined area covered by the City of Lincoln, North Kesteven and West Lindsey. These three Councils have come together in a formal partnership with Lincolnshire County Council to prepare a joint Local Plan for the area.

Energy Efficient Design and Construction (2023)

This document has been developed to provide practical, accessible guidance on how to comply with Central Lincolnshire Local Plan policy relating to energy efficiency in new buildings.

The guidance is aimed at building professionals (such as applicants, architects, and contractors) in designing buildings to meet best practice energy efficiency standards, and for planning officers to refer to when assessing applications for relevant policy compliance.

The document focuses on the following key principles:

- S6.1 Orientation of buildings
- S6.2 Form of buildings
- S6.3 Fabric of buildings
- S6.4 Heat supply
- S6.5 Renewable energy generated

Delivering Biodiversity Net Gain in Central Lincolnshire (2023)

The aim of this document is to help applicants and ecologists understand how BNG will apply to planning applications in Central Lincolnshire to support Local Plan Policy S61 Biodiversity Opportunity and Delivering Measurable Net Gains.

All planning applications will be required to demonstrate a minimum 10% BNG, in accordance with Policy S61 Biodiversity Opportunity and Delivering Measurable Net Gains in the adopted Central Lincolnshire Local Plan. Applicants for major development (10 dwellings or more) should consider how their proposal could achieve a BNG above 10% wherever possible.

CENTRAL LINCOLNSHIRE LOCAL PLAN (2023)

Policy S4: Housing Development in or Adjacent to Villages

Policy S5: Development in the Countryside

Policy S6: Design Principles for Efficient Buildings

Policy S7: Reducing Energy Consumption - Residential Development

Policy S8: Reducing Energy Consumption - Non-residential Buildings

Policy S12: Water Efficiency and Sustainable Water Management

Policy NS18: Electric Vehicle Charging

Policy S20: Resilient and Adaptable Design

Policy S21: Flood Risk and Water Resources

Policy S22L Affordable Housing

Policy NS24: Custom and Self Build Housing

Policy NS27: Residential Annexes

Policy S48: Walking and Cycling Infrastructure

Policy S49: Parking Provision

Policy S53 Design and Amenity

Policy S57: The Historic Environment

Policy S59: Green and Blue Infrastructure Network

Policy S60: Protecting Biodiversity and Geodiversity

Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains

Policy S66: Trees, Woodland and Hedgerows

Policy S82: Housing Sites in Small Villages

1.6 Policy Designations

Swinderby has been identified as a 'Small Village' and is therefore expected to deliver limited growth as set out in Local Plan policy S1 primarily through allocations in order to achieve a balance between ensuring the vitality of the village and the rural character. Beyond site allocations made in its Local Plan, development will be limited to that which accords with Policy S4 which states up to 5 dwellings within the developed footprint of Swinderby, or other policies relating to non-residential development in this plan as relevant.

1.6.1 NK/SWI/006

NK/SWI/006 is a mixed use site allocation identified in the Local Plan. It is shown in Figure 03 (overleaf).

The site occupies the former Produce World Ltd on Moor Lane, to the east of the village.

Policy S82 of the Central Lincolnshire Local Plan states that the site, at 8.3 ha in size, is expected to deliver up to 132 new residential homes.

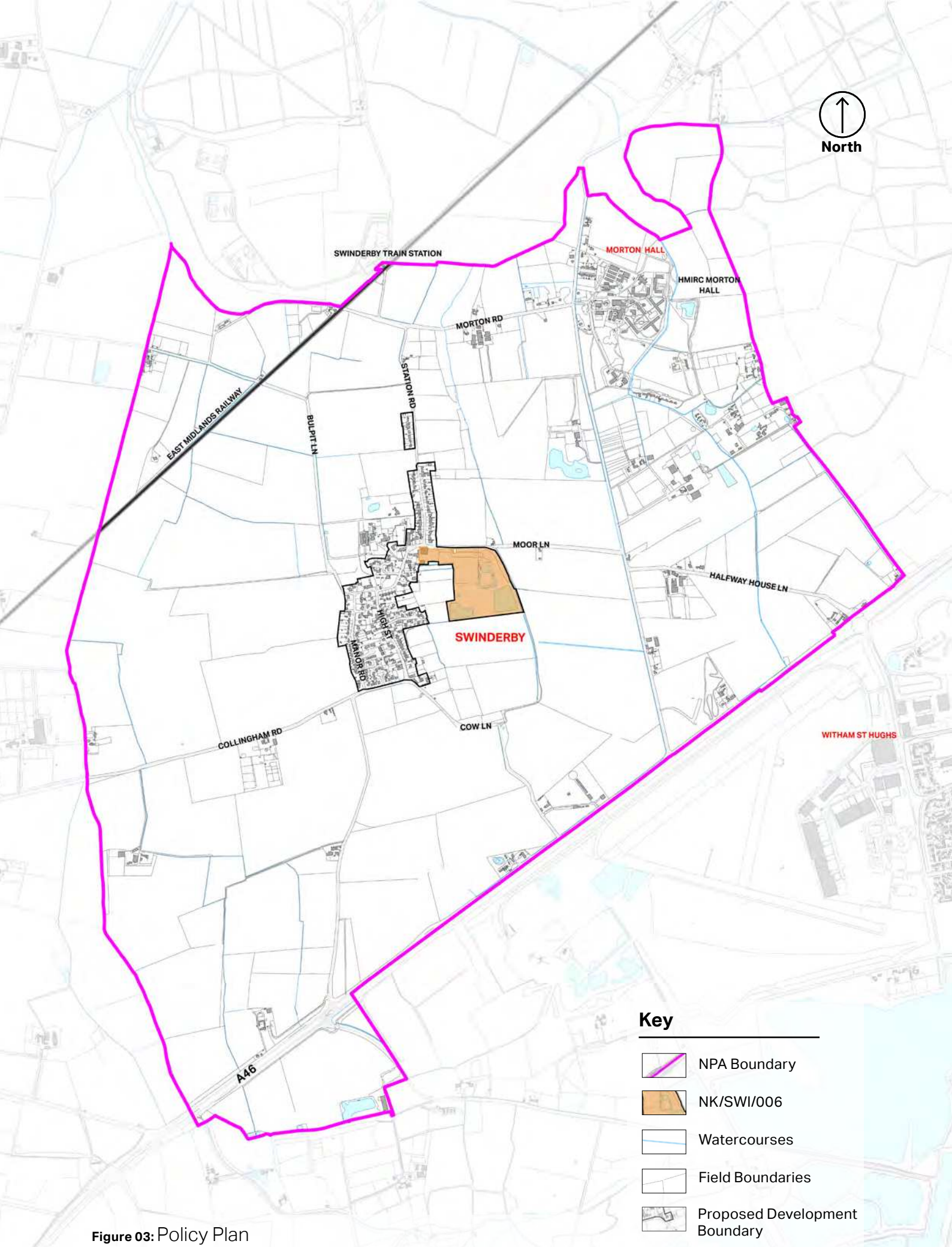


Figure 03: Policy Plan

Context and Character Analysis

02

Figure 04: Cow Lane, High Street and Collingham Road junction

2. Context and Character Analysis

This chapter presents a contextual analysis of the neighbourhood area. It will provide an overview of Swinderby's historic origins and settlement growth, an analysis of the key topics such as topography and flood risk, movement hierarchy, landscape character, blue and green infrastructure features, and an introduction to built form and density. This analysis is the basis for the Design Guidance and Codes in Section 03.

This section outlines the broad physical, historical and contextual characteristics of the wider and local context of Swinderby. It then goes on to analyse the Swinderby Neighbourhood Area. Context refers to the current (and sometimes future) conditions within an area across a range of issues including village history and heritage, morphology, green space, movement and landscape setting.

A character assessment is used to describe and articulate what is special and distinctive about a place. It is used to identify recognisable patterns of elements or characteristics that make one place different from another.

This report is focused on the character of the urban townscape and the rural landscape context. The features introduced in this section are later used to inform the Design Code.

2.1 Context

2.1.1 Settlement origins

Historical evidence reveals Swinderby's existence as early as 1086 with its reference in the Domesday Book where it was recorded under the jurisdiction of Eagle. However, it is assumed that the settlement may date back as far as the Roman period with its proximity to the Fosse Way Roman road (now the A46) and the discovery of Roman pottery.

The Church of All Saints is of Norman origin and is the oldest building in the village. The west tower of the church and parts of the south wall are all that remain externally of the original twelfth century building. The church has been redeveloped regularly and evidence survives of work from the 12th, 13th, 15th, 17th, 19th and 20th centuries.

In the 12th Century, King Stephen granted the Manor of Eagle to the order of the Knights Templars alongside ownership of other notable assets, including the Rectory and the Church of All Saints. In 1312 the manor passed to the Knights Hospitaller and remained with the orders until the middle of the 16th Century.

Other than the church, the oldest building in the village is believed to be Manor House on High Street,which dates back to the 17th Century.

2.1.2 Settlement growth

The growth of the village occurred slowly. In 1771, listings by the Reverend John Disney reveal that the village at that time hosted two blacksmiths, one butcher, 17 farmers, three wheelwrights, one weaver, one schoolmaster and three publicans. The total population of the village was 224.

It wasn't until the mid-twentieth century that this grew to over 500 with the increased development of housing along High Street and Station Road. There was also a marked increase of farm cottages and agricultural holdings being developed across the landscape.

Throughout the 20th Century, housing development occurs along Back Lane (now Manor Road) which extended the village footprint westwards alongside additional infill and backland development along High Street.

The approval and development of 8 dwellings at Pacey Close and 15 dwellings at Holt Farm Paddock towards the end of the 20th Century and the beginning of the 21st Century comprises the latest in volume housebuilding.

The development of NK/SWI/006, albeit on land formerly occupied by Produce World, will extend the village footprint eastwards with up to new homes and commercial space.

2.1.3 Listed buildings

There are 19 listed buildings and assets within the neighbourhood area, the majority of which are grade II with the exception being the Church of All Saints at grade II*.

Within the village envelope, there are 9 listed buildings which occupy land along High Street and Station Road.

2.1.4 Locally listed buildings

The SNG have identified 21 locally listed buildings. They have been identified for their heritage importance and value to the community. They are illustrated in the following diagrams and are supported by the descriptions in tables 06, 07 and 08.

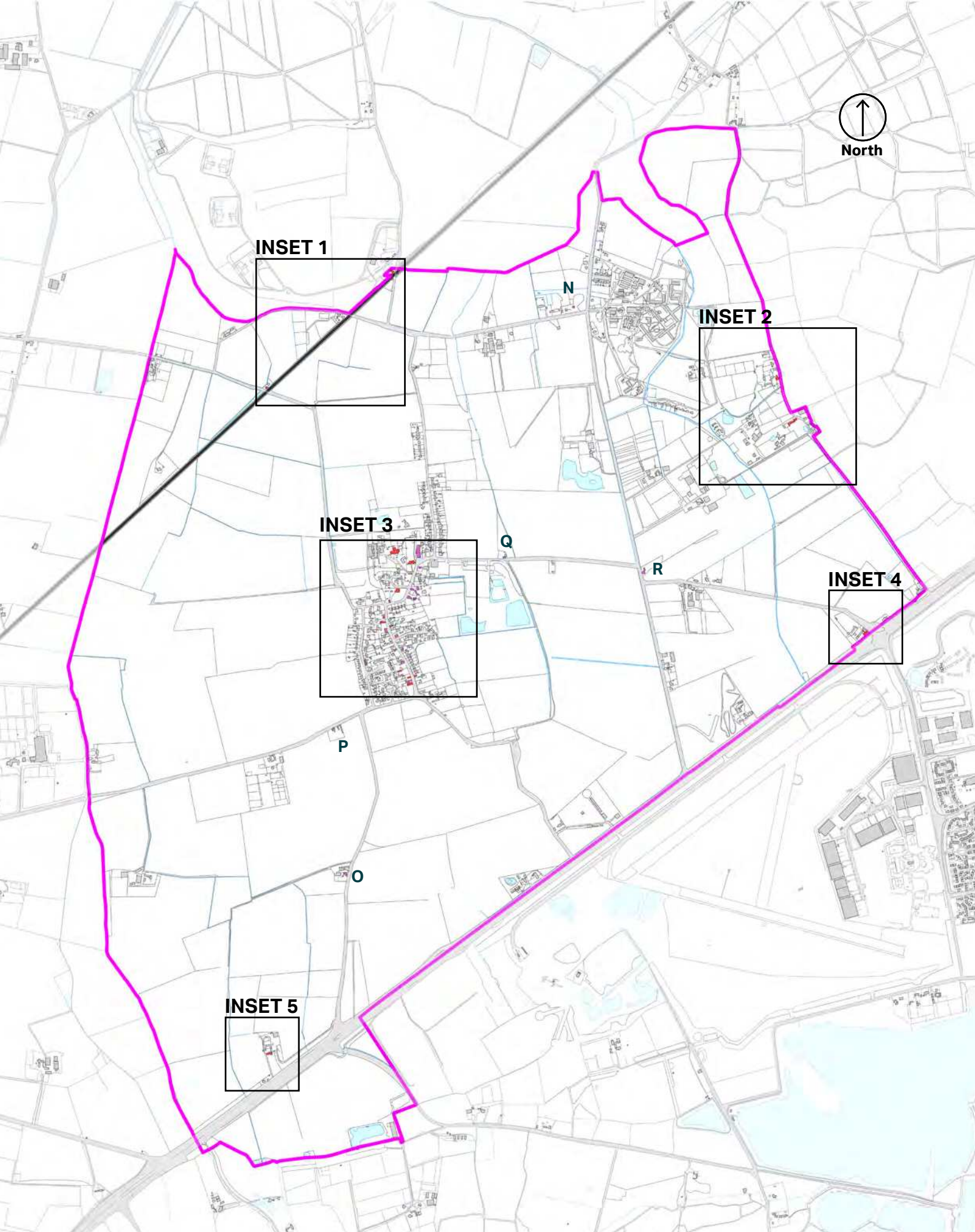
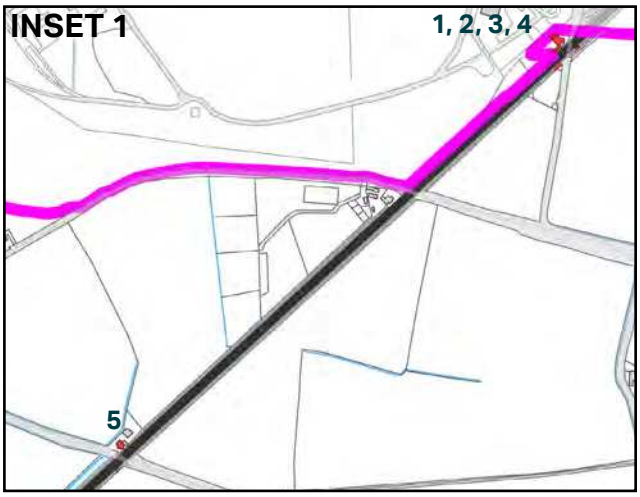
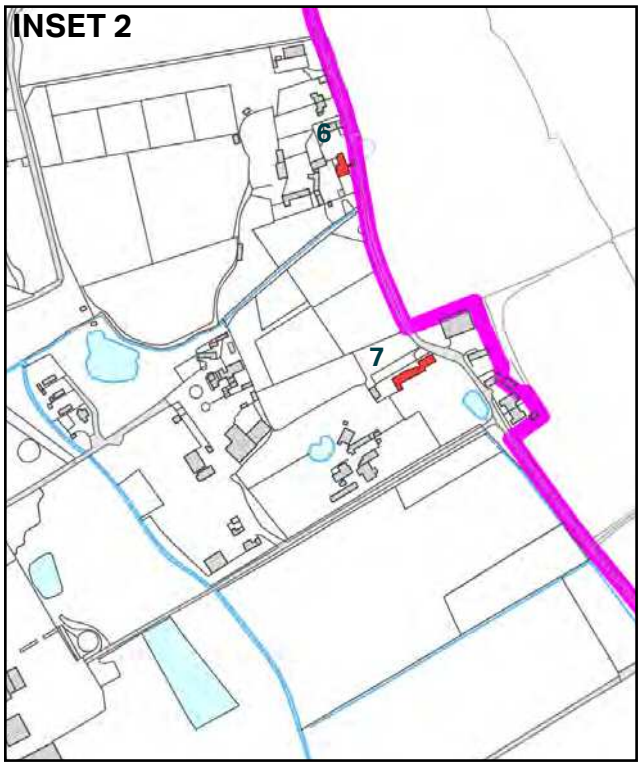


Figure 05: Listed buildings across the neighbourhood area


INSET 1
1, 2, 3, 4
5


INSET 2
6
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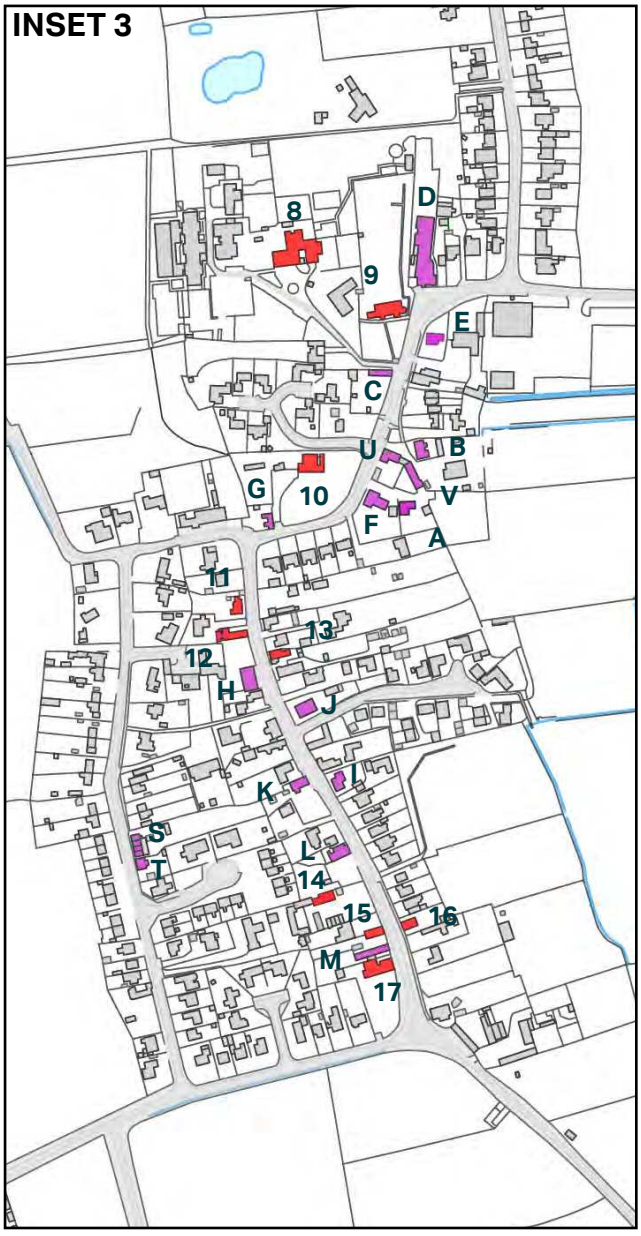
INSET 3
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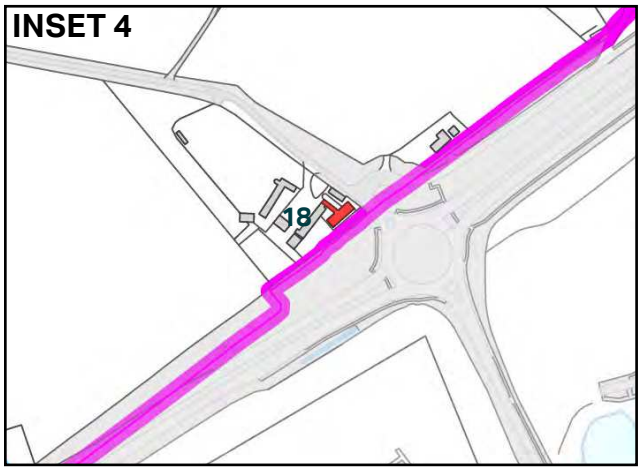
INSET 4
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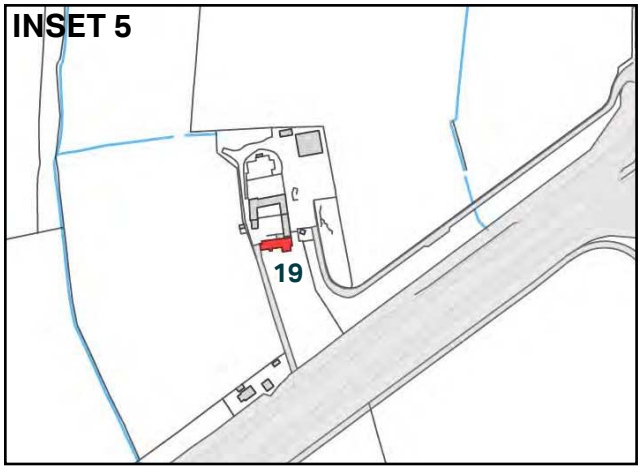

INSET 5
19

GRADE	HERITAGE ASSET	FIG 5 MAP REF
GRADE II LISTED	Stations Master's House Grade II	1
	Swinderby Station North	2
	Signal Box	3
	Swinderby Station South	4
	South Scarle Crossing Cottage	5
	Morton Manor	6
	Morton Grange	7
	The Old Vicarage	8
	Potter Hill Farm	19
	Long Cottage	10
	Hurst Farm House	11
	Manor Farm House	12
	The Cot	13
	Poplar Farmhouse	14
	Nos 1 and 2 Old School Yard	15
	The Cottage	16
	Old School House	17
	Half Way House	18
GRADE II*	Church of all Saints	9

Table 02: Listed Buildings and Assets in Swinderby

NAME	DESCRIPTION	MAP REF
Coach House, High Street	A red brick single storey building converted into a two storey dwelling with a dormer window added into the north roof slope. Concrete roof tiles. A rear south and west side extensions. Arched front glazed framed opening with door and arch topped windows. Brick chimney stack at the west gable end of the single storey wing.	A
Coronation Cottage, High Street	Coronation Cottage built in 1911 – Coronation of George V and Mary. (Front date stone). Originally a pair of cottages now one dwelling. A substantial central brick chimney stack containing 8 flues/chimney pots. Natural grey slate hipped roof. A range of single storey brick and tile out-buildings behind the cottage.	B
Church Farm Cottage, 57 High Street	Previously has been two cottages, now one. At one time belonged to Church Farm opposite. Originally had a thatched roof with raised gable end brick parapet walls, removed and concrete tiled. Red clay brick walls built in Flemish bond with a centre projecting 3 brick course string band. Roof timbers include oak roof trusses with pegged joints. Front porch extension added in 1998. Early 19th century cottage.	C
Primary School	Built in 1849 to replace the school room on the High Street. The bell is dated 1892 and was cast by J Taylor and Co Loughborough. The original bell was cracked by accident before the harvest holidays. (Graffoe Parish Magazine).Natural slate roof. Bell enclosure sheet lead roof. The oldest bell in the village is in the adjacent church and dates from 1400s.	D
Church Farm House, High Street	Two storey house with roof attic rooms and gable end brick chimney stacks. Walls built in Flemish bond brickwork. One brick infilled first floor front window. Segmental brick arch window lintels. Front door painted timber surround probably a later addition. Rear east extension with north cat-slide roof with a dormer window, all concrete tiled including open north timber framed porch.	E
The Grange, 53, High Street	Parapets to gables with top brick chimney stacks. Vertical sliding sash timber windows with stone sills and segmental brick arch lintels. Front portico is an addition with two square bay windows (different base red brick walls and top leaded lights) an open centre porch with curved fascia board, tiled paving. Iron railings on low brick stone capped walls at the front.	F
Appletree Cottage, High Street	Orientation of the building at right angles (gable end) to the road is characteristic of many early buildings. Clay pantiles are the characteristic roofing material in the village. Single flue brick gable end chimney stacks. Once home to the village cobbler	G
Methodist Chapel, High Street	The present chapel was built in 1869 at a cost of £600. Slate pitched roof including the front entrance porch. Red clay brick walls built in English brick bond with over-sailing buff brick eaves courses with dog tooth. Projecting stone band courses between and above the windows and at sill level, arched above two east doors. Buff brick pointed arch lintels to windows. Date stone inset. Timber doors with ornate iron strap hinges.	H

Table 03: Locally listed buildings in Swinderby

NAME	DESCRIPTION	MAP REF
Elm Tree Farmhouse, High Street	One of ? small farms in the village. Red clay brick Flemish bond walls of gauged brickwork under a natural slate roof. Gable end brick chimney stacks. Lean-to extension at the north end, brick and slate. Later extensions to the rear east. Original vertical sliding sash windows replaced with 'mock' sliding sash, top hung opening windows. Painted stone sills and flat arch lintels with key stones. Front door lead canopy with moulded side pilasters. Old timber panel door with top lights and a 4 pane fan light. Front 'estate style' metal fencing and gate.	I
Holt Farmhouse, High Street	Flemish bond red clay brick walls under a red concrete pantile roof. Gable end brick chimney stacks.Various extensions on the rear east elevation. Centre infilled first floor window with render finish –'Holt Farm 1740'. Vertical sliding sash small pane timber windows. Two ground floor windows with segmental soldier brick arch lintels, all sills stone. Front door with lead canopy and moulded timber surround. Front garden metal railings and gate.	J
Old Well Cottage, High Street	Orientation gable end on to the road with evidence of infilled former openings, one believed to be the shop entrance door. In the 1981 was one of two shops in the village. Fully renovated in 2023 which included render applied to part of the south side (front) elevation of the solid brick walls. Red clay pantiles with a longer roof slope (cat-slide) to the rear north slope. Two gable end and one centre ridge line brick chimney stacks.	K
The Plough Public House, High Street	Probably originally built as one or more dwellings before becoming a public house. Original brick walls have been partly painted including the south decorative brick eaves courses of dog tooth brickwork. One road gable end chimney stack.Red clay pantile roof with longer rear (cat-slide) north slope. Front lean-to porch similar.	L
The Old School and Reading Room, High Street	Dates from the early 19th century. Used as a school until 1849 and then as the reading room, meeting place and venue for wedding receptions until the 1920s. The building was enlarged as shown by the brick gable end wall which faces the road. Single storey, clay pantile roof with a road end brick chimney stack.	M
Swan Holt, Moron Road	An ornate square plan cottage with corner hipped roof and four gable dormers with timber barge boards. Red clay pantile roofs with projecting eaves. A centre four flue brick chimney stack. Red clay brick walls, some windows with triangular tops, stone sills.	N
Newtons Farmhouse, Newark Road	South of the village on the west side of Newark Road, the farmhouse has red clay brick walls with blue brick horizontal banding. Segmental arch red clay brick window lintels, stone sills. Vertical sliding sash, top smaller pane windows. Hipped end main roof of red plain clay tiles, hip tiles, top finials, overhanging eaves with visible rafter ends. Rear wing with pitched tiled roof and west gable end. South end flat roofed extension and front hip tiled porch extension. Tall brick north centre chimney stack and second brick stack centre ridge of rear wing.	O

Table 04: Locally listed buildings in Swinderby

NAME	DESCRIPTION	MAP REF
Chestnut Farm, Collingham Road	Red clay brick walls with segmental brick arch lintels over windows. Gable end brick chimney stacks. Concrete tiled roof (possibly originally slate?) Now having a two storey brick and clay pantile extension at the west end with a brick chimney stack. Single storey extension on the south east rear corner. Original timber vertical sash windows replaced but stone sills remain.	P
Rose Cottage, Moor Lane	Originally two buildings. A red brick cottage under red clay pantile roofs which have generous overhanging eaves and verges. Two front brick chimney stacks. Concrete roof tiles replaced slate/ pantiles. Walls of varying brick suggest historic alterations with blocks of quoin bonded brick at the front south east corner. An east side single storey tile roofed extension extends north as garage out-building extensions. A later single storey extension to the South side. Possibly a well in the garden. Separate original stable building with pantile roof on northern boundary.	Q
Cross Roads Cottage, Eagle Road	Slate roof with decorative timber painted barge boards and finials.Painted brick walls including a centre projecting horizontal string band. Two plagues/date stones. Two storey and single storey extensions to the rear east and north sides are of similar construction. The north rear extension slate roof contains roof-lights. North attached double garage and a front porch extension One front centre brick chimney stack and one rear gable end brick chimney stack.	R
Cottages on Manor Road Primary School	May have originally been a pair of cottages although a second front west door opening is not visible. Red brick walls built in Common bond (headers course every sixth course). Windows have segmental brick header arch lintels and stone sills. Two central brick chimney stacks further suggest two original cottages. Roof may have originally been slate or clay tiles, is now concrete tiles.	S
68 High Street	Originally a farm threshing barn to Grange Farm, converted into a two storey dwelling with a single storey building attached at the east end. The barn north elevation brick arch is an alteration at conversion. An original higher opening and similar south side large opening will have enabled carts loaded with cut corn to drive through to off-load. Original barn vent holes (now infilled) will have ventilated the stored crops. Brick infilled west end former loft hatch opening. Walls are red clay brickwork in a mixture of brick bonds. A south two storey extension was added in 1990's Barn roof will have originally been clay tiles, is now concrete tiles but the east extension is clay pantiles. A brick infilled former door opening with brick header arch is in the back wall of the east single storey.	U
Barn to the side of Coronation Cottage	A converted barn within Grange Farm, now a two storey dwelling with single storey building on the south east end. Former north and rear east openings have been brick infilled. On the front south west elevation are some original brick arch topped openings. A single flue chimney stack top of the north gable end is a later addition when converted. Roof may have been clay tiled but is now concrete tiles.	V

Table 05: Locally listed buildings in Swinderby

2.1.5 Heritage features

Heritage features on buildings within the village envelope include:

Manor Farm House: A late 17th Century Manor House with:

- Red brick elevational treatment with pantile ridge roof and 2 large external brick gable stacks.
- Brick band delineating between storey heights 2.
- Doorway with stone lintel.
- Single small oval window either side of door, all windows under wooden lintels.

The Cot: A late 18th Century cottage (originally 2 cottages) with:

- Red brick with pantile ridge roof, single brick coped gable with kneelers and 2 gable stacks.
- 2 doorways, both with 19th Century board doors, and one with segmental brick arch.

Hurst Farm House: Early 18th Century farmhouse with:

- Brick with asbestos tile roof and 2 gable stacks.
- Double-fronted, moulded brick door surrounds.
- First floor brick band with second floor brick band continuing over first floor windows. Decorated eaves cornice.

Figure 06: The imagery above illustrates the typical materials and colours on Swinderby's listed buildings. They typically include red brick elevational treatments, sashed windows, clay pantile roof tiling and brick banding.

Old School House: Early 19th Century School House with:

- Brick with pantile ridge roof, brick coped gables with 2 gable stacks.
- Off-centre doorway with 4 fielded panel door, either side single plain sashes, all with segmental brick arches.
- Large 20th Century french windows. Sashed with segmental brick arches.

The Cottage: Early 19th Century Cottage with:

- Brick with pantile roof with 2 gable stacks.
- First floor brick band.
- Double fronted, with segment headed doorway, obscured by 20th Century glazed porch.

Long Cottage: Early 18th Century Cottage with:

- Brick with 20th Century tiled roof and, 2 gable stacks and single ridge stack.
- Off-centre doorway with 20th Century glazed door.

No. 1 and 2 Old School Yard: Early 19th Century Farmhouse with:

- Brick with white headers and red stretches.
- Slate ridge roof with two gable stacks.

Poplar Farmhouse: Early 19th Century Farmhouse with:

- Brick with white headers and red stretches.
- Slate ridge roof with two gable stacks.

Figure 07: Within the village envelope, listed buildings are typically red bricked with pantile roof tiling. Outside the village envelope, materials and colours vary with limestone and render being used as facing materials and colours.

The Old Vicarage: Early 19th Century Vicarage with:

- Brick with shallow hipped 20th Century slate roof and, brick.
- Moulded stone eaves cornice.
- Off-centre doorway with 6 fielded panel door, and semi-circular gothic fanlight over, stone porch. Above 4 glazing bar sashes, all with stone lintels with keystones.

Heritage features on listed buildings outside the main village envelope include:

Half Way House: Mid 18th Century Farmhouse with:

- Brick with pantile half-hipped roof.
- Single brick coped gable with stack to south, and single ridge stack.
- Off-centre door, with semi-circular fanlight above, and 20C glazed door.

Morton Grange: 17th Century Farmhouse with:

- Red brick with pantile roof and brick coped gables.
- One gable and one ridge stack.
- First floor brick band and decorated eaves cornice.

Morton Manor: Early 19th Century Farmhouse with:

- Red brick, pantile ridge roof with single brick stack.
- Central doorway with surround of thin pilasters topped with brackets supporting open pediment
- Corbelled cornice.

Potter Hill Farm: 18th and 19th Century Farmhouse with:

- Brick with stone dressings.
- Pantile roof with stone coped gables with kneelers, 2 gable sacks and single ridge stack.
- Off-centre doorway with brick, gable porch with stone coped gables and kneelers, side door and front 2 light casements.

South Scarle Crossing Cottage: Mid 19th signalman's cottage:

- Brick with slate roofs with dramatically overhanging eaves supported on coupled wooden brackets.
- Tall brick stacks.
- South-east front has wooden gable porch, and large cross casement window, with 2 storey gable front with block door and small casement above.

Station Master's House: 1850 Station Masters House:

- White brick with slate hipped roof and 20th Century red brick stacks.
- Double first floor brick band.
- Eastern front has octagonal bay window through both floors. Ground floor windows paired, semi-circular headed margin light sashes, above square headed casements.

2.1.6 Views and landmarks

Several notable views and landmarks have been identified via engagement with the neighbourhood group.

The retention of notable views can reinforce a sense of identity and an awareness of views, and the potential impact of development on the setting of views, can help ensure that new development and existing built form can sit sensitively within its setting.

Landmarks and the views towards them can assist with the legibility when traveling across the village, especially for pedestrians.

Views and landmarks comprise the following:

1. Church tower
2. School and Bell Tower
3. Railway Station
4. Old School House
5. The Plough Public House
6. The Vicarage
7. Views towards the church tower especially from High Street
8. Significant trees around the Parish including mature oak trees.
9. Field patterns and remaining hedges.
10. Church and gateway spires

2.2 Built Form

2.2.1 Typologies

Data from the 2021 Census indicates that Swinderby has 300 households across the neighbourhood area. House types comprise the following:

- Detached: 215 (72%)
- Semi-detached: 65 (22%)
- Terraced: 10 (3%)
- Flats: 10 (3%)

Detached properties are the overarching house type. These are typically within moderate to large plots with the rear boundaries extending between 11 and 30m from the rear elevation.

2.2.2 Material Palette

The material palette across Swinderby varies significantly. It comprises the following:

- Red brick
- Red mottled brick
- Brown brick
- Limestone
- Render
- Red clay pantile
- Concrete roof tiling
- Natural grey slate

Detailing across the neighbourhood area is limited. However, there are examples of brick banding, bricks arranged in a Flemish bond, and stone and wooden sills and lintels.

2.2.3 Extensions

Extensions and alterations to existing properties are commonplace across the neighbourhood area. The majority of which are side extensions, that are subservient to the original building. However, there are minimal cases where the extension goes beyond the existing building line, detracting from the uniformity of built form on the street scene. Extensions typically reflect the materiality, colour and form of the original building, resulting in a sympathetic addition to the street scene.

2.2.4 Conversions

There are several cases of farm buildings, including ancillary agricultural buildings, being converted to residential use. They predominantly retain the form and scale of the original structure and often reflect reuse and enhance the character and materiality of the rural nature of the building.

MATERIALS **DETAILING** **ROOFSCAPE**

Figure 08: The images overleaf illustrate the common characteristics of Swinderby's built form: **Materiality:** red brick, render, stone, mottled brick. **Detailing:** Flemish bond, ventilation bricks, brick banding, decorative bargeboards. **Roofscape**: traditional pitch with bookend chimneys, hipped roofs and gablets, traditional pitch, catslide roof.

2.2.5 Density

Swinderby is a rural neighbourhood area and as a result, has a low density of dwellings.

The main core of the village (Manor Road and High Street) comprises a slightly higher density when compared with the rest of the village due to backland and infill development, however the density is still at a moderate 20 dwellings per hectare (dph).

Dwellings along the northern section of High Street, adjacent to the church, are at a density of 12 dph.

Dwellings along Station Road and the modern development at Holt Farm Paddock comprise a density of 15 dph.

The remainder of the neighbourhood area is comprised of sporadic farmsteads and cottages and is, therefore, at a low density. There are a collection of buildings at Morton Hall. However, the majority of these buildings are associated with the HMPMH, and do not contribute to this study. The adjacent cottages however, are at a density of 10 dph.

2.2.6 Plots and setback

Historically, the plots of Swinderby's properties were long and spacious with generous rear gardens - reflecting the agricultural character of the neighbourhood area.

Infill and backland development over time have eroded plot sizes resulting in smaller, more commensurate and irregular plots, particularly the plots of properties residing between Manor Road and High Street.

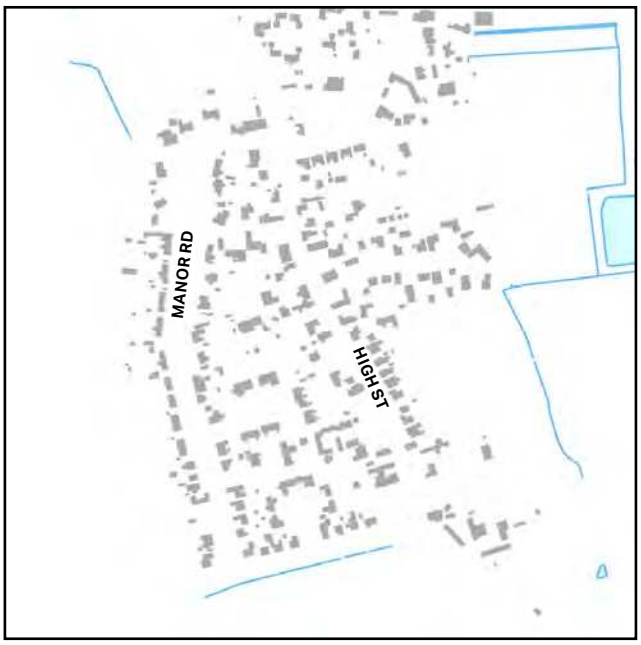


Figure 09: Density of dwellings here is comparatively high due to significant backland and infill development between Manor Road and High Street. Density here is at an average 20 dph.

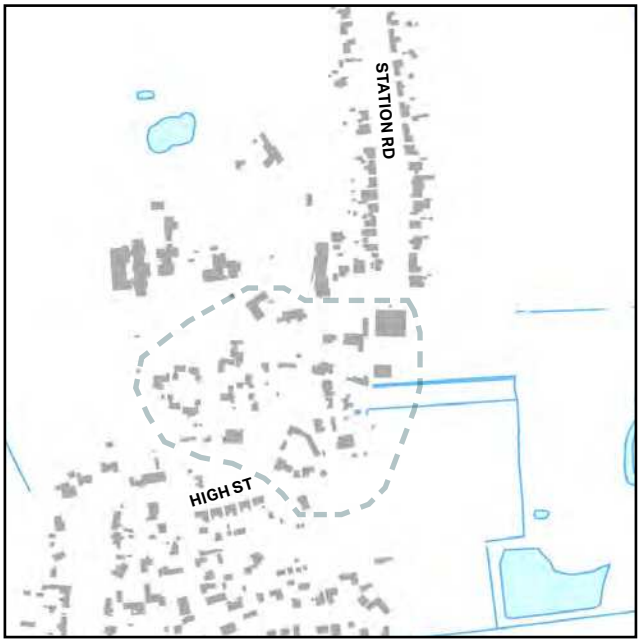


Figure 10: The density of the historic core of Swinderby (illustrated above) becomes looser reflecting the fine urban grain of the village's layout. Density here is an average 12 dph.

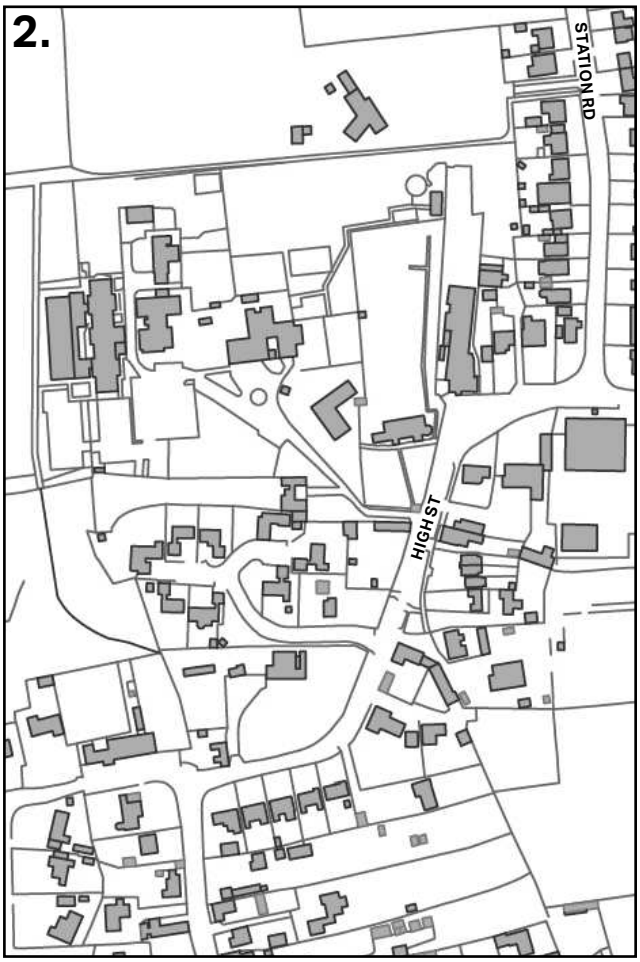


Figure 12:
1. Plot sizes vary significantly here, with properties to the east of Manor Road being more commensurate with one another whereas properties between Manor Road and High Street are irregular and are in a variety of shapes due to backland and infill development. Plots to the east of High Street are more regular in shape and are commensurate with the property that resides within it.
2. Plot sizes are more organic due to the arrangement of properties.

2.3 Identity

2.3.1 Character

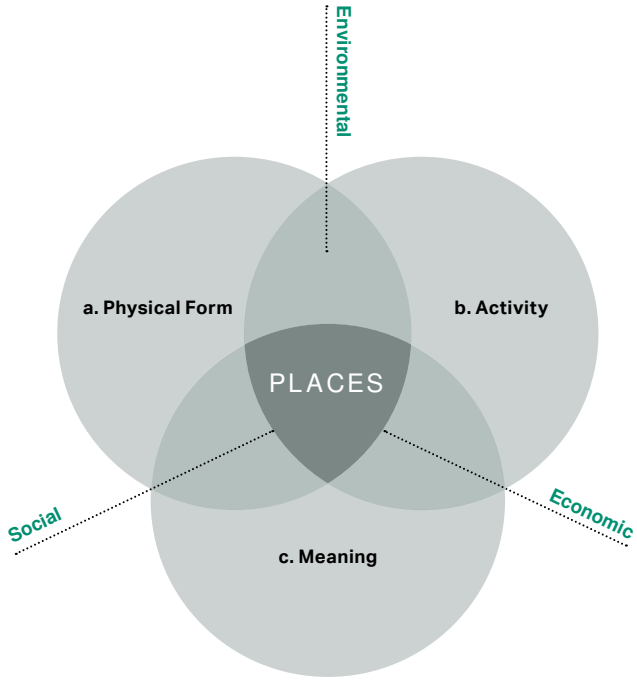
Places have a clear and strong identity and character. They are a combination of their physical form, their activities and their meaning to people. The diagram opposite shows how these factors come together to create a successful place. The character areas were developed by creating the full picture of Swinderby.

The adjacent character plan (Fig 13) illustrates the neighbourhood area's principal landscape and villagescape character areas as defined in this study based on analysis of topography, landform, land use, and built development.

The character areas include:

- High Street (a) - north
- High Street (b) - south
- Manor Road
- Morton Hall and the wider countryside

All new development must undertake its own comprehensive analysis of the place to understand a proposal's broader context and establish aspirations and place-specific responses to the location, siting and design of new development.



a. Physical conditions of existing built development including layout, form, scale, appearance, landscape character, waterways and flood risk

b. Use, vitality and diversity, including community facilities and local services

c. How a place is perceived, including local heritage, views inwards and outwards and social histories.

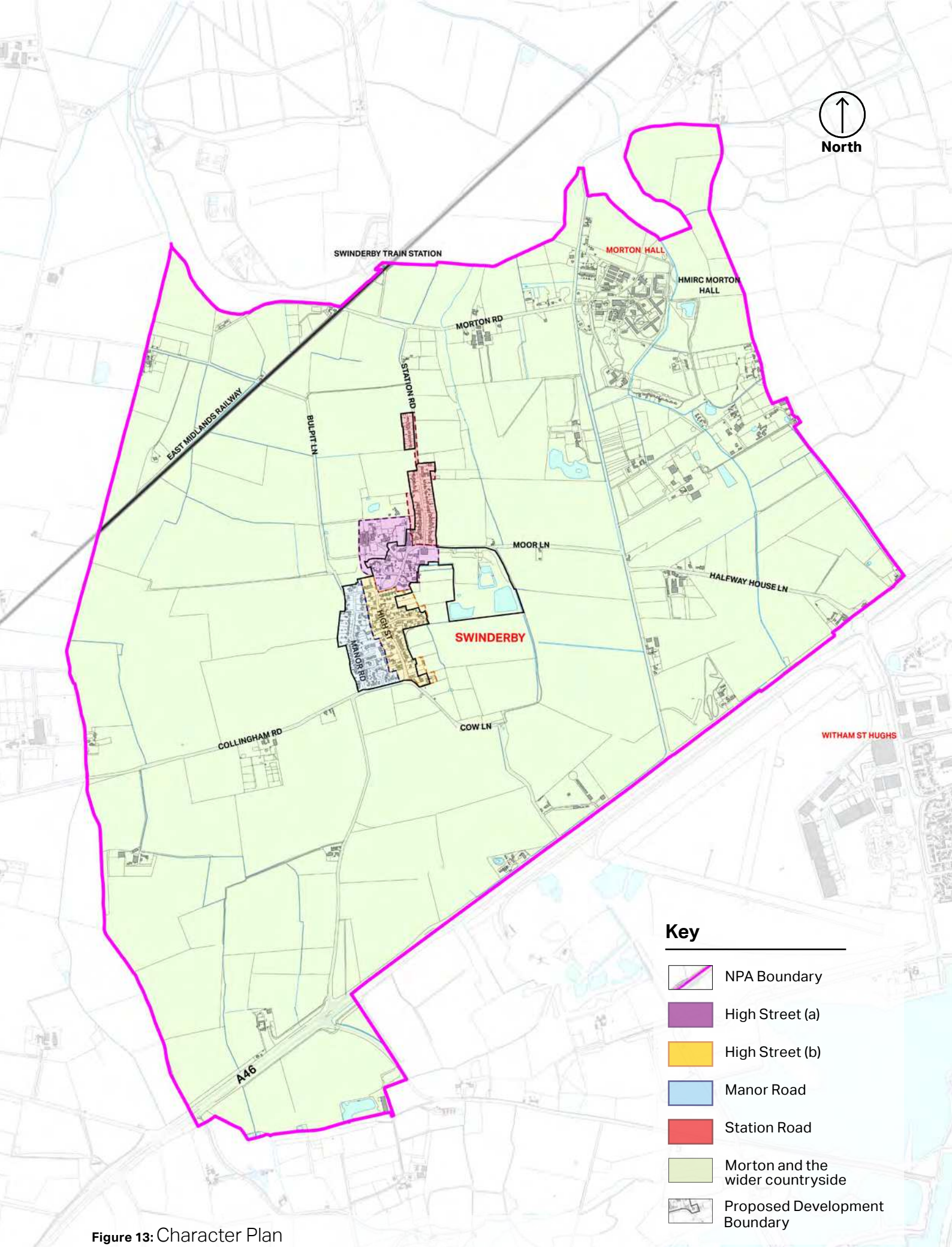


Figure 13: Character Plan

2.3.2 High Street (a) - north

This character area comprises the northern section of High Street, and contains notable buildings such as the Vicarage, All Saints Church and the school.

The character area includes traditional cottages, converted agricultural buildings and the more recent development at Pacey Close.

House types mainly comprise large detached properties residing with mostly irregular plots. The building line varies due to its organic form, with many buildings being setback from the road, and others fronting straight on to the street.

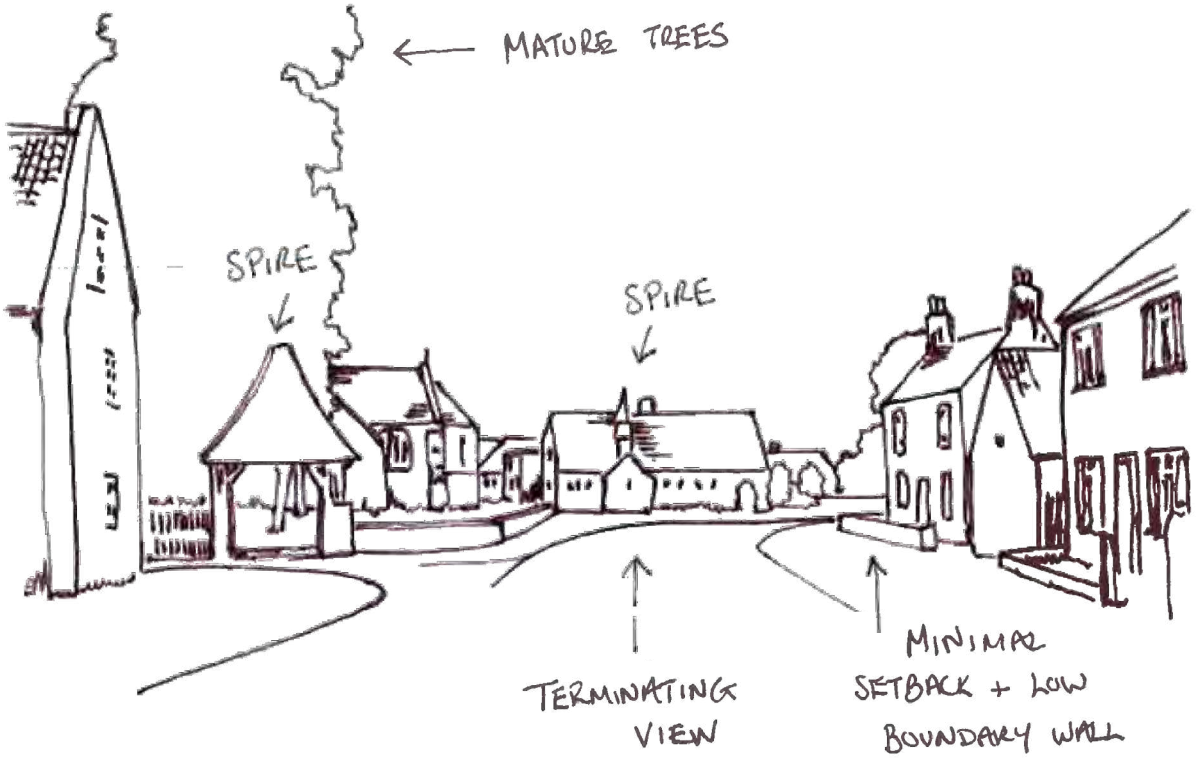
Buildings set on street edge emphasise its curving form. The elevations are prominent on the street scene and contribute towards framing views towards the church and spire structures.

The curving form of the street is further defined by boundary walls, alongside the buildings it provides interest and diversity along the street scene. Views along the street are enclosed with glimpsed views out over gardens.

The character area resides within a sylvan setting as a result of a significant number of mature trees and hedgerows. Combined with a small area of open space, the mature trees give the church a positive setting.

The school is a focus to views along the street.

Figure 14:
Materiality: Red and brown brick arranged in a Flemish bond.
Roofscape: Red clay pantile in a traditional pitch, natural slate with a hipped roof.
Boundaries: hedgerow, low brick walls and metal railing.


MATURE TREES
SPIRE
SPIRE
TERMINATING VIEW
MINIMAL SETBACK + LOW BOUNDARY WALL

2.3.3 High Street (b)

This character area comprises the southern section of High Street, and comprises a key gateway into the village. It includes notable buildings such as the listed Old School House, and The Plough public house.

The character area includes traditional cottages, converted agricultural buildings, bungalows and the more recent development at Holt Farm Paddock which contains several modern detached and semi-detached properties arranged along a single spine road.

The overarching elevational treatment is red brick with clay pantile roofing materials however rendering and natural slate does provide diversity along the street scene.

Variety of building heights gives special emphasis to roofs. Bookend chimneys, cat-slide roofs and link gables provide diversity to the dominant traditional pitch treatment within the roofscape

Boundary treatments and building vary along the street however, both buildings and walls provide a very tight definition of the curving form of the street. Side elevations of many properties abut directly to the street and are prominent in views along the street.

The character area has a sylvan setting with hedgerows and mature trees residing within residential curtilages, with grass verges providing a softness to the street scene. This is reflected at Holt Farm Paddock where a generous street width allows for grass verges and street tree planting.

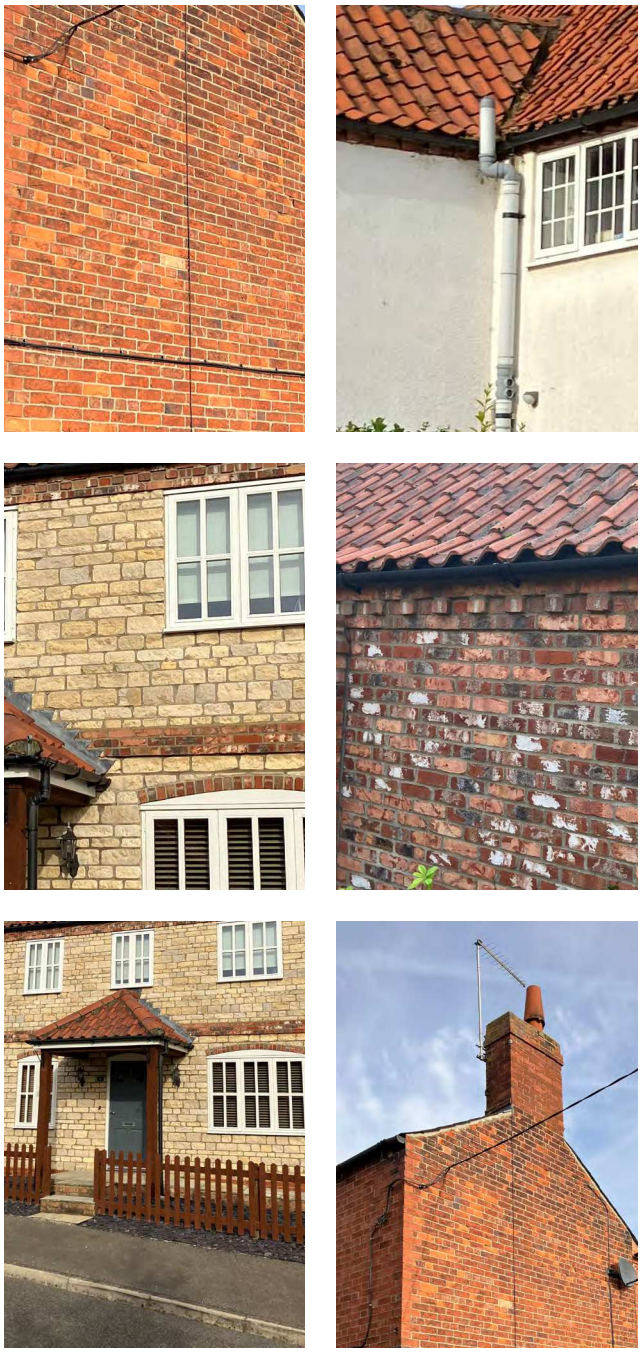


Figure 15:
Materiality: Red brick, render, limestone.
Roofscape: Red clay pantile in a traditional pitch, natural slate with a hipped roof.
Boundaries: hedgerow, low brick walls and metal railing defining the curving street, providing enclosure and framing views.


GABLES TO THE STREET
CHIMNEYS IN THE SKYLINE
STRONG FRONTAGE TO THE STREET
MIX OF BOUNDARY TREATMENTS

2.3.4 Manor Road

The Manor Road character area comprises the residential properties that reside along Manor Road (formerly Back Lane).

Manor Road is characterised by its open nature created by single storey dwellings or buildings setback from the road. Generous front gardens bounded by, typically, garden planting begin to give some enclosure to the open street scene.

Boundary treatments also include open boundaries, picket fencing, hedgerow planting and low brick walls.

Building heights vary with a mix of 1 and 2 storey properties.

The majority of the properties in this character area were constructed in the 20th Century which is clear when observing the style and materiality of the buildings. The anomaly to this are the cottages (illustrated in the sketch) which are demonstrably older in style with their side elevation facing directly to the street, and creates a prominent feature on the street scene.

Gently curving form closes views along the street which is reinforced by strong boundary features.

Figure 16:
Materiality: Red brick, brown brick, render, buff brick.
Roofscape: Red clay pantile in a traditional pitch, natural slate with a hipped roof, concrete tiling.
Boundaries: Hedgerow, fencing, metal railing, picket fencing.


CHIMNEYS IN THE SKYLINE
UNIFORMITY IN THE ROOFSCAPE
MATURE TREES
HEDGEROWS
LOW BOUNDARY TREATMENTS

2.3.5 Station Road

The Station Road character area comprises the residential dwellings that extend northwards from the main village envelope towards the railway station.

Station Road is characterised by linear residential development of a variety of building styles and types. These include two storey semi-detached, detached dwellings alongside detached bungalows.

Buildings typically reside within commensurate plots, and are setback from the road to establish an open character. Grass verges reinforce this characteristic. Enclosure to the street is provided in places by hedgerow and low brick boundary walls. There are examples of fenced front boundaries.

There is no planting within the street scene however, hedgerow boundaries and trees within residential curtilages (especially towards the south of the character area) form a focal point to views southward.

Red brick is the dominant elevational treatment along Station Road. White render and buff brick also provide diversity along the street scene.

Roofing treatment varies with a mix of materials including clay pantile and concrete roof tiling. Roof profiles are a combination of open gables to the street and traditional pitches.

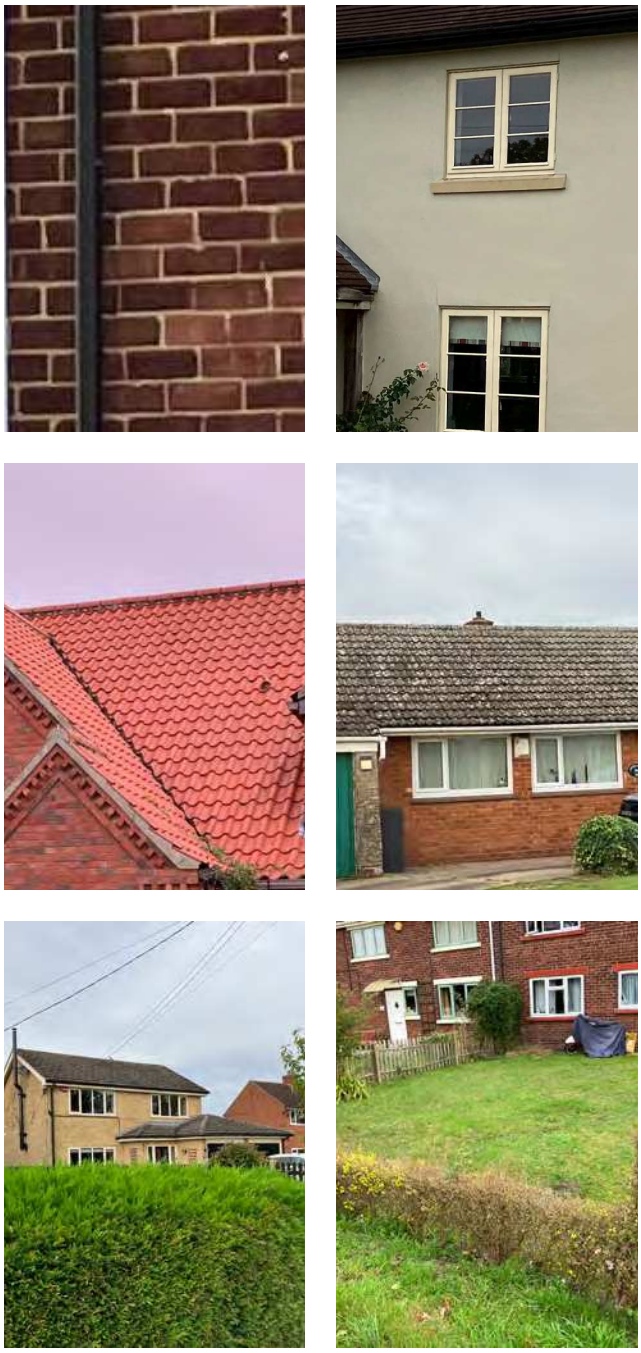
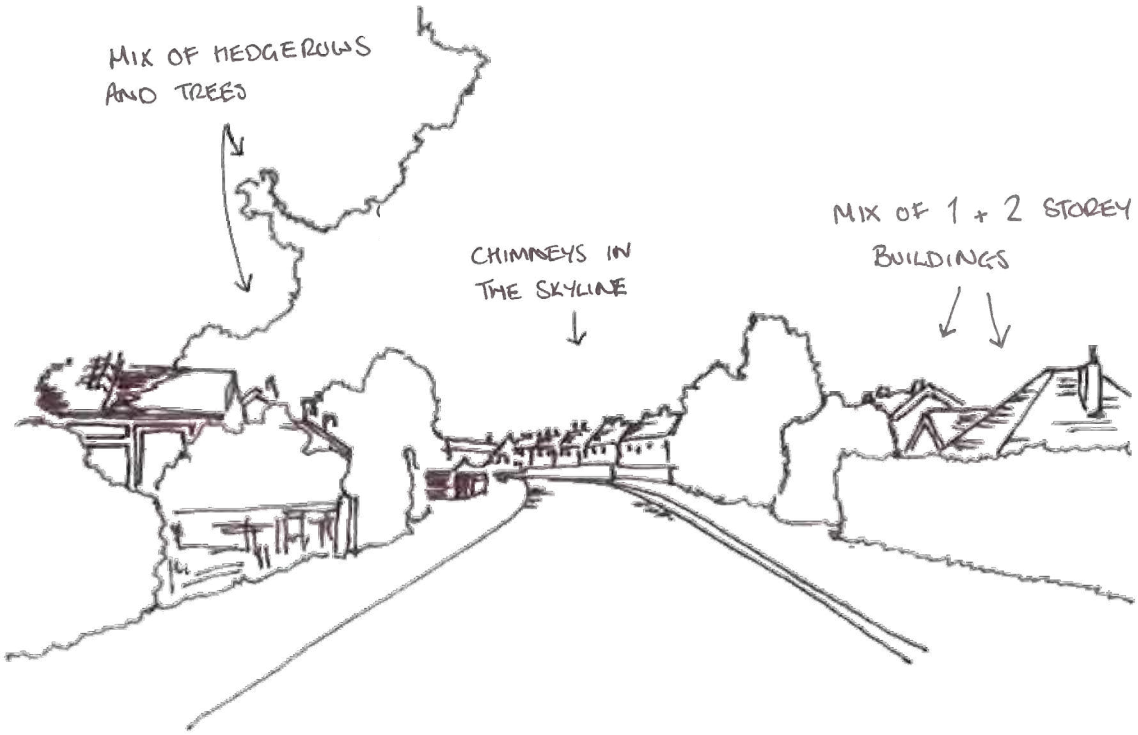


Figure 17:
Materiality: Red brick, render, buff brick.
Roofscape: Red clay pantile in a traditional pitch, natural slate with a hipped roof.
Boundaries: hedgerow, low brick walls and open boundaries.


MIX OF HEDGEROWS AND TREES
CHIMNEYS IN THE SKYLINE
MIX OF 1 + 2 STOREY BUILDINGS

2.3.6 Morton and the wider countryside

The remaining areas can be characterised as open countryside and includes scattered farmland and associated farm buildings, HMP Morton Hall and several groups of residential dwellings.

The wider landscape is characterised by historic field patterns including boundary hedging and mature tree corridors, pockets of woodland, a network of ditches and drains, and rural lanes.

There are two notable groups of dwellings within this character area. There are 12 semi-detached dwellings at Brecken Road, Morton and a small number of cottages along The Avenue. Residential dwellings often reside within large plots and are screened by extensive vegetation (both trees and hedgerow) mitigating the impact of built form on the wider landscape. The scale of properties are often obscured by the tree line.

There is notable long distance views in this neighbourhood area due to the flat topography of the landscape.

Figure 18:
Materiality: Red brick, render.
Roofscape: Red clay pantile in a traditional pitch, natural slate with a hipped roof.
Boundaries: hedgerow, low brick walls and metal railing.

Figure 19: Images of the wider landscape across the neighbourhood area including fields bounded by mature hedgerows and trees, cottages and rural lanes.

2.3.7 Boundaries

Boundary treatments (front, side and rear) contribute to the visual qualities of the street scene and help delineate between the private and public realm. Positive boundary treatments integrate into the wider hard and soft landscape, including the green infrastructure network, as well as provide enclosure to the street. As demonstrated on the adjacent imagery, boundary treatments vary across the neighbourhood area. They include:

Open Boundaries

- Open boundaries (no edge) encourages a positive relationship between the street and the property.
- Open boundaries do not provide a defensible edge and do not delineate public and private spaces well.
- They are limited across Swinderby, but are present at Station Road.

Green Boundaries

- Green boundaries predominantly come in the form of hedgerow (both short and tall).
- Tree planting also contribute towards vegetated boundaries.
- Green boundaries are favourable on site edges where the property overlooks the wider countryside.
- Hedgerow boundary treatments can integrate into the wider green infrastructure network and can be used as important corridors for local wildlife, contributing towards a biodiversity net-gain.
- They provide visual relief along the street scene.
- They are common throughout the village.

Masonry Boundaries

- Stone/brick walls are a common form of boundary treatment across the neighbourhood area.
- They are a strong visual feature in the street scene and establish a strong boundary between the public and private realm.
- They are particularly prevalent throughout the village.

Fenced Boundaries

- Fencing is a common boundary treatment for both side and rear boundaries.
- They provide privacy. However, fencing that fronts onto the street should be discouraged.
- They are notable features along High Street

Rail Boundaries

- Metal railings, or estate fencing, are also a common boundary treatment in Swinderby, particularly along High Street.
- They are commonly used as a front boundary treatment as they help to delineate between public and private space whilst retaining a semi-open character on the street scene.
- Commonly paired with green and masonry boundaries.






Figure 20: The images above illustrate the varying boundary treatments across Swinderby. Hedgerow and low brick walls (mainly red brick) constitute the dominant front boundary treatment with tall brick and fenced rear and side boundaries. Low brick walls or estate fencing (often supported by hedgerow) comprise an important characteristic across all character areas and help define the street, often framing notable views along the street. New development should seek to continue this treatment to be in keeping with the prevailing local character.

2.4 Landscape

Swinderby is predominantly a rural neighbourhood area with the urban area occupying less than 10% of the total neighbourhood area. The remaining area is comprised of agricultural fields, bounded by mature hedgerows and trees, copses of trees, small ponds and land drains. Scattered farmsteads and cottages dot the landscape.

Within the settlement, there are a significant number of mature trees and hedgerows both within the streetscape and within residential curtilages, providing visual relief when traveling along Swinderby's streets.

This section will provide an overview of the landscape character, context and green and blue infrastructure.

2.4.1 Landscape character

The neighbourhood area falls within National Landscape Character Area 48 Trent and Belvoir Vales.

The neighbourhood area also falls within the Terrace Sandlands Landscape Character Sub-Area as identified in the North Kesteven Landscape Character Area Assessment (2007).

The characteristics of which comprise:

National Landscape Character Area 48: Trent and Belvoir Vales

Key characteristics:

- A gently undulating and low-lying landform in the main.
- The bedrock geology of Triassic and Jurassic mudstones has given rise to fertile clayey soils across much of the area.
- Agriculture is the dominant land use.
- A regular pattern of medium to large fields enclosed by hawthorn hedgerows, and ditches in low-lying areas, dominates the landscape.
- Extensive use of red bricks and pantiles in the 19th century has contributed to the consistent character of traditional architecture across the area.
- Stone hewn from harder courses within the mudstones, along with stone from neighbouring areas, also feature as building materials, especially in the churches

Terrace Sandlands Landscape Character Sub-Area

Key characteristics:

- Gentle, subtle undulations in topography, dominance of woodland blocks and hedgerow trees, large and less managed hedgerows.
- Woodland, both broadleaved and conifer plantation is a dominant feature of the landscape and plays a key role in defining landscape character. Its presence greatly influences the length of views and sense of openness or enclosure. Vistas open out and close up dependent on the position of the woodland blocks in the landscape.
- Avenues of trees occasionally line minor roads, increasing the intimacy and detail of the area.
- Settlement is scattered and road patterns are similarly winding and irregular.

Figure 21: Images of Swinderby's wider landscape.

2.4.2 Green and Open Spaces

Swinderby Playground (Jubilee Park) is an important community asset and comprises an important feature in the High Street character area. It is accessed off High Street. It includes open space, a children's play area and is bounded by mature trees. It is not overlooked by adjacent properties as rear and side boundaries abut the boundary of the park. Should development come forward in the future and is located adjacent to the park, proposals should follow the criteria set out in Design Code 3.5.1 to ensure a degree of overlooking is provided and the transition between the built and natural environment is seamless.

2.4.3 Flooding from rivers

According to the flood mapping services provided by the Government, there is no immediate risk from river flooding within the village of Swinderby.

Areas to the north of the neighbourhood area, notably at Morton and along the north western boundary, adjacent to the village of North Scarle, there is a minimal risk (Flood Zone 2) from river flooding associated with Mill Dam Dyke.

2.4.4 Surface water flooding

Inadequate surface water drainage can result in discharge of water onto roads and neighbouring properties.

Shown on the adjacent flooding plan (Fig 22) are the areas of the neighbourhood area that are at risk from surface water flooding.

There is minimal risk of surface water flooding within the main village itself. Surface water does collect, however, on areas of hardstanding such as road surfaces and parking areas in dips or flows along escape routes after periods of heavy rainfall. This type of flood risk is distributed in pockets throughout the wider areas of the settlement, such as Morton, but is mainly located along the many land drains that cross the neighbourhood area.

Development can have a significant impact on surface water drainage. The more concrete that is used in development, the fewer places there are for rainwater to drain safely away. This can lead to flash flooding and overloading of the sewer network, which can cause pollution and increase the risk of flooding.

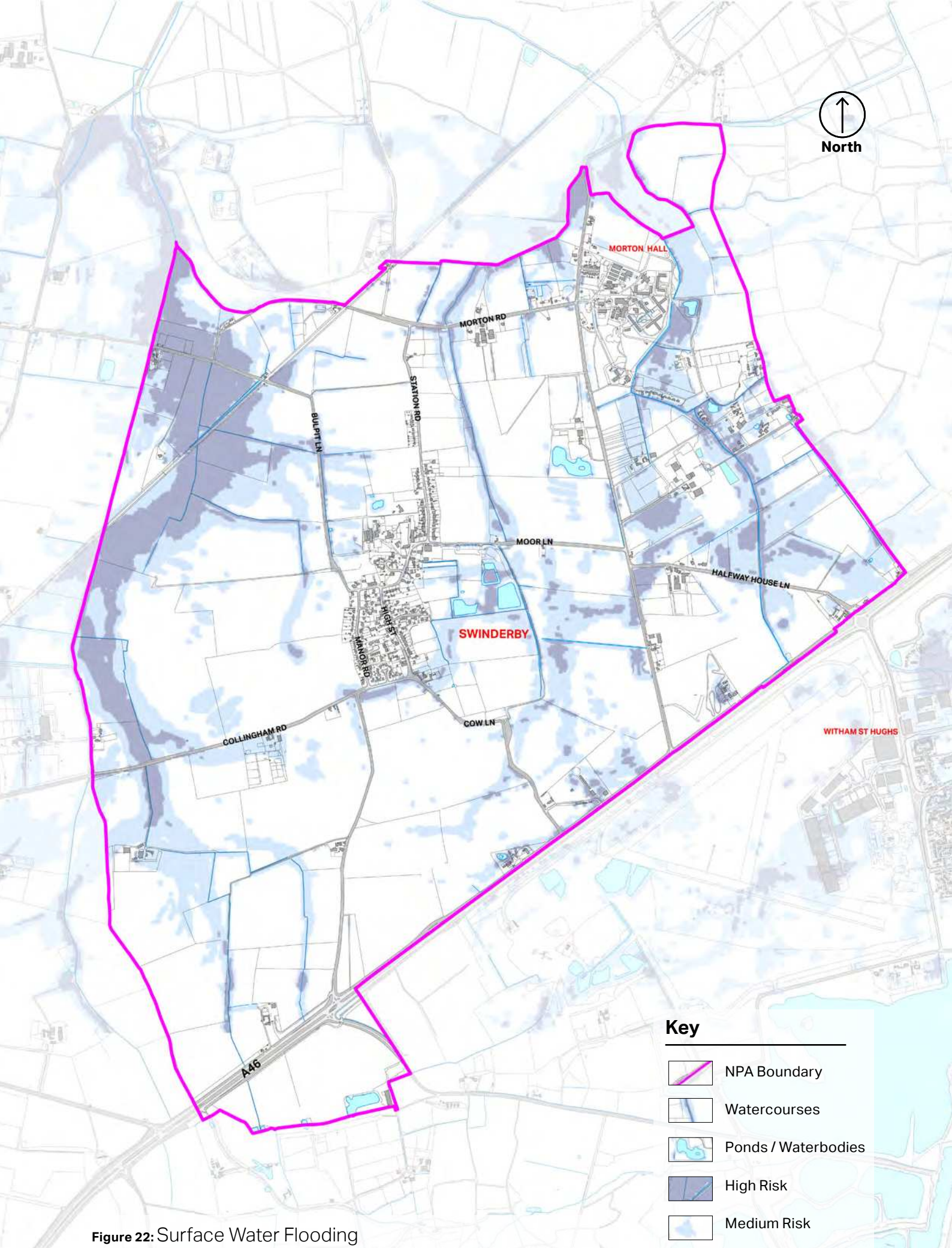


Figure 22: Surface Water Flooding

2.5 Movement

2.5.1 Streets

Swinderby's street network comprises narrow rural lanes and residential streets with a few local roads serving access to the regional A46 road.

The character of these streets are not suitable for high volumes of traffic, which is appropriate given the rural character of the neighbourhood area.

Street tree planting is limited across the neighbourhood area however there are significant mature tree planting within residential boundaries, grass verges, and mature trees (such as Willow) planted sporadically throughout the village, establishing a sylvan character throughout Swinderby.

The neighbourhood area's rural lanes radiating away from the settlement are bounded by significant hedgerow and tree planting, reinforcing the agricultural and rural character of the village and wider neighbourhood area.

2.5.2 Footpaths

As illustrated on the adjacent plan (Fig 23), Swinderby has a strong network of both formal footpaths (Public Rights of Way) and informal footpaths (narrow passageways between walls and fences) that integrate the settlement with the wider countryside. This provides residents with easy access to the adjacent landscape and knits the urban and rural fabric.

There are no formal cycle paths within the neighbourhood area. The low volume of traffic on the principal roads throughout the neighbourhood area however, is conducive to cycling.

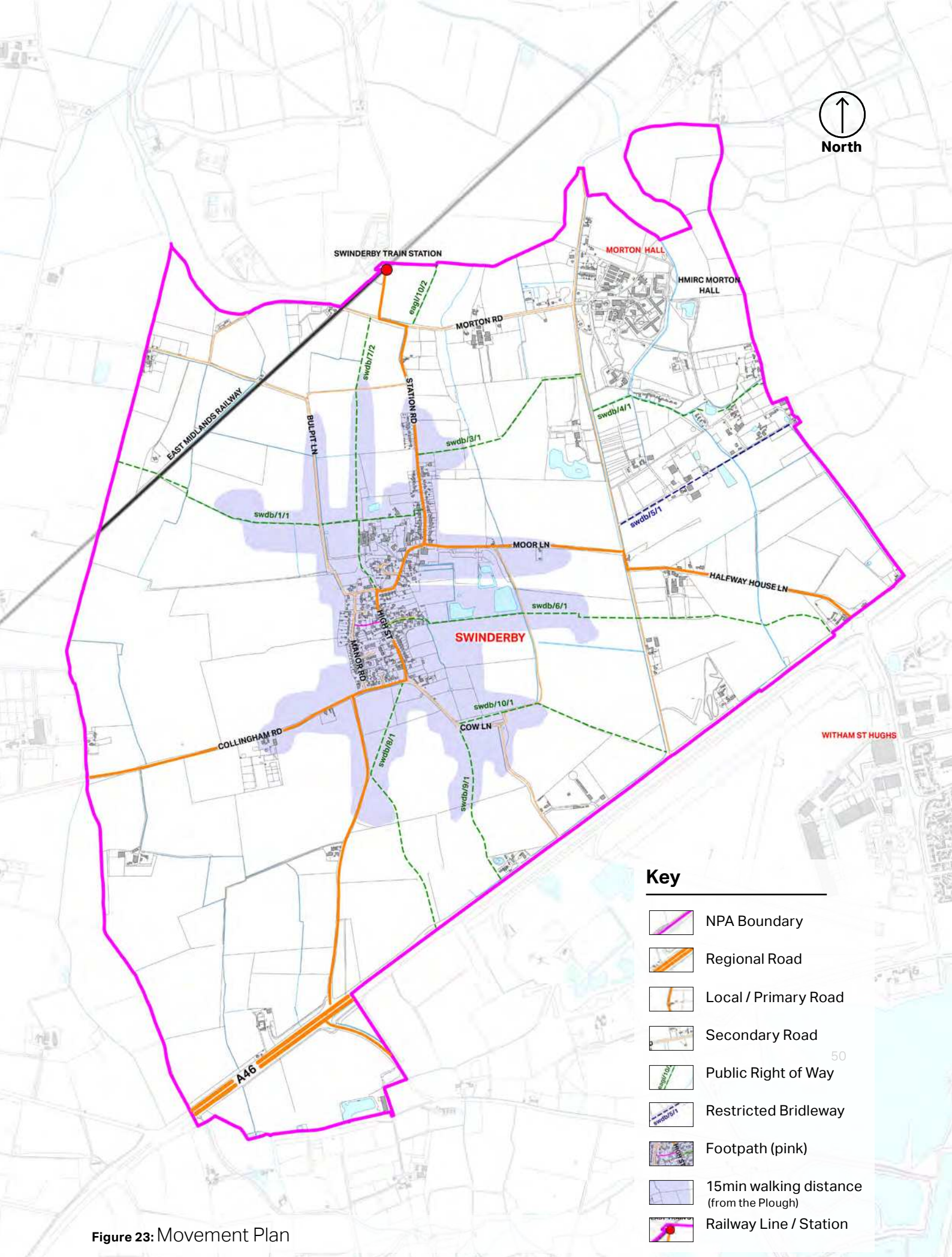


Figure 23: Movement Plan

1. Main route through the village
2. Bus route
3. Appropriate for a moderate volume of traffic

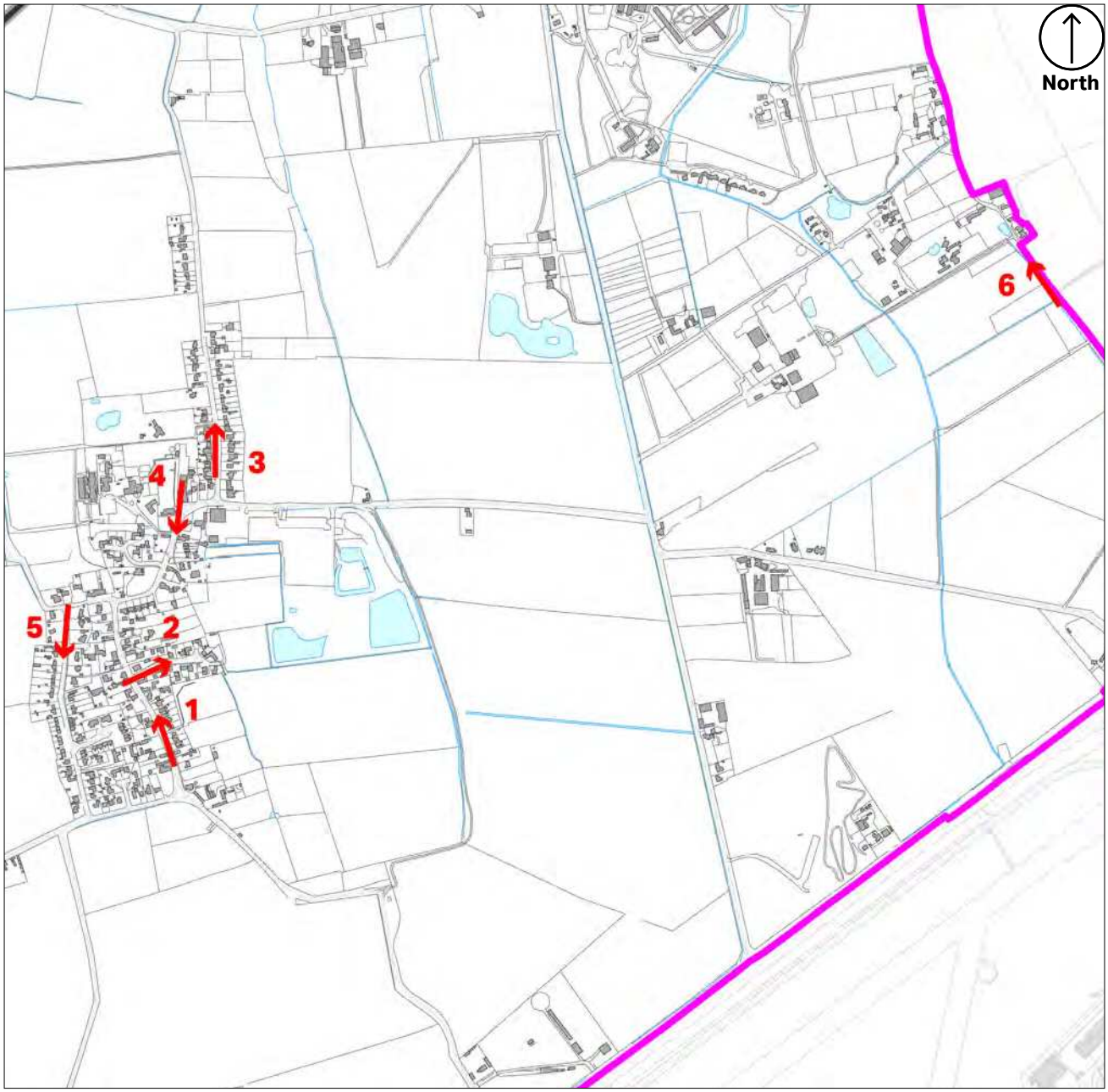
1. Tertiary residential cul-de-sac
2. Grass verges and street tree planting
3. Good level of enclosure provided by boundary walls and street trees
4. Strong frontage to the street

1. Main route through the village
2. Bus route
3. Appropriate for a moderate volume of traffic
4. Good level of enclosure provided by boundary walls and hedgerow and a strong frontage

1. Main route out of the village
2. Bus route
3. Appropriate for a moderate volume of traffic
4. Sylvan character with hedgerow, verges and trees

1. Tertiary residential street providing access to dwellings
2. Appropriate for low volumes of traffic

1. Rural lane bounded by mature hedgerow and trees
2. Open views across the landscape
3. Comparatively narrow with no road markings and poor surfacing
4. Not suitable for high volumes of traffic.



Road (average metres)	Building line to building line (m)	Plot to plot width (m)	Carriageway width (m)	Enclosure ratio*
1. High Street	20	12	6	1.3
2. Holt Farm Paddock	20	12	5	1.3
3. Station Road	30	9	4.7	1.5
4. High Street	n/a	15	5.5	n/a
5. Manor Road	25	11.5	6	1.4
6. Morton Road	n/a	n/a	4.5	n/a

Table 06: Street Characteristics . * a measure of the relationship between building height and street width, setting out the visual definition of a street.

Design Guidance

03

Figure 24: Development at Holt Farm Paddock

3. Design Guidance and Codes

This section sets out the design guidance and codes that will influence the design of new development across the Swinderby neighbourhood area.

3.1 Introduction

This section supports developers and development managers when producing or reviewing planning applications in the neighbourhood area. The guidelines apply to the whole neighbourhood area including infill development and windfall development.

Whilst there is not always agreement on aesthetic issues and architectural taste, these guidelines are focused on topics that help designers and decision makers objectively respond to context, character and community priorities.

Development proposals can apply these guidelines as part of a clear design process to improve and enhance the setting and sustainability of the neighbourhood area while not detracting from its context and local character or sense of place.

The following topics are addressed by design guidelines in this section:

Design Guideline Context:

- Responding to Heritage
- Views and Landmarks

Design Guideline Identity:

- Local Character
- Appearance
- Detailing
- Boundary Treatments in New Development

Design Guideline Built Form:

- Infill and Backland Development
- Building Line and Setback
- Proportion and Scale
- Conversion of Agricultural Buildings
- Extensions and Alterations

Design Guideline Landscape:

- Landscape Setting and Rural Identity
- Biodiversity
- Tree Planting

Design Guideline Movement:

- Connectivity
- Car Parking

Design Guideline Sustainability:

- Energy Efficiency Measures to Net Zero Carbon
- Sustainable Building Materials and Construction
- Assessing Renewable Energy Sources
- Sustainable Drainage Systems (SuDS)

3.2 Context

3.2.1 Responding to heritage

Development proposals, both major and minor, that effect a listed (or locally listed) building or asset, or impacts on the setting or the view of a building or asset (as identified in Figure 05 and Tables 05, 06, 07 and 08), including alterations and extensions must:

- Respond to the heritage features, such as characteristics, materiality and detailing set out in Section 2.1.5.
- Respect the historic layout and pattern, responding to positive characteristics in terms of street pattern, density and layout, plot series and boundary treatments.
- Respond appropriately by respecting scale, massing, and height, especially where visible from public routes and spaces (particularly the main routes through the village).
- Retain and frame key views of listed assets and notable buildings and be orientated and sited where it does not impact the setting of a listed asset.
- Windows and doors must be in proportion and designed to reflect the style/age of the surrounding heritage buildings.

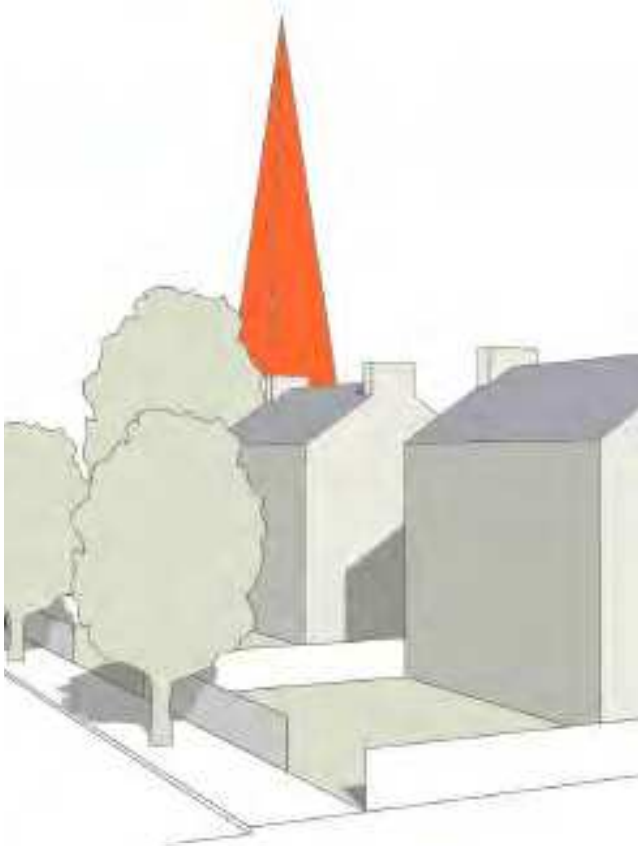


Figure 25: New developments should respect the existing shape and rhythm of skylines and designers should make sure that new buildings do not obstruct views to local landmarks such as church spires

3.2.2 Views and landmarks

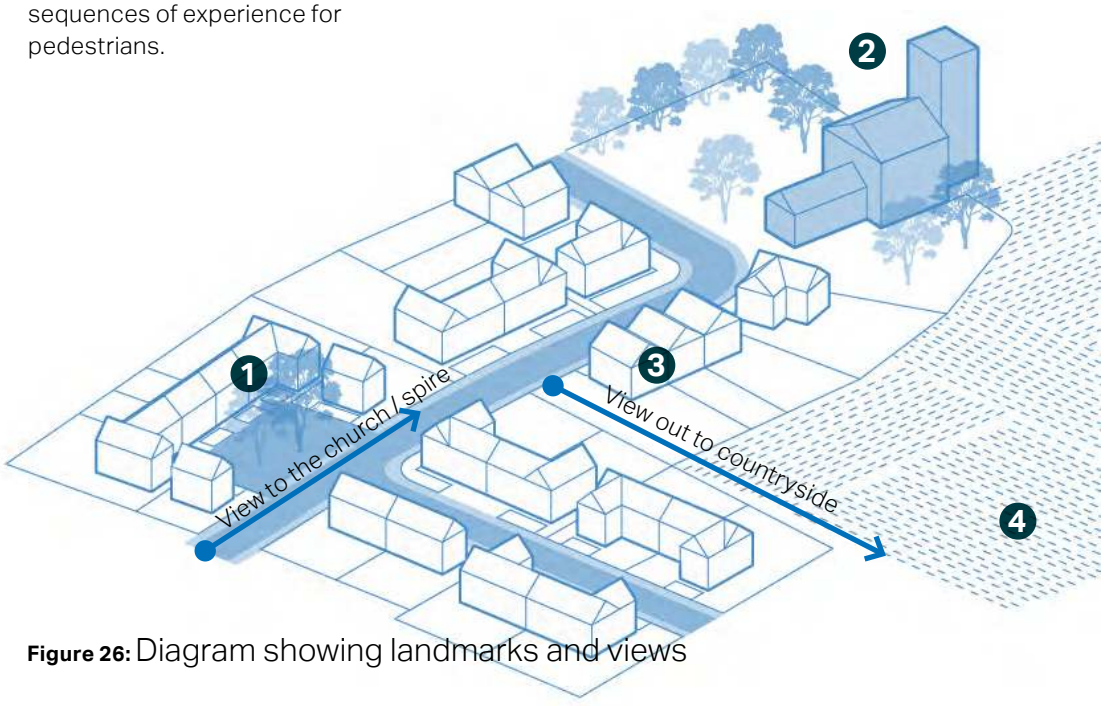
The visual connection of views out of and within Swinderby towards the landscape and certain landmarks is fundamental to its setting. New development must:

- Not be visually intrusive. This should be achieved through appropriate scaling and design, including landscape screening, where appropriate.
- Where appropriate, future development proposals should incorporate landscape and built features to create landmarks, helping with legibility.
- New development proposals should maintain visual connections to the surrounding landscape and long views out of the settlement.
- Development density should allow for spaces between buildings to preserve views of countryside beyond and maintain the perceived openness of the settlement.
- Creating short-distance views broken by buildings, trees, street direction or landmarks helps to create memorable routes and places, and easily intelligible links between places. New developments should be oriented to maximise the opportunities for memorable views and visual connectivity.
- New development must contribute to the street definition and curving views through strong, low, boundary treatments and framing existing views towards listed assets, landmarks and views.

1. Mature trees and other landscape features at entrances to the development provide visual sequences of experience for pedestrians.

2. Respect the existing elements of town by retaining, conserving and enhancing the setting and views of the range of notable and listed buildings.

3. Avoid high density and keep some space between buildings to preserve views and provide feeling of openness.



4. Protect the views to countryside by maintaining visual connections and long views out of the settlement to the countryside beyond.

Figure 26: Diagram showing landmarks and views

3.3 Identity

3.3.1 Local character

General

The guidance in this section seeks to ensure new development is suitable for its place in the village and/or acceptable in appearance to existing residents. Specific guidance on the appearance and form of new development is set out in Section 3.4 - Built Form.

Building materials - New development, redevelopment, or alterations to existing properties, must reflect the materials and colours set out in 3.3.2. Building materials should reflect, complement, or innovate to the benefit of local character and compatibility with neighbouring buildings.

Detailing and features - New development should include local building details and features to contribute to the character of the area, such as brick banding, stone sills and lintels and sashed windows as set out in 3.3.2 and 3.3.3. For works on listed buildings, developers should make reference to Section 2.1.5 and 3.2.1 and consult Historic England.

Plots and boundaries - New plots should reflect adjacent plots as set out in 2.2. Front of plot boundaries should reflect the local character of the street or character area and address the criteria set out in 3.3.4.

Character areas

The following guidance is for development within the identified character areas and is specific to the character area in which it resides. Development here will likely be in the form of infill and backland development, including alterations and extensions to existing properties. Reference should therefore also be made to guidance on those matters. Furthermore, guidance on materiality, detailing, fenestration and height (among others) is also provided in Section 3.4 Built Form.

High Street (a) - New development in the High Street (a) character area must:

- Retain the tight definition to the curving of the street by reflecting the low boundary walls and buildings lines of adjacent properties.
- Contribute to the sylvan character by encouraging mature hedgerow and tree planting within and outside of residential curtilages.
- Retain, frame and enhance the views along High Street towards the church, other notable landmarks and features such as the spires.

High Street (b) - New development within the High Street character area must:

- Retain the tight definition to the curving of the street by reflecting the low boundary walls and buildings lines of adjacent properties.
- Articulation to the roofscape should be in the form of bookend chimneys and link gables to the street.
- Be orientated to face the street. On corners, frontage must be provided to both streets with the primary elevation facing the principal street. Side elevations that directly abut the street will be considered appropriate when it contributes to the character of High Street.

Manor Road - New development within the Manor Road character area must:

- Orientated to face the street behind low front boundaries.
- New buildings must be setback from the road with the buildings line continuing from the adjacent property.
- Provide generous front gardens with both tree and hedgerow planting to retain the sylvan context of the character area.

Station Road - New development in the Station Road character area must:

- Be orientated to face the street with a low boundary treatment, preferably brick walls with hedgerow.
- Have gaps between properties to ensure views through plots to the countryside beyond.

3.3.2 Appearance

New development must:

- At the outset, proposals identify the relevant character area in which they reside and seek to reflect the appearance of adjacent properties. This includes walls and roofs, fenestration, doorways, and roof detailing.
- Use red brick as the dominant elevational material and should seek to utilise this material as often as possible.
- The use of render or limestone is encouraged on certain facades to provide contrast and interest along the street scene.
- Red pantile tiling be used on roofs. Brown pantile and natural slate tiling may be used in some circumstances. Reference should be made to the appropriate character area.
- Materials should be natural and locally sourced as this will contribute to a cohesive materiality and colour palette across Swinderby. Synthetic materials are often not as long-lasting or aesthetically comparable to natural materials.
- Deviating from traditional materials and aesthetics should be considered where innovative design and sustainability is demonstrated.

Elevational treatment

Red Brick

Mottled Brick

Render

Roofing treatment

Red Clay Pantile

Natural Slate

3.3.3 Detailing

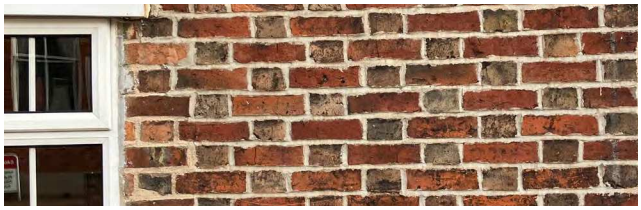
Detailing on properties is an important feature across Swinderby's built form and significantly contributes to the visual qualities of its character areas.

Where possible, new buildings should consider:

- Delineating storeys with decorative brick banding, preferably with an alternate colour to the facing brick.
- Surround openings with either wood or stone sills and lintels.
- Flemish bond when located within proximity to a listed building.
- When working on, or adjacent to, a listed building or asset, incorporate the features set out in 2.1.5 and consult Historic England.
- Articulating the roofscape with chimneys, link gables or gablets.

Elevational treatment

Brick Banding



Flemish Bond

Stone / Wood Lintels and Sills

Decorative Bargeboarding

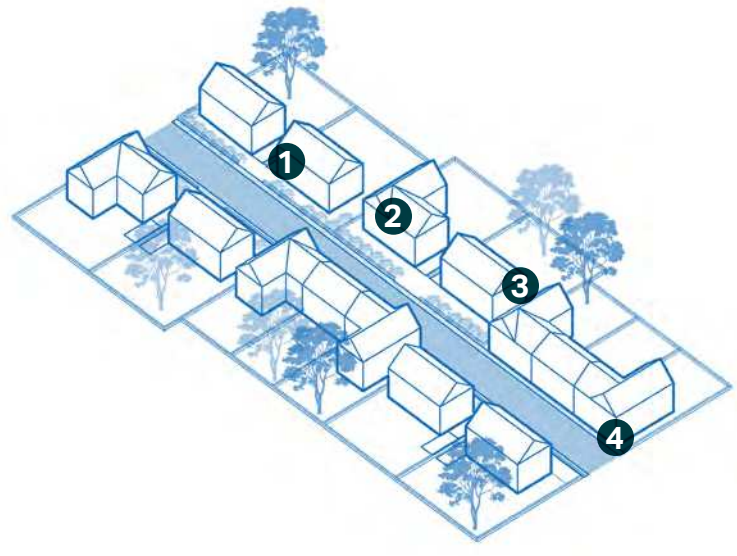
Roofing treatment

Bookend Chimneys

Gablets and Gables

3.3.4 Boundary treatments in new developments

- Buildings should be designed to ensure that streets and/or public spaces have good levels of natural surveillance from adjacent buildings. This can be achieved by placing ground floor habitable rooms and upper floor windows facing the street.
- Natural boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the character of Swinderby. They should be mainly continuous hedges and low walls, as appropriate, made of traditional materials found elsewhere in Swinderby, typically red brick.
- Tall, close-boarded wood fencing as front boundaries should be avoided to encourage interaction with the street.
- Front gardens/soft planted shallow setbacks should be provided in most instances.
- 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.
- Locally distinctive landscape features and planting, such as low wall boundary and hedges of native species should be used in new development to define edges.
- On development edges, where the site abuts the wider countryside, boundaries both bounding residential curtilages and site edges, boundaries must address the criteria in Design Code 3.5.1.



1. Adequate front garden with native hedges and low wall as boundary treatment clearly defines the property boundary.

2. Properties overlooking street to increase natural surveillance which improves safety.

3. Varied building set back in the form of recesses and protrusions add interest to street scene.

4. Brick walls and black metal railings are a characteristic element in the character of Swinderby, linking groups of properties and enclosing gardens. The low walls should be red brick or stone..

Figure 27:
Illustrative diagram showing boundary treatments

Hedgerow is a strong and common of front boundary treatment across the neighbourhood area. The planting of a diverse range of native species is encouraged. A low hedgerow boundary (no higher than 1m is preferable to encourage interaction with the street, tall hedgerow boundaries are only acceptable on rear and side boundaries.

A combination of fencing and hedgerow as a rear and side boundary is a positive contribution to the wider character of Swinderby. This method is preferred for front, side and rear boundaries.

Low red brick walls are a common form of front boundary treatment across the neighbourhood area and help define the street and frame key views.

Close boarded / fencing delineating front boundaries facing the street (and that are visible from the street) are not in line with the overall character.

Tall brick walls are not in line with the overall character. They do not allow for street interaction. They are only acceptable when they are an important characteristic of the existing building (such as farm buildings like the example above).

3.4 Built Form

3.4.1 Infill and backland development

Scale and massing: Building scale and massing should be in keeping with the prevailing development pattern and not be overbearing on existing properties or deprive them of light, including overlooking or overshadowing of windows and amenity space.

Enclosure: Building scale and position on plot should help to define and enclose the space within the street corridor or square to an appropriate degree based on the existing street section (building to building) and level of enclosure (ratio of street width to building height).

Fenestration (window pattern): The positioning of windows should be in keeping with the predominant positive building character on the street or harmonise with adjacent buildings of good character.

Access: Building entrances should address the street with a main access and main frontage. Corner buildings should address both streets with frontages but the main entrance could be on either subject to access requirements.

Building heights: Building heights should vary from 1 to 2.5 storeys depending on adjacent plots. A variable eves line and ridgeline is allowed to create interest but variation between adjacent buildings should be a maximum of 0.5 storeys in general.

Refuse and cycle storage: Access for bin and cycle storage should be provided with stores being integrated within plot boundaries. Alleyways should be considered for terraced buildings with 4 or more units in order to allow access to the rear of properties for cycle and bin storage.

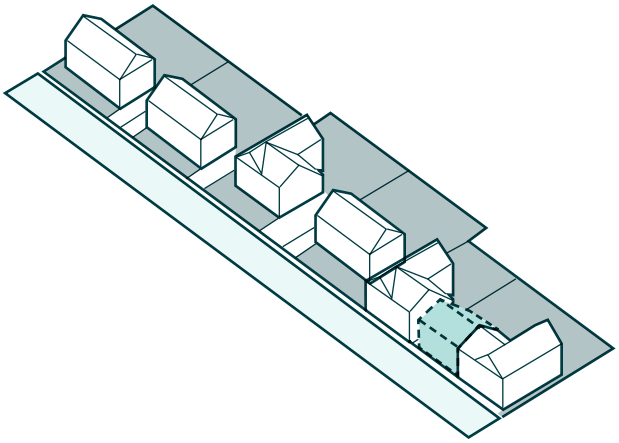


Figure 28: A potential site for infill. The future infill property shall complement the street scene and generally be consistent with existing building line patterns. Some places in Swinderby have linear or regular meandering arrangements of buildings while others have random and irregular patterns. Building lines should be set back from the road.

Parking provision: Parking should be integrated on plot where possible with parking spaces set behind the building line, generally to the side of plot being preferable. For narrow dwellings it is preferred to retain a small front garden with a boundary wall as opposed to an open hard surface parking space. Where parking is required to the front of the plot it should be afforded sufficient space and utilise hedgerows to screen cars laterally from the street.

Proportionate backland development: Backland development proposals should ensure that the density, scale and appearance reflect the immediate context (i.e. the original dwelling). Backland development should not be larger in height, massing or scale than the existing dwelling. The privacy, integrity and amenity of the existing dwelling must be protected from that proposed on the backland. Only on exceptionally large plots would it be deemed acceptable for any backland proposal to be larger or vary in character to that of the original dwelling.

Access and spacing within backland development: Backland development must avoid tandem development by ensuring appropriate spacing, access and the overall configuration does not adversely affect the amenity of the original (or surrounding dwelling(s). Backland access should minimise the removal or alteration of existing boundary treatments within the original plot where feasible.

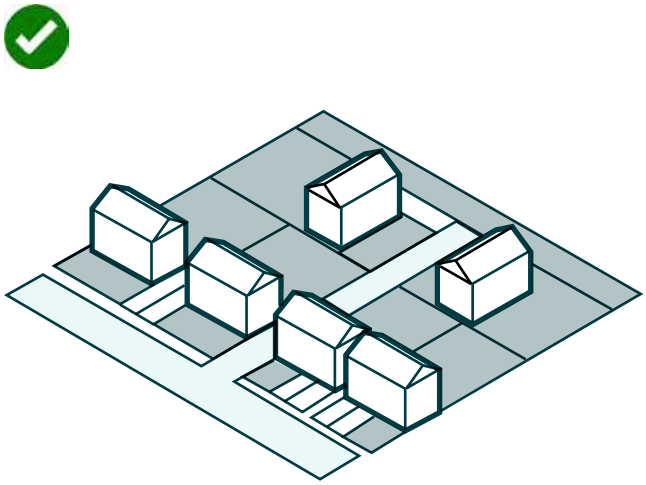


Figure 29: Access to infill development is key

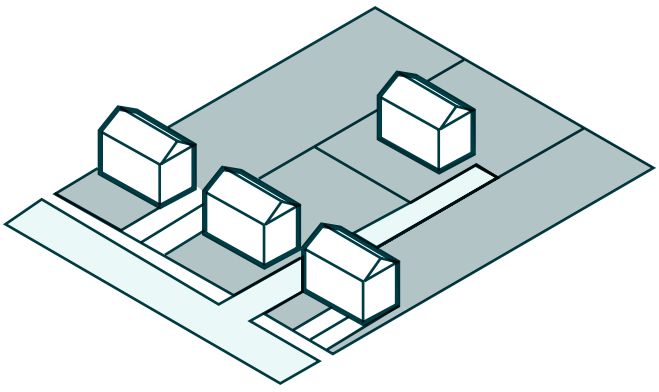


Figure 30: Tandem development is generally unacceptable due to erosion of privacy and amenity

3.4.2 Building Line and Setback,

Infill sites will vary in scale, context and location within a settlement. An infill can have significant impact on the character and appearance of the built environment. The following general principles should be applied to any future infill site:

Building line - The building line should reflect the predominant building line of the street. Where buildings are set back from the pavement a red brick wall or hedgerow boundary treatment should define the plot and link up to adjacent buildings.

Scale and position - Building scale and position on plot should help to define and enclose the space within the street corridor or square to an appropriate degree based on the existing street section and level of enclosure.

Active frontage - Building entrances should address the street with a main access and main fenestration. Corner buildings should address both streets with fenestration and the main entrance on the main street in the hierarchy.

Plot series - Building façade design should respect the horizontal rhythm of plots and building subdivisions on the street in order to harmonise and maintain visual interest and enclosure.

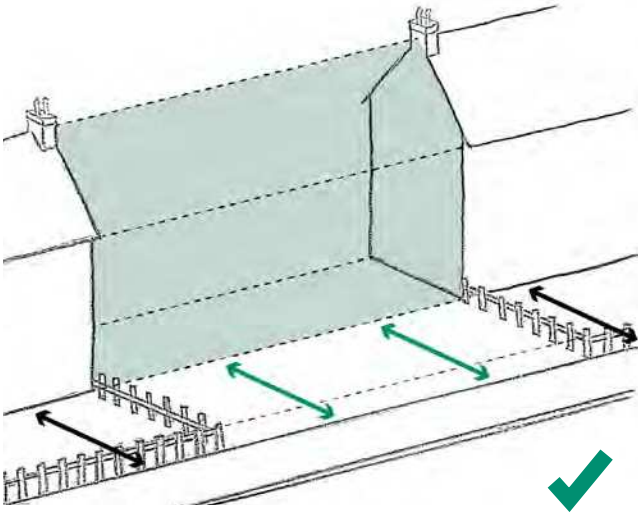


Figure 31: Good practice diagram: the set-back matches neighbouring properties on the street and the massing and roof form fits within local parameters

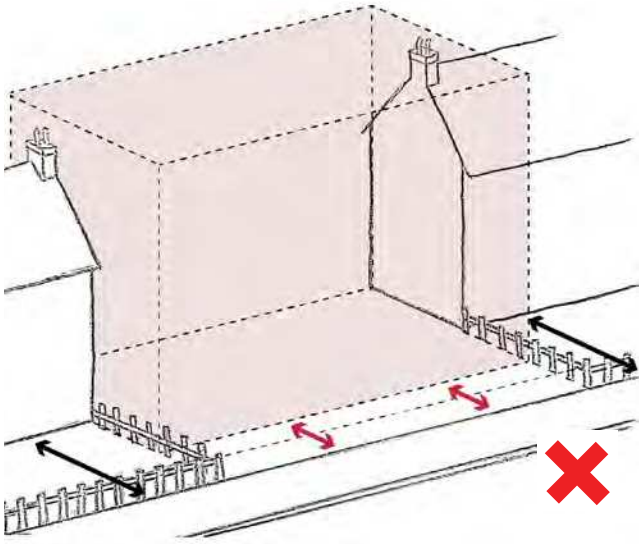


Figure 32: Bad practice diagram: reduced set-back and overbearing massing can create an 'un-neighbourly' building

3.4.3 Proportion and Scale

The relationship between buildings and their elements can provide visual interest and enhance the local character of the neighbourhood area. The following principles should be adhered to:

- The proportions of a building's elements should be related to each other as well as to the scale and proportion of the building.
- The proportions should be dictated by and respond to the type of activity proposed as well as the composition of the existing streetscape.
- The front elevation of the buildings must be arranged in an orderly way to avoid creating cluttered facades.
- Features such as windows, doors and solid walls should create vertical and horizontal rhythms along the façade providing variety.

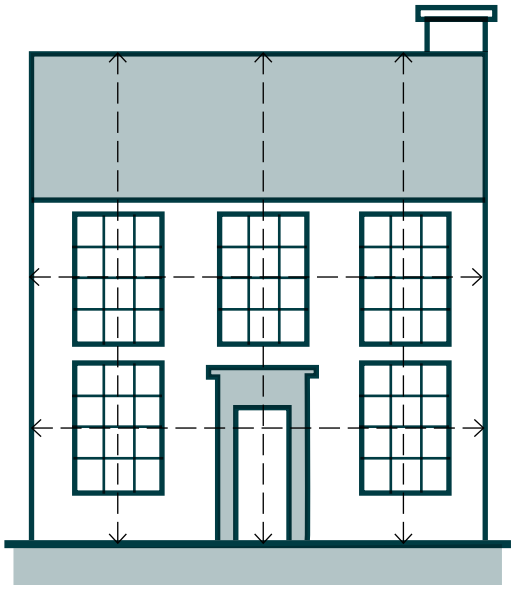
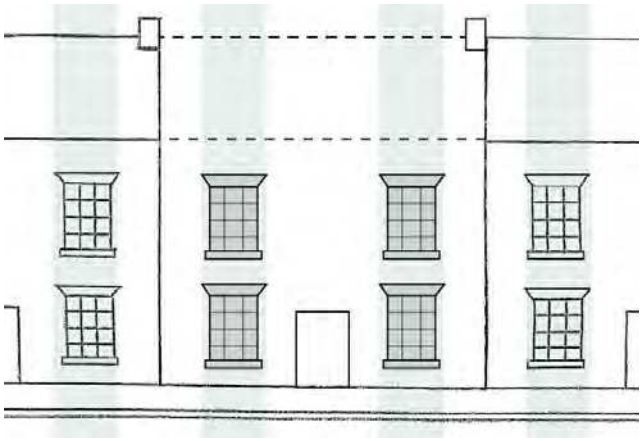
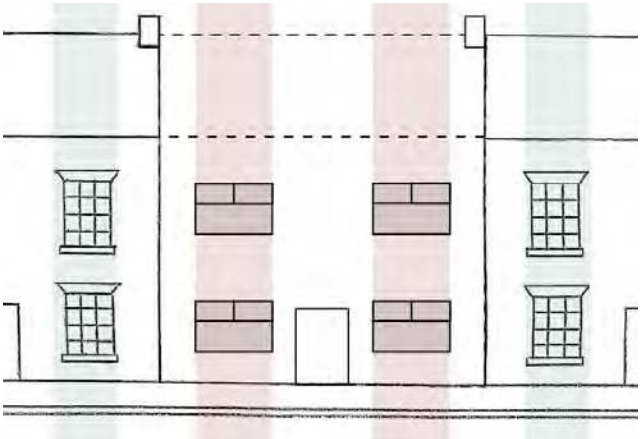


Figure 33:
Elevation showing typical building proportion in a detached house The proportion of a building's elements should be related to each other as well as the scale and proportion of the overall building.



Good practice diagram: the window typology and fenestration pattern match the ones of neighbouring properties



Bad practice diagram: different fenestration impacts the visual harmony of the façades

3.4.4 Conversion of agricultural buildings

Conversion of existing agricultural buildings must:

- Preserve the agricultural character of the building.
- Have a minimal visual impact on the landscape to which it relates.
- Be fit for purpose but also designed to be sensitive to their surroundings, integrating into the wider landscape setting.
- Ensure that new openings for windows and doors complement originals in size, form and location.
- Retain, reuse and repair wherever possible traditional outbuildings and existing boundaries.
- Ensure that new boundaries follow existing boundary lines and incorporate existing natural features such as hedgerows, walls or footpaths.

Figure 34: Example of dwellings and outbuildings that are partially screened by trees and planting.

3.4.5 Extensions and alterations

- Extensions to existing properties must be subservient or of an appropriate scale in relation to the original building.
- Extension to the front of the property should be avoided as this may compromise visual cohesion with the street frontage.
- Extensions to historic buildings, or within the setting of listed assets, should be sympathetic and respond sensitively to the original character of the building or nearby listed assets.
- Material palettes and style of the extension should be carefully chosen to blend cohesively with the original form and features.
- Extensions must not exceed a 45 degree splay from the centre of the nearest habitable window of an adjacent property to avoid a reduction in daylight.

It should be noted that the some extensions are allowed without the benefit of planning permission under the provisions set out in the General Permitted Development Order.

More specific guidance on extension types is set out below.

Front Extension - Front extensions are generally not acceptable. If proposed, in all cases front extensions should take the form of the existing building, mirroring the roof pitch, replicate or have lower cornice height and their ridge should be below the existing ridge height. The extension can project maximum 2 metres beyond the front facade and will not cover more than 50% of the front elevation.

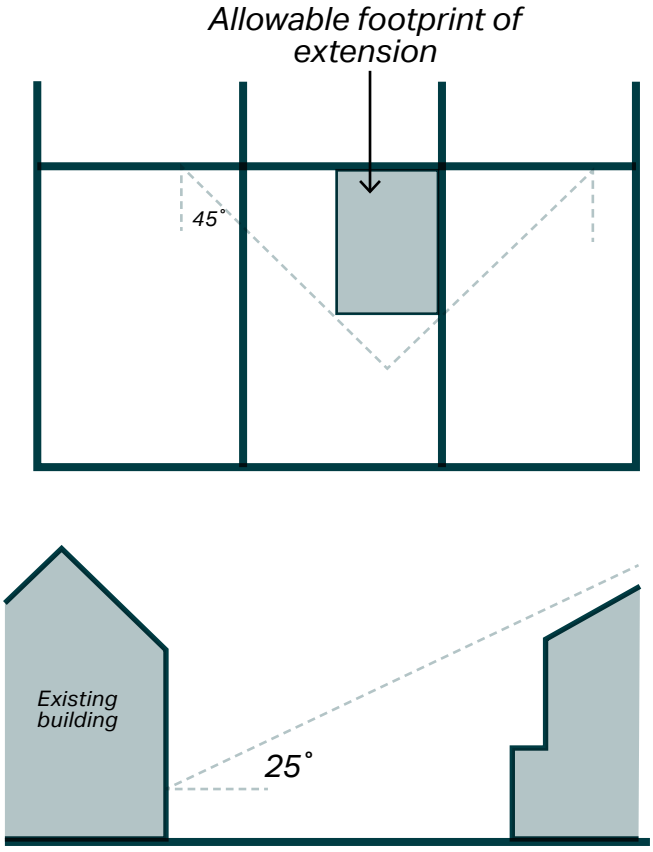


Figure 35: 25˚ / 45˚ rule

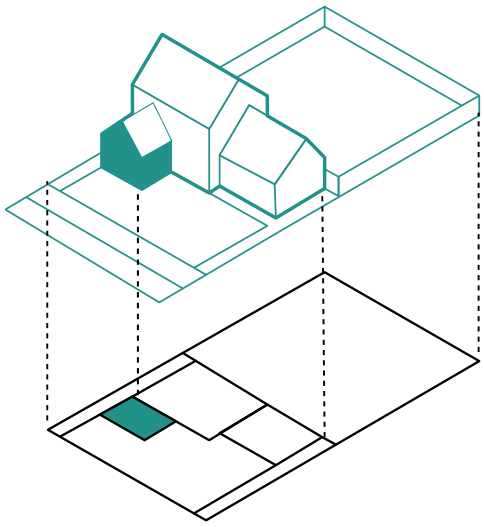


Figure 36: Drawing showing front extension

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

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

Side extensions - Side extensions are a popular way to extend a building to create extra living space. However, if poorly designed, they can negatively affect the appearance of the street scene, disrupting the rhythm of spaces between buildings. Single-storey and double-storey side extensions should be set back from the main building line to the front of the dwelling and complement the materials and detailing of the original building, particularly along the street elevation. The roof of the extension should harmonise with that of the original building.

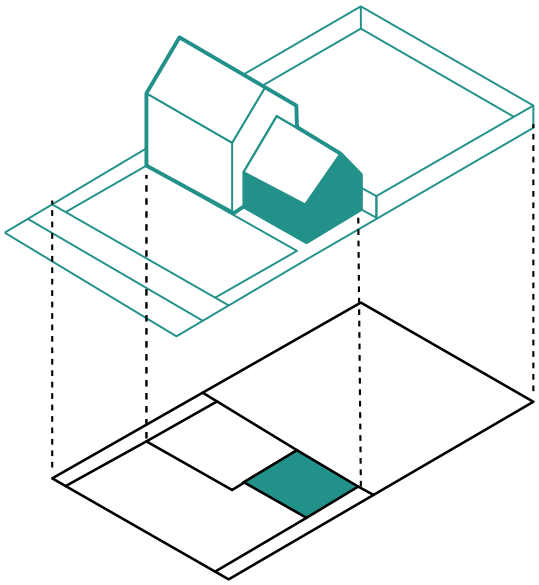


Figure 37: Drawing showing side extension

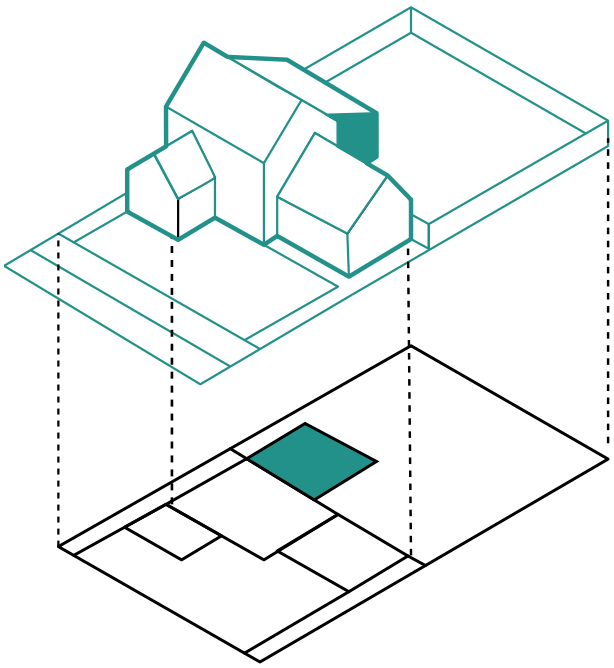


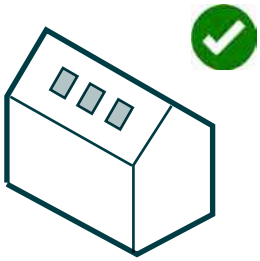
Figure 38: Drawing showing rear extension

Garages and outbuildings - Garages should be subservient to the main dwelling in terms of their scale, massing and height and should not include domestic features such as dormer windows. The standard size expected for garages to enable general storage are – internal dimensions of at least 6m x 3m for a single, 6m x 6m for a double.

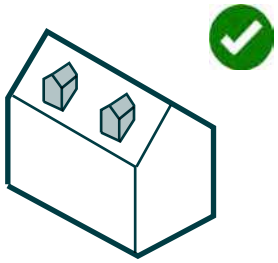
Outbuildings, such as working from home office spaces, should be well designed, provide enough natural light, be thermally efficient and secure. They should be visually subservient to the main dwelling.

Pre-fabricated, precast concrete and plastic panels should be avoided.

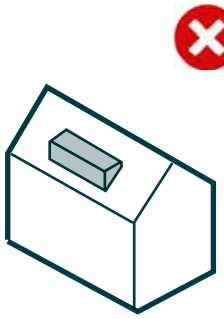
Loft conversions - As an enclosed space the main challenge of loft conversions is the introduction of roof lights or dormer windows for natural light and ventilation. Some examples of what is and isn't acceptable is shown on the diagrams, right.



Loft conversion incorporating skylights.



Loft conversion incorporating gable dormers.



Loft conversion incorporating a long shed dormer which is out of scale with the original building

Original roofline of an existing building

Loft conversion incorporating gable dormers.

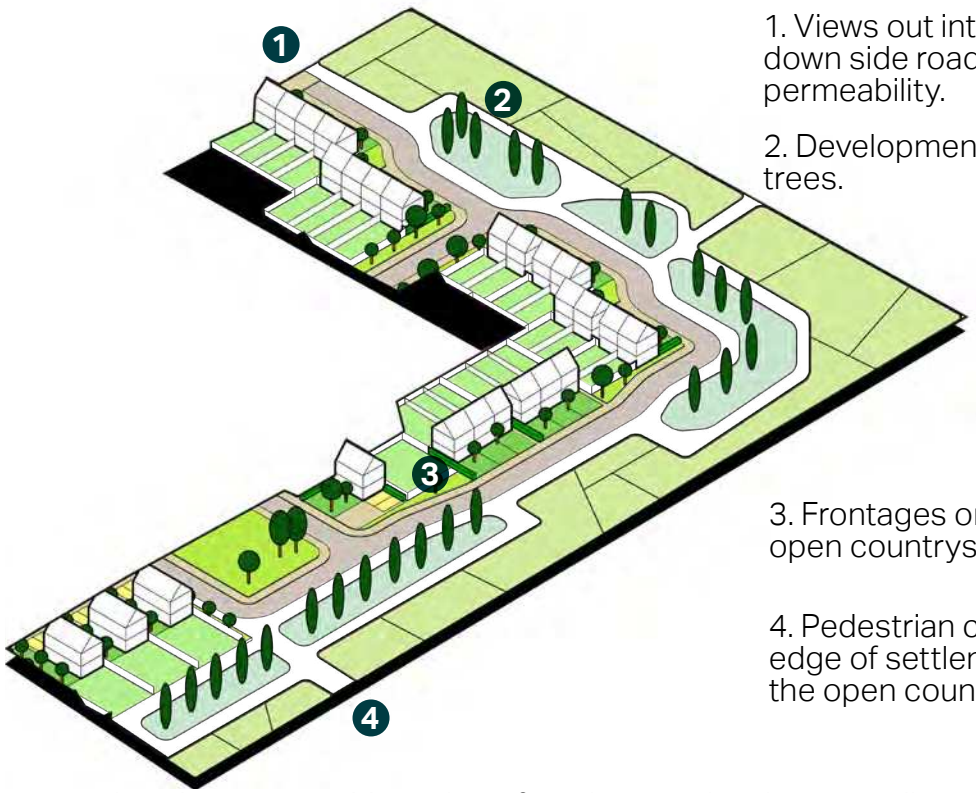
Loft conversion incorporating gable dormers which are out of scale.

3.5 Landscape

3.5.1 Landscape setting and rural identity

Development proposals that are located on settlement edges must:

- Ensure dwelling frontages are orientated outwards and avoid rear boundaries facing the landscape - unless suitably screened by planting.
- Retain the visual quality of the landscape by reducing the scale of development; dwellings should not exceed 2 storeys in these locations.
- Soften the boundary between built form and the wider landscape by encouraging soft landscape planting such as hedgerow, wildflower, and tree planting.
- Provide links for both pedestrians and cyclists to the wider countryside, and where possible, connect to the Public Right of Way network.
- Avoid designing a street hierarchy that arranges primary roads and over-engineered turning heads to abut the wider landscape.
- Be of a low density with buildings interspersed with tree planting to visually soften the impact on the surrounding countryside.



1. Views out into open countryside down side roads aiding legibility and permeability.

2. Development naturally screened by trees.

3. Frontages oriented towards the open countryside (outward facing).

4. Pedestrian connections linking edge of settlement development with the open countryside.

Figure 39: Landscape sensitive edge of settlement development diagram.

3.5.2 Biodiversity

Planning applications across the neighbourhood area must be supported by proposals for the incorporation of features for biodiversity enhancement, in addition to what may be required to address any adverse impacts resulting from the development.

Appropriate features include:

- Features for nesting birds associated with the built environment such as swifts and house sparrows.
- Features for roosting bats.
- Green walls and green/brown roofs.
- Mixed native species hedgerows.
- Creation of new wildlife ponds and the re-creation of historically lost ponds.
- Native scrub and tree planting.
- Orchard/fruit trees.
- Creation of species rich grassland.
- Creation of rough grassland suitable for foraging barn owls and provision of barn owl nest boxes.
- Log piles and compost heaps.
- Provision of gaps in boundary fences to allow access by hedgehogs and provision of hedgehog domes. Hedgehog Highways should be marked out on site to ensure they are not blocked up by future landowners.

The loss of trees, hedgerows and native planting should be avoided and instead these features should be incorporated into the design of proposed development.

The loss of historic field boundaries will not be acceptable.

Where the loss of trees is unavoidable, a 3 for 1 system should be incorporated where 3 new trees should be planted for every 1 lost.

All major development should be accompanied by a landscape layout which prioritises the use and incorporation of native species and promotes overall biodiversity net gain.

Aim to develop a multifunctional green infrastructure network made up of a variety of elements: including hedgerow, private gardens, tree planting, grass verges, sustainable drainage systems (SuDS), amenity green space, watercourses, cemetery, allotments, orchards, meadows, and playing fields.

3.5.3 Tree planting

New development must:

- Aim to preserve existing mature trees, incorporating them into the new landscape design and using them as accents and landmarks, where appropriate.
- Consider canopy size when locating trees; reducing the overall number of trees but increasing the size of trees is likely to have the greatest positive long-term impact.
- Size of tree pits should allow sufficient soil around the tree. Ensure tree stems are in the centre of the verge to provide a 1m clearance of the footway or carriageway.
- Tree root zones should be protected to ensure that trees can grow to their mature size. Root barriers must be installed where there is a risk of damaging foundations, walls and underground utilities.
- New trees should be added to strengthen vistas, focal points and movement corridors, while retaining clear visibility into and out of amenity spaces. They should not, however, block key view corridors and vehicular circulation sight lines.
- New trees should be integrated into the design of new developments from the outset rather than left as an afterthought to avoid conflicts with above- and below-ground utilities.
- To ensure resilience and increase visual interest, a variety of tree species is preferred over a single one.
- The overall aim should be to plant trees and other soft landscaping. This should form part of each development regardless of size. How appropriate a tree is for any given urban location must also be determined based on space requirements.

Figure 40: Diagram showing green spaces and landscape planting.

3.6 Movement

3.6.1 Connectivity

Development proposals must provide:

- Designated pedestrian and cycle lanes that form the basis for the movement network, around which vehicle traffic can be managed.
- Cycling routes should generally be provided on off-carriageway routes within the green infrastructure network where possible and connect to key destinations/ onward routes.
- Footways should generally be on both sides of the carriageway but can be single-sided if development is also one-sided.
- New footpaths that are appropriately overlooked by buildings to encourage passive natural surveillance, improve safety and mitigate anti-social behaviour.
- Interesting street scenes and building arrangements from a pedestrian perspective, including key views to the surrounding landscape.
- Development proposals must integrate with the Public Right of Way network when schemes are located within proximity of a footpath.
- Development proposals on the village edge should seek to integrate the development to the wider Public Right of Way Network or create new links to the wider countryside.

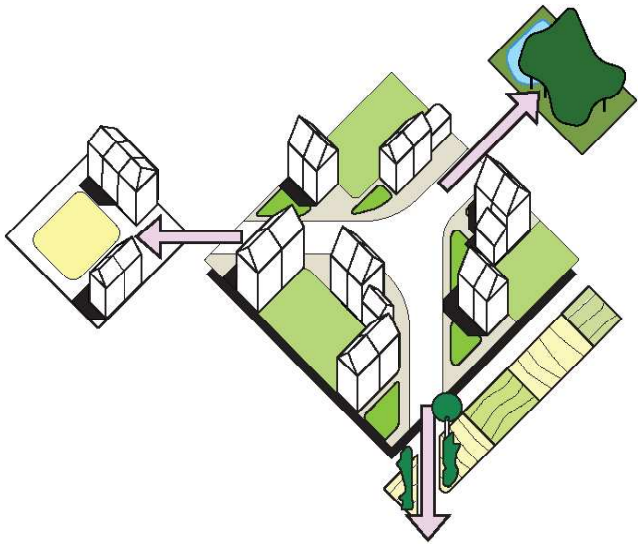
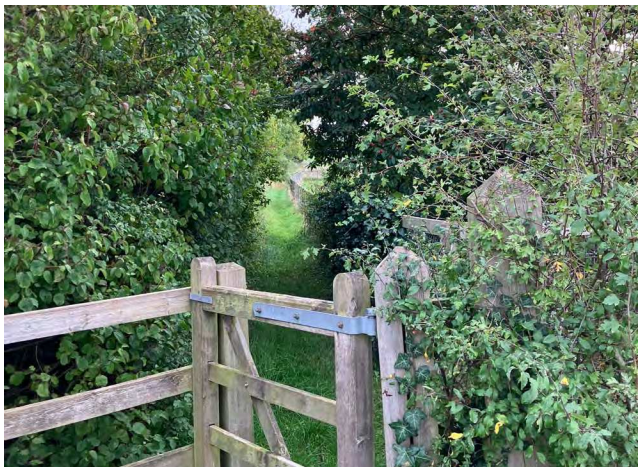


Figure 41: Making connections diagram.



3.6.2 Car parking

New development that proposes, or impacts the existing provision of, car parking must apply the following design considerations:

- Most homes should have on-plot parking wherever possible and cars should be located at the front or the side of the property;
- Car parking should be designed to avoid being visually intrusive, such as by screening these areas with planting and high quality landscaping. Boundary treatment is key to ensuring this and can be achieved by using elements such as hedges, trees, flower beds, low walls and high quality paving materials;
- Driveways must be constructed from porous materials to minimise surface water run-off. These materials such as cobbles or flagstones are also much more attractive than the use of tarmac;
- Garages should be designed either as a free standing structure or an additive form to the main building. In both cases, garages should reflect the architectural style of the building and look an integral part of it rather than a mismatched unit. Garages should be behind or in line with the building, never positioned ahead of the building line;
- New developments should incorporate cycle parking, which occupies minimal space and can be incorporated into the domestic curtilage, either with a secure cycle store at the front, or space for bicycles behind a secure side gate to a back garden.

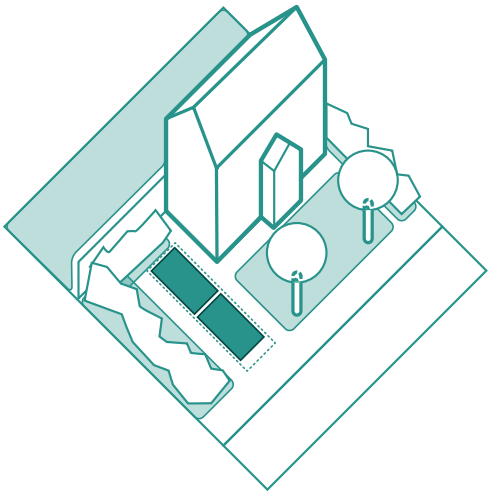


Figure 42: Diagram showing on-plot parking

Figure 43: On-plot parking with garage

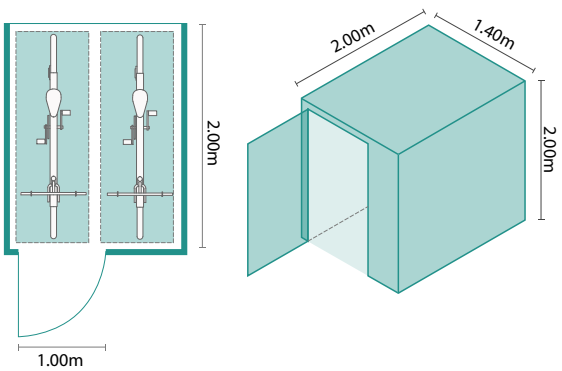


Figure 44: Secure cycle storage for two bicycles

3.7 Sustainability

Climate change has created the need to decrease our carbon footprint towards net-zero by providing innovative solutions to transportation (electrification) and the energy use of buildings. Sustainable design incorporates innovative practices at all scales of design to achieve less impactful development footprints, whilst future proofing homes, settlements and natural environments. Reducing use of imported natural resources whilst increasing utilisation of local resources and sustainable natural resources can help to achieve this.

Development and improvements should incorporate innovative practices to help achieve a broad vision of a sustainable village. Best practices, technological advancements and the use of local materials and resources should inform the design and implementation of projects. Space standards help to make building more adaptable and responsive to changing needs. Climate change creates an imperative to decrease our carbon footprint by providing innovative solutions to transportation and the energy use of buildings.

Aim - New development must be net zero in use. For all building stock to be carbon neutral by 2050, all new buildings need to be carbon neutral from now on so that they do not need costly retrofitting. It is paramount that new development adopts a fabric first approach in line with the Government's emerging Future Homes Standard and Part L of the UK Building Regulations in order to attain higher standards of insulation and energy conservation.

3.7.1 Energy Efficiency Measures to Net Zero Carbon

On-plot renewables - Maximise on-site renewable energy generation (solar, ground source, air source and wind driven), and on site water reuse and management.

Passivhaus design - Reducing energy demand further by employing passive design principles for homes is desirable and can make development more acceptable to the community (window orientation, solar gain, solar shading, increased insulation, ventilation with heat-recovery).

Domestic batteries - Incorporate domestic batteries (to store excess electricity) or other energy storage (i.e. large hot water tanks) to enable intermittent renewable electricity supply (e.g. from solar panels) to be stored to match demand and maximise renewable energy potential. Grid balancing and managing periods when it is cold, not sunny and not windy is going to be a big challenge of the 2030s and something new homes should be adapted for.

Thermal efficiency - Consider building form and thermal efficiency: point-block / terraced / semi-detached / detached all have different energy efficiency profiles. Local design preference and character considerations could ease acceptance for development.

Heat resilience - All new development must be well designed to be resilient to heat stress and overheating using the Good Homes Alliance toolkit.

Ventilation - All new residential developments need dual aspect and adequate windows and openings to allow for cross ventilation, light colour or green surroundings, high thermal mass and useful external shading.

Green infrastructure - Tree planting / landscaping to manage heat stress should include small deciduous species around new and existing residential areas to provide shade in the summer but not block daylight in the winter. This will also help manage flood risk and provide habitat. Green roofs and walls provide similar benefits.

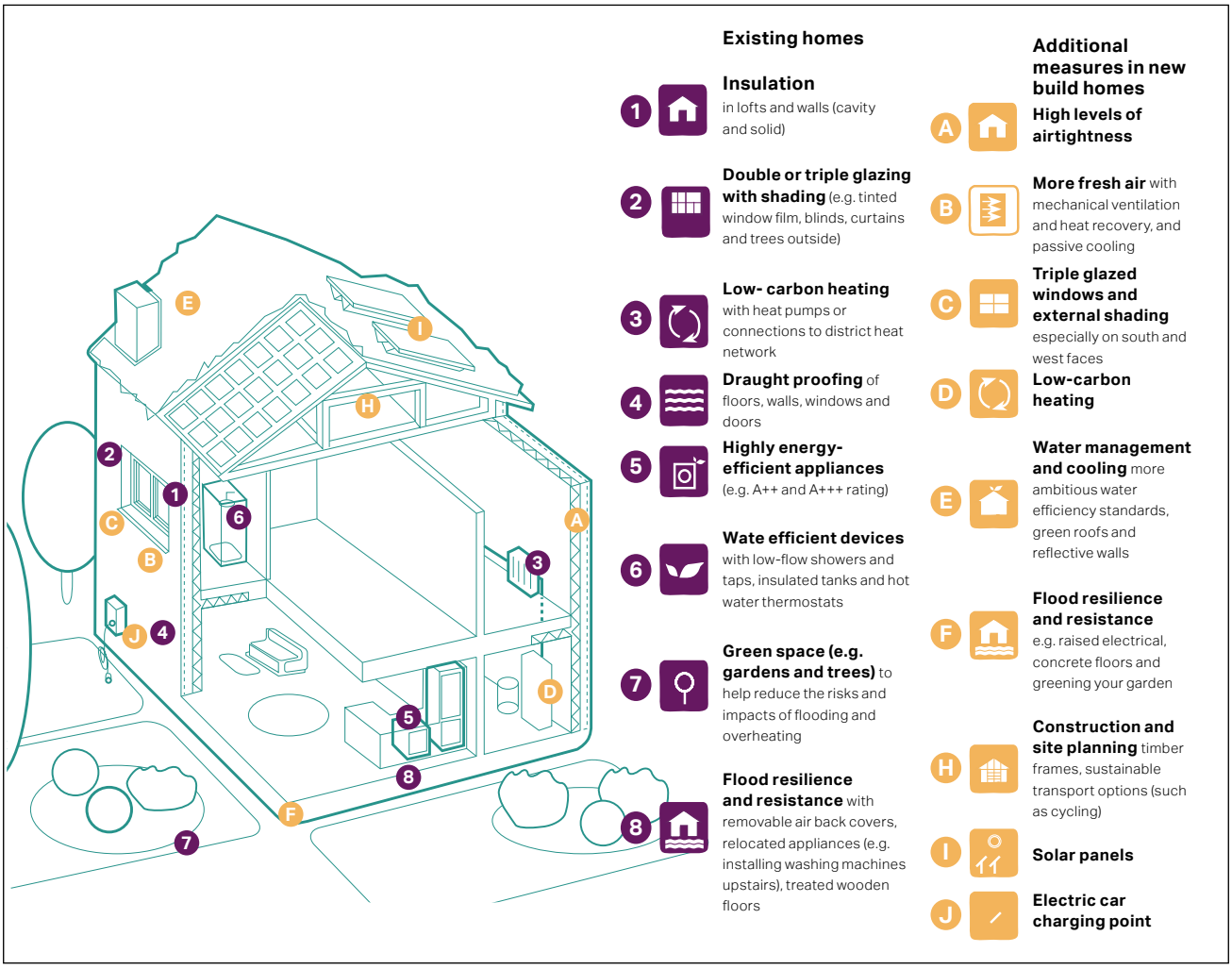


Figure 45: Cross section diagram of an energy efficient home and its features.

3.7.2 Sustainable Building Materials and Construction

Sustainable materials - Sustainable design and construction in development is needed:

- Reduce the embodied carbon of the design by minimising the use of energy and carbon intensive materials (e.g. use wood structures and concrete alternatives instead of steel and concrete).
- Reuse materials.
- Use recycled materials.
- Use local, sustainable materials and/or responsibly sourced (e.g. Forest Stewardship Council certified timber, or certified under BES 6001, ISO 14001 Environmental Management Systems).

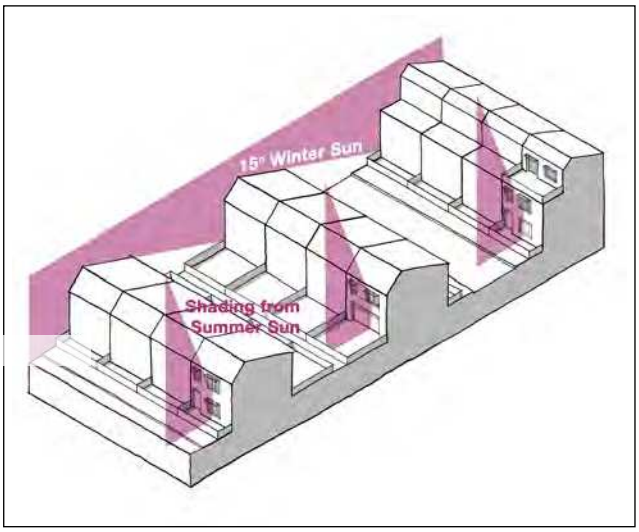


Figure 46: The layout and orientation of new buildings contributes to reducing their energy needs by avoiding overshadowing, maximising passive solar gain, internal daylight levels and ventilation (source: National Model Design Code).

3.7.3 Assessing Renewable Energy Sources

Energy sources - Key considerations in the assessment of renewable energy sources for development to be net zero for power generation may include (but are not limited to):

- Optimising solar orientation of streets and buildings. Aim to increase the number of buildings on site that are oriented within 30° of south (both main fenestration and roof plane) for solar gain, solar energy (solar panels) and natural daylighting.
- A heat network for any new development.
- Ground conditions to accommodate loops for ground source heat and space for air source heat pump units.
- Opportunity to create links to local estates for sustainable coppicing, harvesting or recycling of biomass fuels.
- Local wind speed and direction for micro-generation wind turbines.
- Collaborating with utilities, highway authorities, telecom companies and other stakeholders when designing and delivering projects to minimise energy usage and disruption during the construction stage and reinforcement of the electricity grid for additional electric vehicles and renewables.

Figure 47: Integrated solar panels on slate roof.

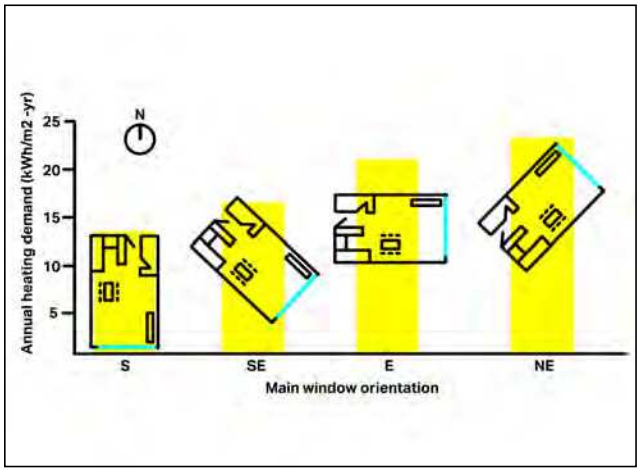


Figure 48: Building orientation influences the annual heating demand.

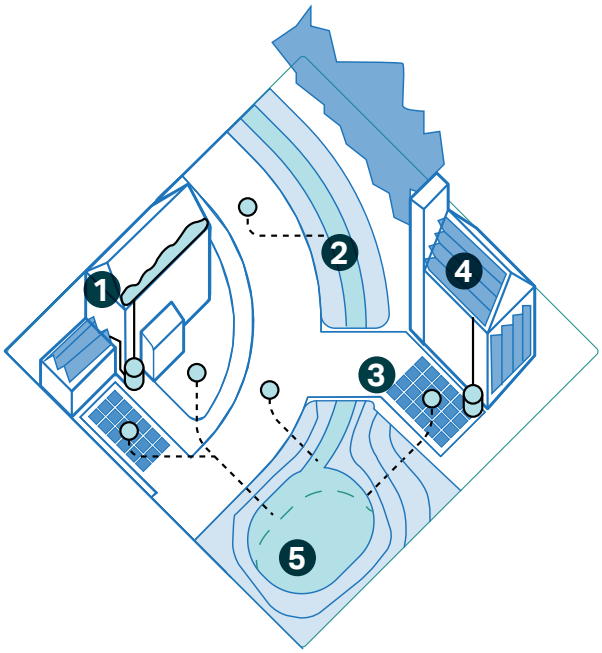
Figure 49: Main buildings oriented within 30' of south for solar gain.

3.7.4 Sustainable Drainage Systems (SuDS)

As a standard, proposals must promote methods to mitigate increased risk of storm flooding with sustainable drainage systems.

Development proposals should seek to:

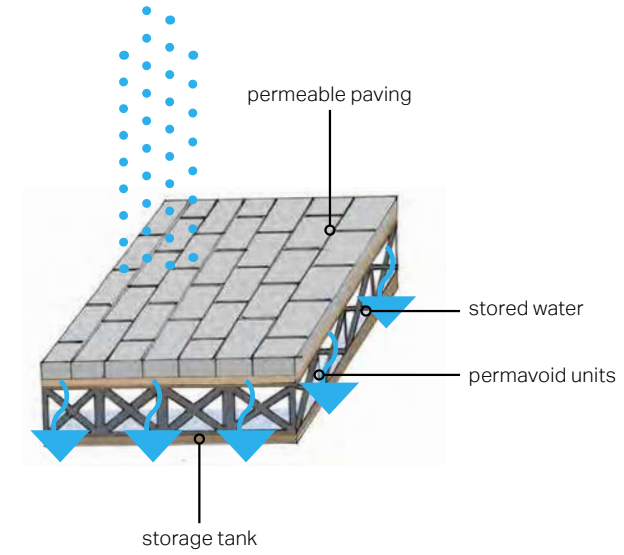
- Integrate sustainable drainage systems to assist with flood alleviation from rivers and drains and surface water runoff and incorporate surface features such as planted rain gardens to express this function.
- On minor development sites, proposals must integrate bio-swales and/or rain gardens and/or permeable surfacing in their design to assist with surface water drainage.
- On schemes that propose 10 or more dwellings, proposals must integrate bio-swales and/or attenuation basins in their design. These must be planted with wildflower to assist achieving a biodiversity net gain.
- Natural barriers (e.g. planting) and appropriate side slopes should be introduced to help manage perceived safety risks.
- The location of SuDS will naturally be determined by topography (working towards the lower end of the site) and must be outside of the key flood risk areas.
- Proposals must adopt the use of permeable paving in hard landscaped areas.



1 Rain garden
2 Swale
3 Permeable paving
4 Green roof
5 Attenuation basin

Figure 50: Diagram showing the best use of harvesting water systems

Figure 51: Example of a rainwater harvesting tank in the shape of a beehive (source: https://www.gardenplantsonline.co.uk/)



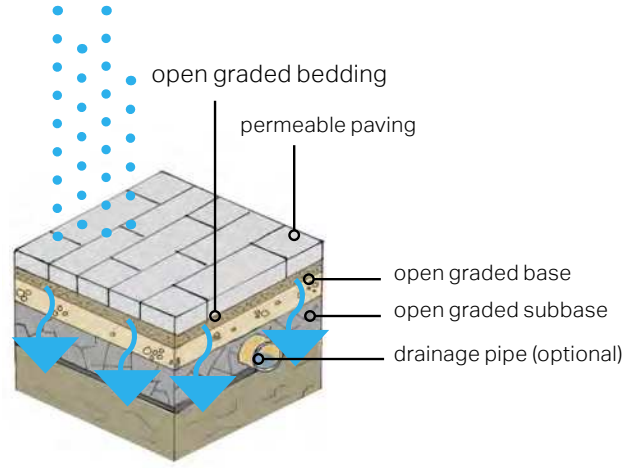


Figure 52: Diagrams illustrating the functioning of a soak away

Figure 53: A good example of permeable paver (Source: https://www.paverconnection.com/testimonial/hedwig-village-permeable-driveway-and-patio-upgrade/)

Figure 54: A good example of clay paver (Source: https://www.londonstone.co.uk/brick-pavers/paving-bricks/)

3.8 Glossary

Term	Description
Backland development	Backland development refers to the development of land set back behind existing properties.
Biodiversity Net Gain	The process of measurably increasing the natural environment of a development site.
Blue Infrastructure	A network of multi-functional water spaces and other water features including rivers, streams, canals and other water bodies,
Connectivity and Permeability	Permeability and connectivity are terms that describe the extent to which urban forms permit (or restrict) movement of people or vehicles in different directions.
Development Boundary	A development boundary is a line that is drawn on a plan around a village, which reflects its built form and indicates where a set of plan policies are to be applied.
Development Plan	Sets out the policies and proposals for land use in a particular area.
Green Infrastructure	A network of multi-functional green space and other green features, It includes parks, open spaces, playing fields, woodlands – and also street trees, allotments, private gardens, green roofs and walls, sustainable drainage systems (SuDS) and soils.
Infill development	New development that is located in-between two existing properties within the Development Boundary.
Legibility	A legible built environment is one in which pathways, landmarks and districts are easily recognised and can be grouped into a coherent pattern.
Setback	How far buildings are located from a front boundary, road or pavement.
Street enclosure	A measure of the relationship between building height and street width, setting out the visual definition of a street.
Street scene	A view that presents the buildings and layout of the street.
SNG	The Swinderby Neighbourhood Group (Swinderby residents whom have assisted with the production of this document).

Checklist

04

Figure 55: Properties along Station Road

4. Checklist

This section sets out a general list of design considerations by topic for use as a quick reference guide in design workshops and discussions.

1

General design considerations 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, 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 harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are compatible;
- 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;
- Positively integrate energy efficient technologies;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind;
- 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 & 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?

3

Local green spaces, views & character:

- 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? (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 tranquillity 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?
- Have opportunities for enhancing existing amenity spaces been explored?

- Will any communal amenity space be created? If so, how will this 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

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the villagescape?
- What effect would the proposal have on the streetscape?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- 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, massing and scale?
- If higher than average building are 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 to avoid overshadowing?

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 & 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?
- Does 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?
- Has the embodied carbon of the materials been considered and are there options that 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 Standards.)?

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?
- Can electric vehicle charging points be 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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