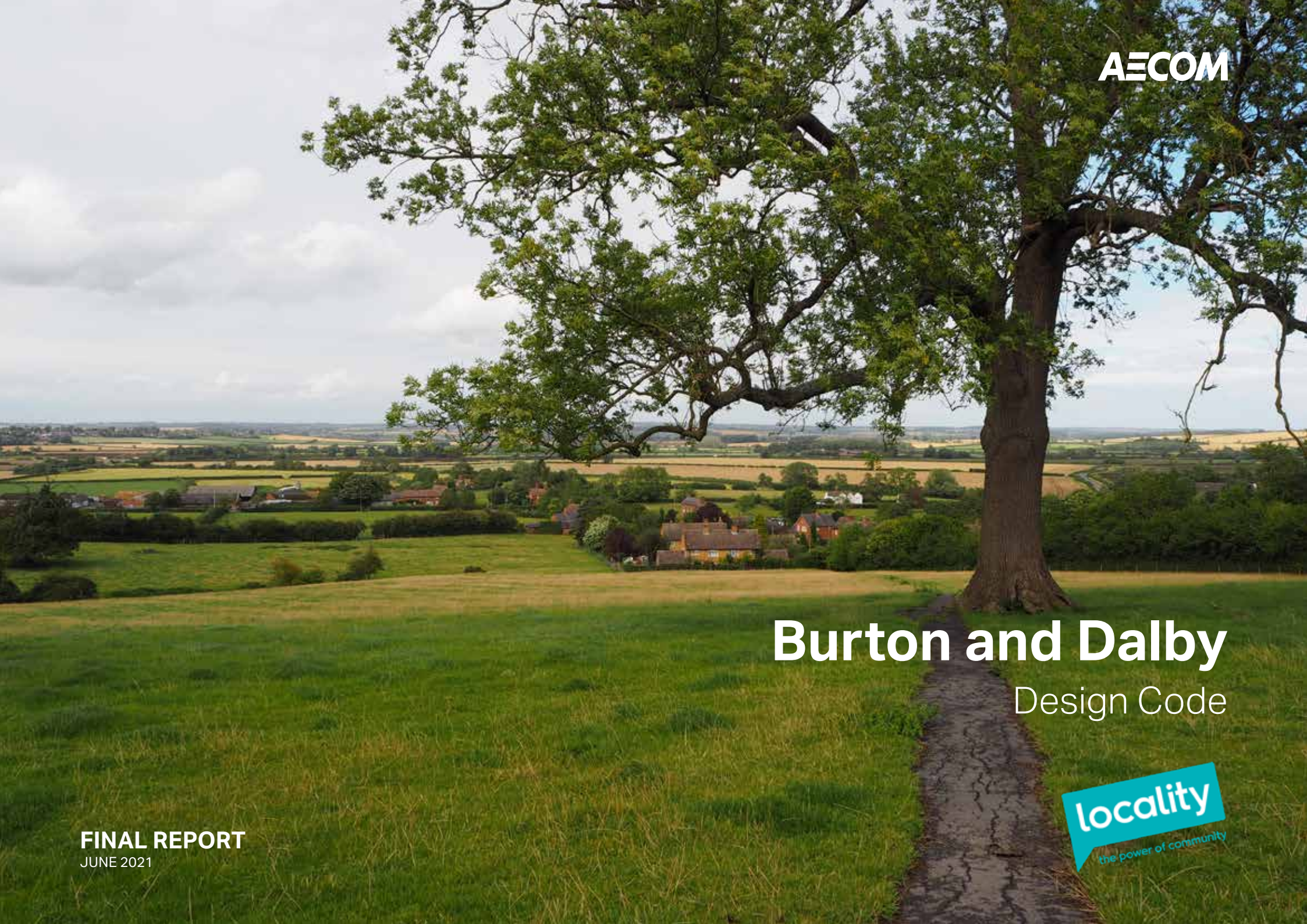


AECOM

Burton and Dalby

Design Code

locality
the power of community

FINAL REPORT
JUNE 2021

Quality information

Project role	Name	Position	Action summary
Qualifying body	Beth Johnson	Burton and Dalby Parish Council	Review
Director / QA	Mark Hughes	Technical Director	Review
Researcher	Graziano Di Gregorio	Senior Urban Designer	Research, drawings
Project Coordinator	Mary Kucharska	Project Coordinator	Review

Contents

Introduction

01

1. Introduction

1.1. Introduction

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

1.2. Objective

The main objective of this report is to provide a bespoke Design Code that future developments within Burton and Dalby Parish Council must follow in order to retain, protect and enhance its character and sense of place.

The Design Code will apply to all forms of development across the range of land uses from residential through to commercial.

The key tasks required to deliver the Design Code are as follows:

- **Review of relevant policy and previous documents.** These documents provide the basis to understanding the objectives and aims of the plan, incorporating both policy and the residents' aspirations;
- **Production of Design Codes.** The Design Codes constitute the specific actions that satisfy the objectives laid out in the Design Principles. These are the concrete design measures that any development in Burton and Dalby must take into consideration and implement.

1.3. Process

Following an inception meeting, AECOM and members of Burton and Dalby Parish Council carried out a high-level assessment of the village. The following steps were agreed with the group:

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

1.4. Area of study

Burton and Dalby Neighbourhood Plan area lies to the south and east of Melton Mowbray. The Neighbourhood Plan area covers the whole of the Parish of Burton and Dalby, that is a civil parish in the Melton District of Leicestershire. The Parish is composed of three distinct settlements: the hilltop village of Burton Lazars along the A606 is the closest to Melton Mowbray; Great Dalby is located to the southwest within a minor valley approximately three and a half miles to the south of Melton Mowbray along the B6047. Little Dalby is the smallest of the three settlements and is located to the southeast of the parish.

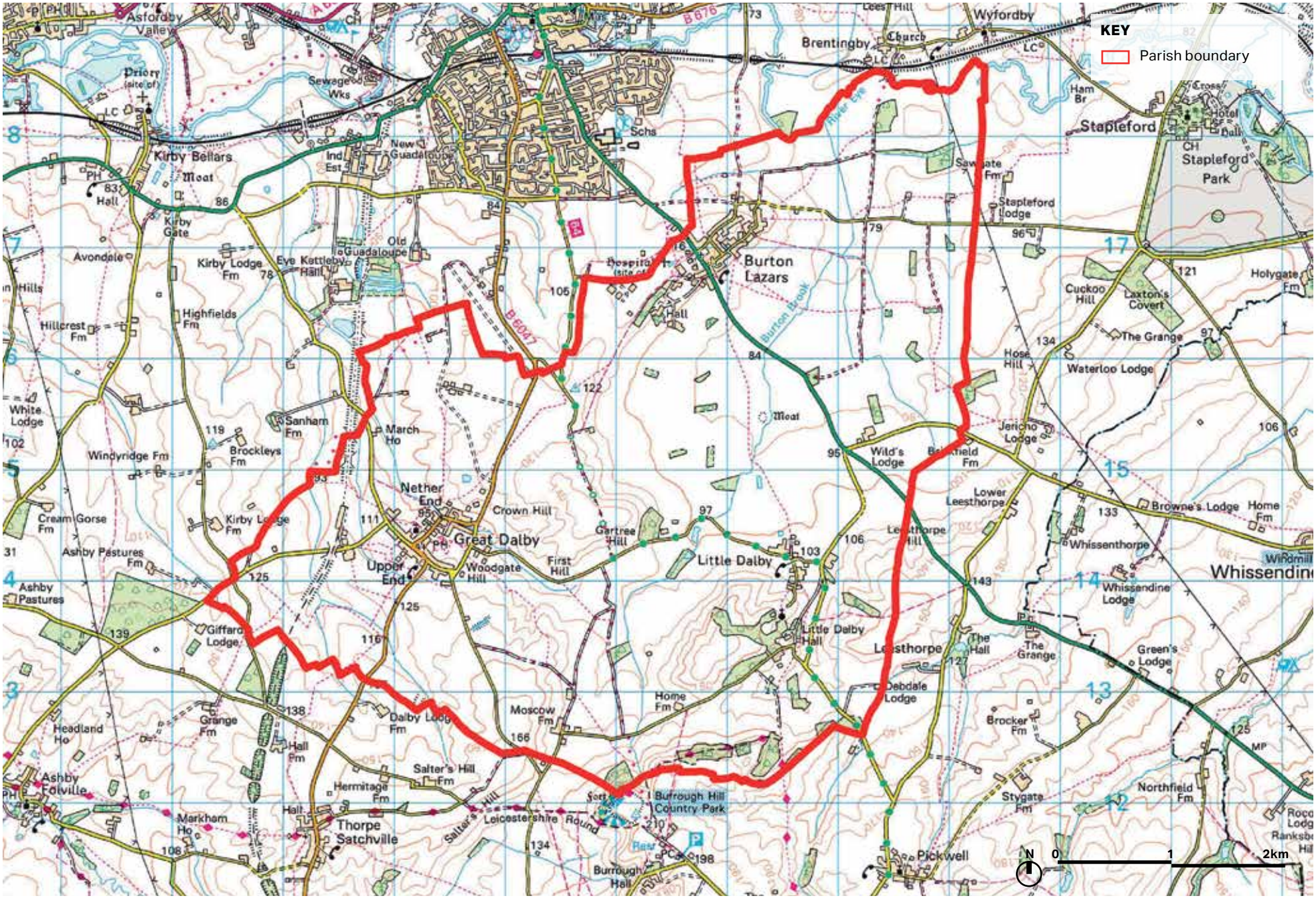


Figure 1: Map showing Burton and Dalby Neighbourhood Plan Area and surroundings.

Site analysis

02

2. Site analysis

This section outlines the broad physical, historical and contextual characteristics of the Burton and Dalby Parish and its three settlements of Burton Lazars, Great Dalby and Little Dalby. It analyses the parish's settlement pattern, heritage, landscape and mobility. The Landscape Appraisal (2018), Design Guide (2019) and Heritage Appraisal (2019), previously produced to support the Neighbourhood Plan, have been used as reference for this analysis.

2.1. Area description

Burton and Dalby is a civil parish in Melton District in the county of Leicestershire. It had a population of 985, according to the 2011 census and the parish contains the three villages of Burton Lazars, Great Dalby and Little Dalby. Burton and Dalby is located in a rural part of the East Midlands in the north-eastern part of Leicestershire, in proximity to the neighbouring county of Rutland.

Burton Lazars

Burton Lazars is a hilltop village along the A606 located along a prominent ridge approximately a mile and a half to south east of the centre of Melton Mowbray. It had a population of approximately 450 in 2015.

Great Dalby

The village of Great Dalby is set within an undulating landscape and is located on a north / north east facing hillside approximately three and a half miles to the south of Melton Mowbray, along the B6047 Melton Mowbray to Market Harborough road. The village is composed of four different areas: Nether End to the north and Main Street, Burrough End and Top End to the south. Melton Local Plan has identified Great Dably as a Rural Hub[1]. The village has a primary school, a pub and a cricket pitch located on the outskirt of the village.

Little Dalby

Little Dalby is a small hamlet approximately three miles to the south of Melton Mowbray and is a small estate village in the ownership of the Ernest Cook Trust.

[1] Rural Hubs are a village or a group of villages which share a range of essential and important local services which serve the basic needs of people living within them and in nearby settlements, which can be accessed by cycling and walking.

2.2. Mobility

The parish lies just 1 mile south of the small town of Melton Mowbray, 8 miles north-west of Oakham, and 14 miles north-east of Leicester. Burton and Dalby Parish is served by the A606 trunk road which passes through Burton Lazars and offers connections to Melton Mowbray, Nottingham, Oakham and Stamford, alongside the B6047 which passes through Great Dalby and provides connections to Melton Mowbray. The parish is served by the regular 100 bus to Melton Mowbray and Leicester passing through all 3 villages. Additionally, there is an express bus service, the RF1 Rutland Flyer, which provides services to Corby, Melton Mowbray, Oakham and Uppingham. The nearest railway station in Melton Mowbray has services to a wide range of destinations including Birmingham, Cambridge, Leicester, Norwich, Nottingham and Peterborough.

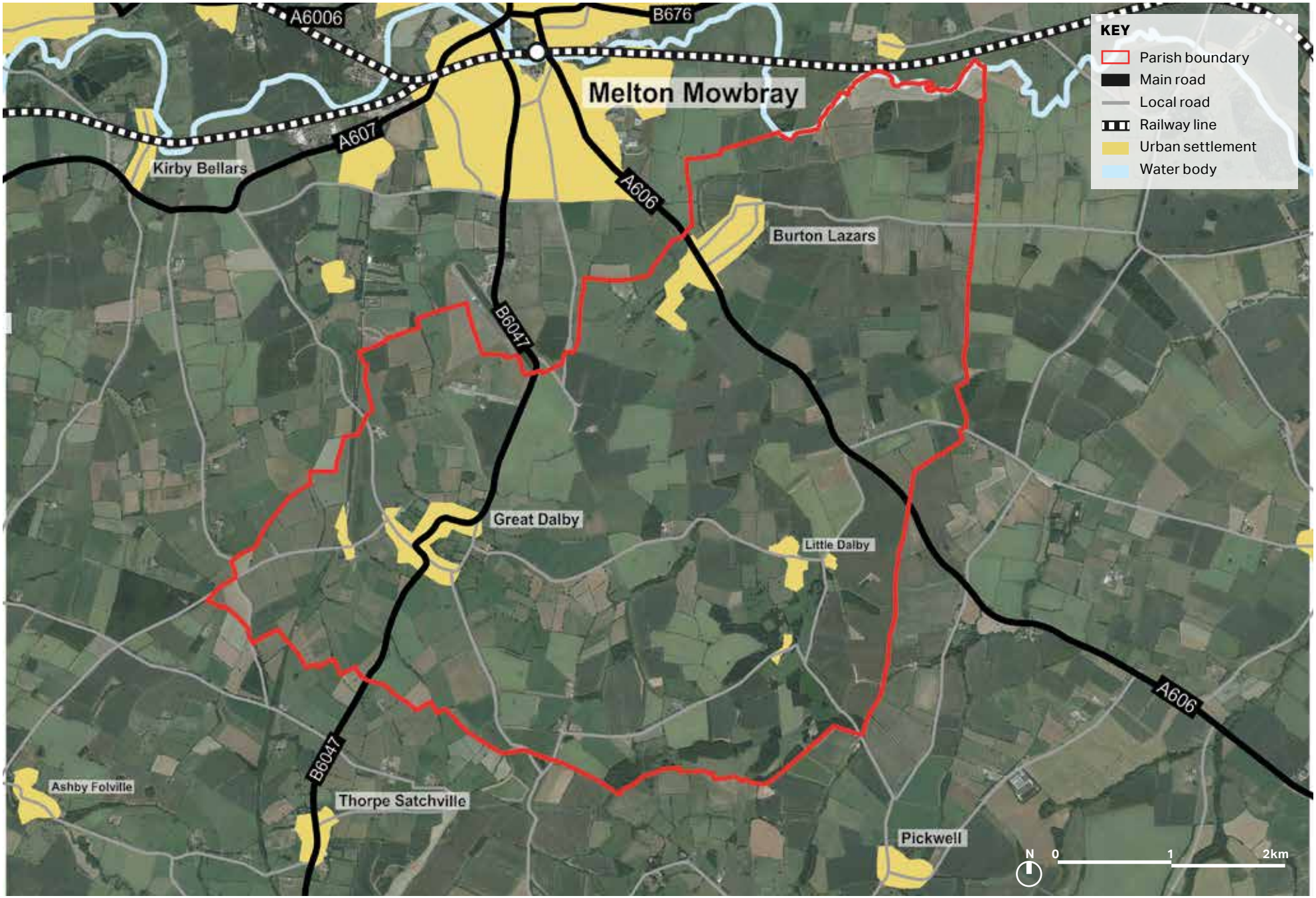


Figure 2: Map showing Burton and Dalby Neighbourhood Plan Area and surroundings.

2.3. History and heritage

Burton Lazars

Burton Lazars is an Anglo-Saxon village listed in Domesday Book as 'Burtone'. The addition of 'Lazars' is derived from the leper hospital, founded in the 12th century and located close to the village. The area along New Road is believed to be the oldest part of the village, developed with a number of farmsteads and traditional rural cottages with later infill dwellings and small-scale pastures to the rear of the dwellings.

During the 20th century, residential infill development has reduced the gaps between the older parts of the settlement and the development along New Road. Other development extended along Cross Land on the northern slopes of the ridge.

Older traditional buildings are predominantly farm buildings, many of which have been converted to residential use, however, there is now a variety of architectural styles in the village, although 20th century suburban properties predominate. There are three listed building in Burton Lazars including the Grade I listed Church of St James and the Grade II* listed Squire's Monument located within the churchyard.

Great Dalby

Great Dalby is a rural village to the south of Melton Mowbray. Documentary sources indicate that village existed before the 11th Century and was also recorded in the Domesday Book as Dalbi Magna. The area comprising the church and the village green are likely to be the oldest part of the village, located on the upper slope associated with the Great Dalby brook. Over time, clusters of dwellings have appeared in the lower part of the valley along the brook. Infill development has been added over time, filling the gaps within the existing cluster. Properties are usually one plot deep with small paddocks and enclosures at the rear.

Buildings are a mixture of ages and styles but the linear form of the settlement along the road remains strong. The rural and agricultural vocation of the village is also reinforced by the numerous farmsteads on the outskirt of the village.

Figure 3: Burton Lazars OS Map, 1888-1913. Source: National Library of Scotland

Figure 4: Great Balby OS Map, 1888-1913. Source: National Library of Scotland

Figure 5: Little Dalby OS Map, 1888-1913. Source: National Library of Scotland

Little Dalby

Little Dalby is a small estate village forming part of the Ernest Cook Trust's estate, which extends some 5,600 acres and includes Burrough Hillfort. The village include St James' Church, of Norman origin and built in the 11th century, occupies an elevated position above a cluster of residential properties on lower lying land.

There are six listed buildings in Little Dalby, the most important of which is the Church of St James, which is listed Grade II*. There are a number of buildings and other features which are of local architectural or historic interest and make a positive contribution to the character of the area.

2.4. Environment and landscape

The Parish of Burton and Dalby lies within the High Leicestershire Landscape Character Area. The area is strongly influenced by the topography and is characterised by a landscape of broad, rolling rides and secluded valleys with a quiet, remote and rural character made up of small villages and scattered farms. Land use is predominantly rural and comprises undulating fields with a mix of pasture on the higher, sloping land and arable farming on the lower and flatter land. Fields are divided by well-established hedgerows and mature trees. Panoramic views across open countryside can be found on high land and are featured by a few traditional isolated churches - i.e St Swithun's Church, St James Church in Little Dalby and St James Church in Burton Lazars - that represent a distinctive feature of the settlements.

Burton Lazars

Burton Lazars is located in an elevated position on a ridge which extends northwest. The layout of the village is defined by the topography of the area and its form reflects the ridgeline on which it sits. The valley creates a gently undulating landform with the settlement sitting on the edge, above the slopes. The elevated position of the village creates high quality views from within the settlement across the surrounding lower lying landscape and on the approach to the village along Melton Road. The landscape around the village performs a significant role in providing a rural setting to the village, particularly in views from the south where built development is seen against a backdrop of trees and woodland.

Great Dalby

The village of Great Dalby sits within a valley surrounded by three hills: Crown Hills, First Hill and Woodgate Hill. The village has a linear structure, which is strongly influenced by the surrounding topography. Properties are often one plot deep, with development (Nether End to the north, and Main Street, Burrough End and Top End to the south) lying on the upper and lower sections of the valley associated with Great Dalby brook. The village is rarely visible from the surrounding landscape due to its peculiar location within the valley. The combination of a varied topography, hedgerows, trees and a distinct group of local vernacular buildings, provides an attractive pastoral valley setting to the settlement and a range of highly appealing views and vistas.

Little Dalby

The village sits on the scarp slopes surrounding Mill Hill within a deeply rural and substantially intact high-quality landscape. The settlement has a very low density and the surrounding rural landscape is visually dominant and flows between buildings within the settlement. Buildings are not often visible from the wider landscape, lending the village a very strong sense of intimacy. The juxtaposition of buildings and the topography of the landscape produces a number of attractive and picturesque views often with wooded horizons. The combination of a varied topography, the concentration of woodland, the unity of built form, good condition of hedgerows and trees, intact enclosure pattern, and rural lanes with flower rich verges, provides an attractive and memorable setting to the village.

2.5. Urban grain and pattern of development

The area is made up of small attractive villages, hamlets and farm buildings set within a predominately agricultural landscape.

Burton Lazars

The layout of the village is defined by the topography of the area and its form reflects the ridgeline on which it sits. The village has a linear layout with the oldest part of the village located along the New Road and made up of a number of farmsteads and traditional rural cottages with later infill dwellings and small-scale pastures to the rear of the dwellings. A considerable residential development during the 20th century has infilled the gaps between the older building and New Road and extended along Cross Lane on the northern slopes of the ridge has resulted in a negative impact of the overall character od the village.

Traditional buildings are relatively simple in form, gables and pitched roofs predominate with a variety of eaves and ridge levels. However, there is now a wide variety of architectural styles and periods with the village being dominated by 20th century suburban residential properties.

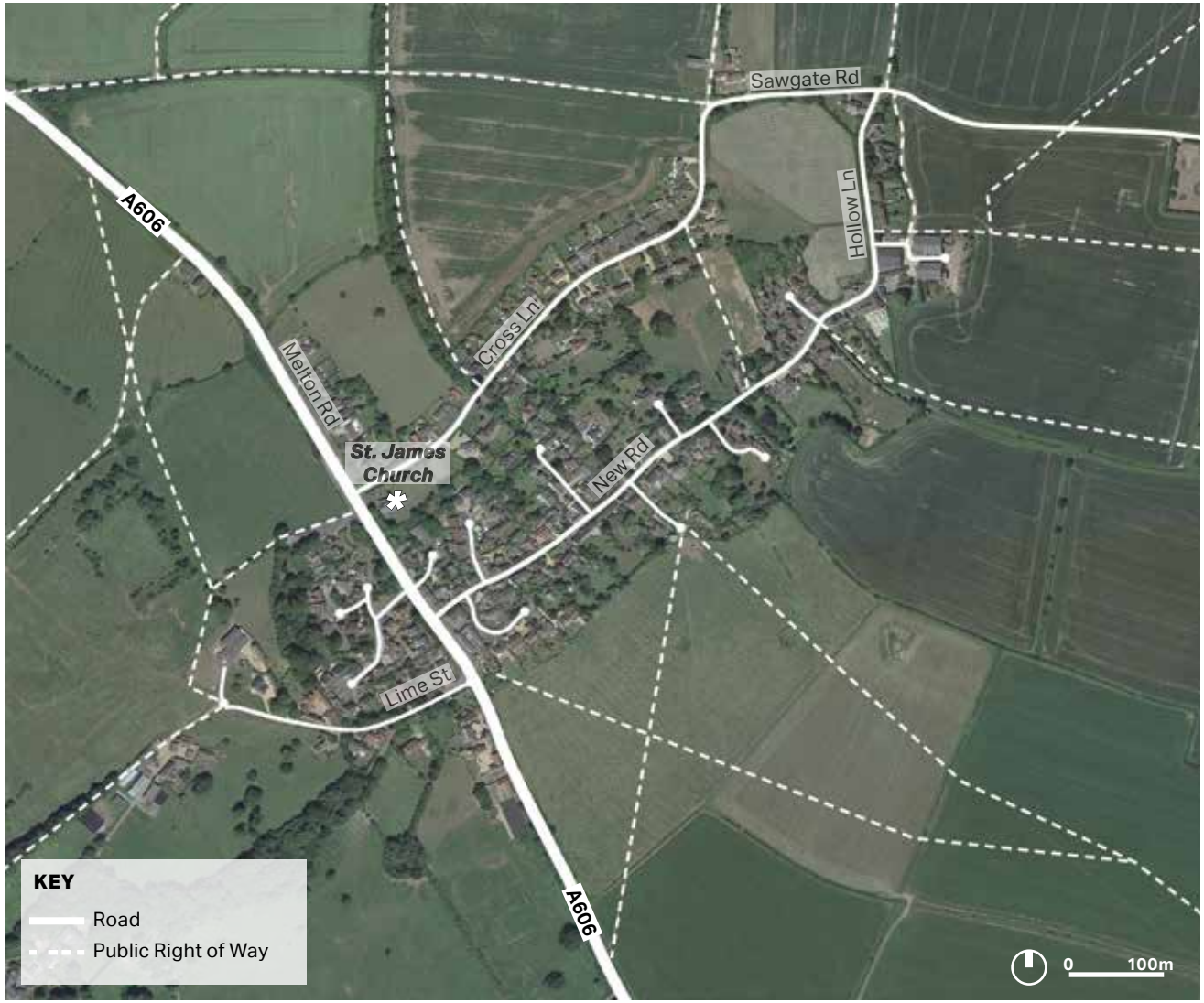


Figure 6: Burton Lazars

Great Dalby

The topography of the area has highly affected the setting of the village. The village has a linear layout often made up of buildings just one plot deep and comprises a number of discrete areas of development on the upper and bottom slopes of the valley associated with the Great Dalby Brook. The pattern of development and visual relationship between groups of buildings creates varying degrees of enclosure along the streets with a series of lanes and tracks at right angle to the roads which lead to yards, farms, outbuildings and paddock beyond. Enclosed areas of open spaces contribute to the character of the area.

Buildings are a mixture of ages and style. Rural vernacular properties along the road are associated with small scale enclosure used for paddocks and orchards with larger areas for open grazing. During the 20th century, the village accommodated a few small-scale housing developments, some courtyard developments on former farmsteads and some infill hosing. Although some recent developments have introduced new forms and patterns, the linear vernacular arrangement is still clearly evident today, with landscape flowing through the village between the dwellings on the upper slopes and on Nether End. A number of farmsteads on the outskirts reinforce the rural and agricultural focus of the village.

Figure 7: Great Dalby

Little Dalby

The pattern of the settlement in the village has changed little since post-medieval times with new buildings generally being built in the same plots as earlier buildings. There is an informal layout and visual relationship between buildings and the surrounding landscape which is the dominant element, giving a distinctly rural character to the village. Settlement has no defined edges but comprises a collection of loosely arranged dwellings including farmhouses, farm buildings (some of which have been converted to new uses) and semi-detached pairs of cottages varying in height from one to two and a half storeys. Buildings range in age but have a uniformity in character which reinforce the sense of place and identity.

Figure 8: Little Dalby

Design Codes

03

3. Design Codes

3.1. Introduction

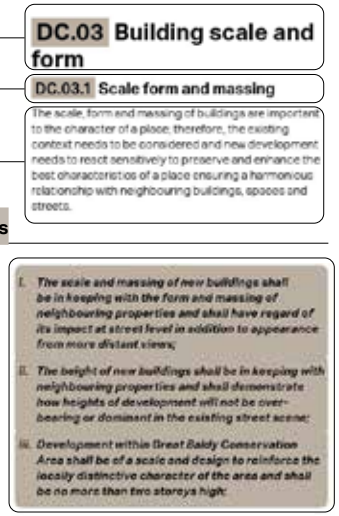
The aim of this Design Code is to ensure that future development within the Parish is well-designed and built to last. This Design Code focuses on the existing distinctive characteristics of the villages, showing how they can be incorporated into new development, with the aim of maintaining and, where possible, enhancing the quality of place. This section sets out best practice examples from Great Dalby, Burton Lazars and Little Dalby, demonstrating how the existing context can serve as a reference point and an inspiration for new development that is sensitive to the existing place. Reference to existing character does not, however, rule against contemporary approaches to design, but it does require a more nuanced and sensitive design approach to avoid inappropriate design solutions.

Section

Subsection

Introductory section

Design Codes



The following pages are organized using a similar approach to the Design Guidance prepared in July 2019. The Design Codes are divided into 12 sections, each one with a different number of subsections. Each section and subsection is numbered (e.g **DC.01**) to facilitate its reading and consultation. A short introductory text on each of the topics is provided at the beginning of each section followed by a series of Design Codes highlighted in a light-brown box.

DC.01 Layout, grain and pattern of development

DC.01.1 Pattern of developments

As stated in the Burton and Dalby Landscape Appraisal (2018), none of the settlements have the capacity to accommodate large scale development without undermining their special qualities. There is limited opportunity to site residential development in these areas. Future development, therefore, needs to consist of bespoke housing which is relatively limited in extent and which reflects the local context so that it makes a positive contribution to existing built form and character.

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

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

iii. Development which extends the Burton Lazars village beyond its hilltop location or appears to extend the village closer to Melton Mowbray shall be avoided; and

iv. Developments that alter the undeveloped skyline and encroach up the slopes toward the plateau in Burton Lazars shall be avoided.

DC.01.2 Layout and grain

As stated in the NPPF, planning policies should ensure that developments are sympathetic to local character and history, and establish or maintain a strong sense of place. The widespread use of standardised road geometries and layouts can result in development that does not relate well to local character and settlement patterns, and which lack a distinctive identity. Understanding and appreciating the local historic environment can help to ensure that potential new development is properly integrated with what is already there and does not result in the loss of local distinctiveness.

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

ii. Siting and layout of new developments must be sympathetic to the character of the area and must respect the historic heritage of the villages. Proposals shall respect the historical linear character of Great Dalby and Burton Lazars and the more informal layout in Little Dalby;

iii. In Great Dalby cul de sac layouts shall be avoided in favour of the characteristic "L" and "U" shaped courtyard layouts created where farmstead buildings have been converted into dwellings; and

iv. Development which is high density and does not reflect the current grain of the villages shall be avoided. Proposal need to consider existing density and the relationship between buildings and plot sizes.

Figure 9: Nether End in Great Dalby. Source Design Guide (2019) .

Figure 10: Great Dalby historic pattern is predominantly linear with properties generally one plot deep with small paddocks and enclosures to the rear. Conversions of farmstead outbuildings have created a variety of 'L' and 'U' shaped courtyard forms (Burrough End and Top End).

Figure 11: New Road in Burton Lazars. Source Design Guide (2019).

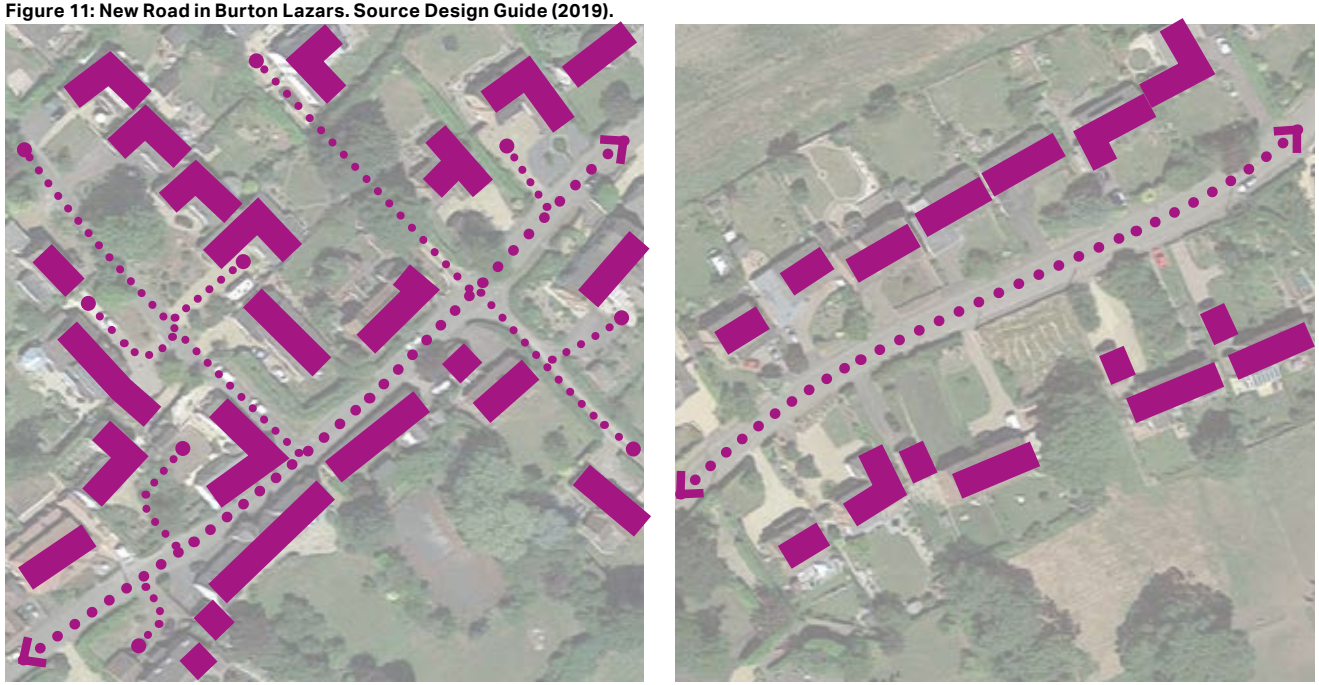
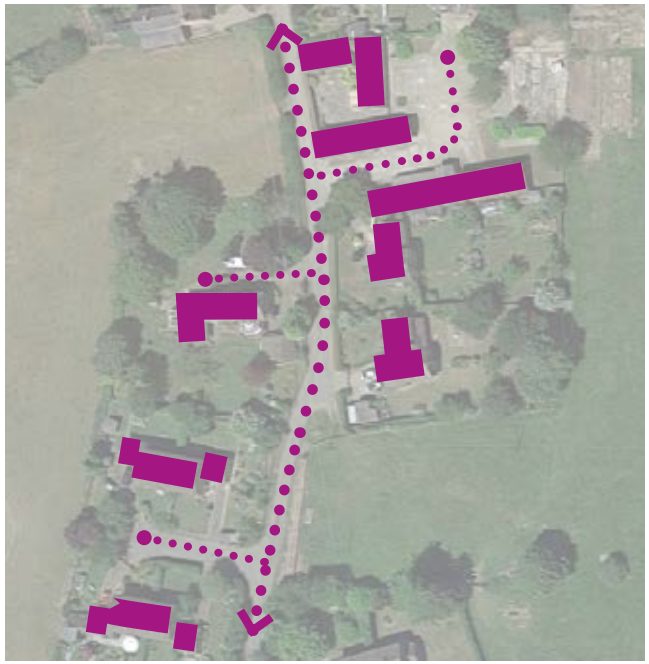


Figure 12: In Burton Lazars, the linear pattern of development reflects the form of the ridge on which the settlement sits. The village has a mix of architectural styles, some buildings being directly onto the street and others set back with open frontages (New Road and Cross Lane).

Figure 13: Little Dalby. Source Design Guide (2019) .



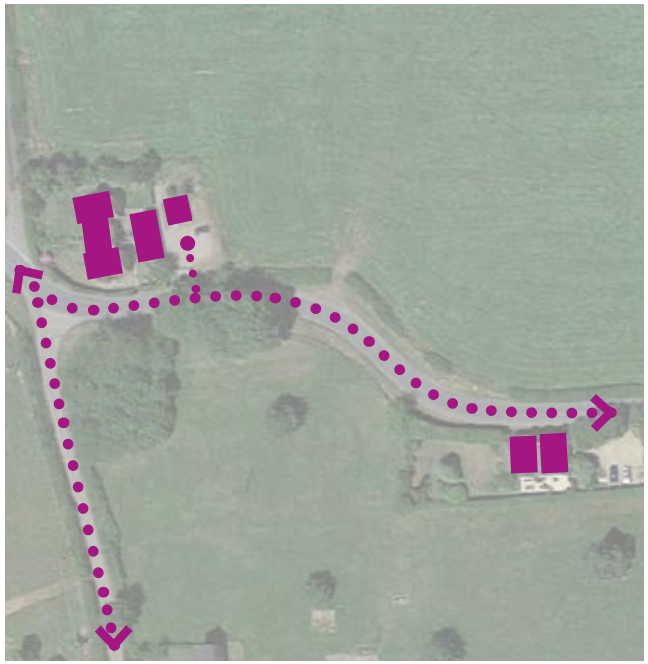


Figure 14: In Little Dalby, there is a much more informal layout and relationship between building and the surrounding landscape, which is the dominant element. The village has a distinct rural character (Church Walk and Little Dalby Road).

DC.02 Relationship with the street and other spaces

DC.02.1 Relationship with the street and other spaces

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

Within Great Dalby and Burton Lazars, buildings either have their main facade addressing the street or are at right angles with gable ends onto the street. There are variations in the positioning of buildings which are sometimes located directly onto the street or set back with small or more generous open frontages. In Little Dalby, there is a less formal relationship between buildings and the street and surrounding spaces. Many of the farmsteads throughout the area have a range of outbuildings, often arranged around a traditional courtyard.

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

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

Figure 15: Main facade positioned directly onto the footpath.

Figure 16: Building perpendicular to the main street.

Figure 17: Farmstead buildings arranged around a traditional courtyard.

Figure 18: Buildings set back from the road with generous front garden.

Enclosures

Visual enclosure can define a settlement, giving it character and a sense of identity. Throughout Burton & Dalby parish the width of streets, height of buildings, and the extent to which buildings are set back from the street is very varied, resulting in differences in the sense of enclosure throughout the three villages.

Ratios of between 1:1.5 and 1:3 (building height/street width) will generally create streets with a strong sense of enclosure. For a more intimate mews character, a ratio of 1:1 may be adopted. Squares and courtyards will feel enclosed with a ratio between 1:4 and 1:5.

For small-scale developments, the spaces enclosed by buildings may simply comprise private garden areas, together perhaps with a paved courtyard providing shared access and parking. Infill developments may be designed simply to maintain the existing pattern of spaces along a street frontage.

Corner treatment

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

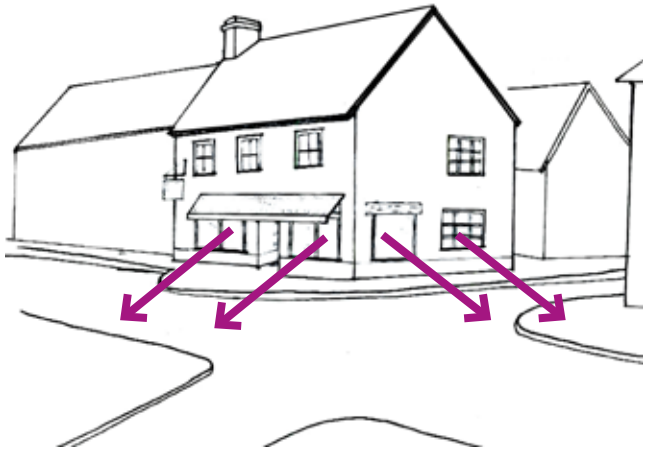


Figure 19: Windows on both streets facing façades provide enhanced natural surveillance.

DC.03 Building scale and form

DC.03.1 Scale, form and massing

The villages in Burton & Dalby parish derive much of their character from the three-dimensional form of their buildings; their scale in relation to surrounding buildings and spaces; and the proportions of their walls and pitch of their roofs. New development in the villages needs to react sensitively to preserve and enhance these characteristics. The aim of new development should be to create buildings that are unsurprising in their context, and that have a harmonious relationship with neighbouring buildings, spaces and streets.

i. New buildings should not generally be taller than the highest existing building and should not be visually dominant when viewed in conjunction with existing buildings or in the street scene overall;

ii. In areas where there is a mixed character, there may be scope for alternative design approaches but careful consideration should be given to the scale, height, form and massing of any new buildings and their visual relationship with existing buildings. Simple building forms are, however, likely to be the most appropriate for new development; and

iii. Development within Great Dalby Conservation Area shall be of a scale and design to reinforce the locally distinctive character of the area and not usually be more than two storeys high.

Figure 20: Buildings height vary within the Parish, but they are generally in keeping with the neighbouring properties.

Figure 21: Throughout the Parish, buildings are generally simple in form and predominantly with a rectangular plan.

DC.03.2 Roofline

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

i. Rooflines shall be well articulated and in proportion with the dimensions of the building mass, with subtle changes to avoid monotonous elevations and avoid a bulky, featureless appearance.

Figure 22: The villages have a varied and dynamic roofline. Variations in eaves and ridge levels are not too accentuated and have an harmonious relationship with neighbouring buildings, spaces and street.

DC.04 Architectural style, materials and details

DC.04.1 Architectural style

Several good quality farmhouses and their associated outbuildings, together with other houses and cottages dating from the 17th through to the 19th centuries, make an important contribution to the traditional vernacular character of the area.

Buildings within the Conservation Area in Great Dalby are predominantly domestic dwellings, along with a number of farmhouses and their associated outbuildings and other building types. The historic street scene is mainly traditional vernacular with a mixture of architectural styles and periods and variations in height from one to three storeys. Buildings are generally simple in form with a rectangular plan, gables and pitched roofs with chimneys.

Older traditional buildings in Burton Lazars are predominantly farm buildings and their associated outbuildings along with a number of cottages. They vary in height from single storey outbuildings and two storey cottages up to two and a half or three storeys. There is now a wide variety of architectural styles and periods with the village, with a large number of 20th century suburban residential properties.

In Little Dalby, buildings comprise a mix of traditional farmhouses and their associated outbuildings, some of which have been converted to other uses along with a number of cottages and some more recent houses.

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

Figure 23: Examples of traditional buildings in the area.

DC.04.2 Building proportion

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

i. The proportions of a individual elements shall relate to each other as well as to the overall scale and proportion of the building;

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

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

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

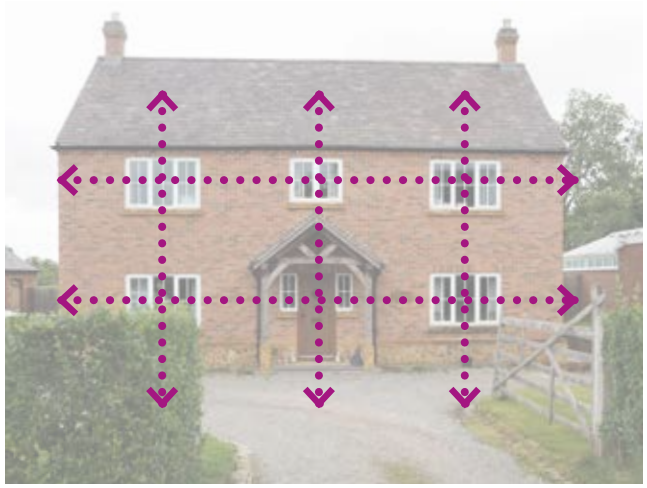


Figure 24: Horizontal and vertical window alignment.

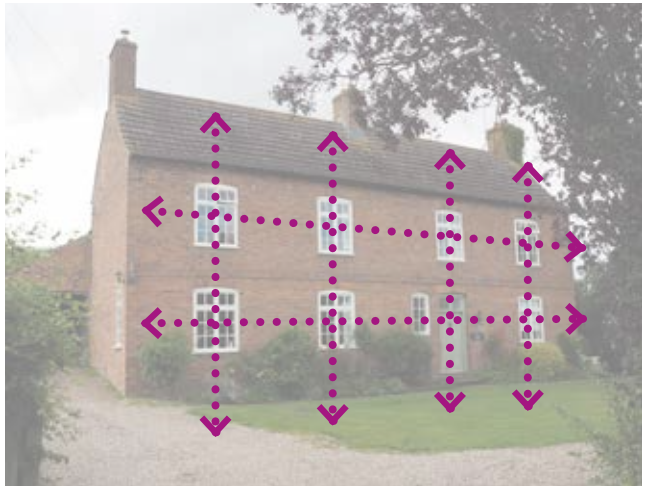


Figure 25: Windows spaces evenly along the building elevation.

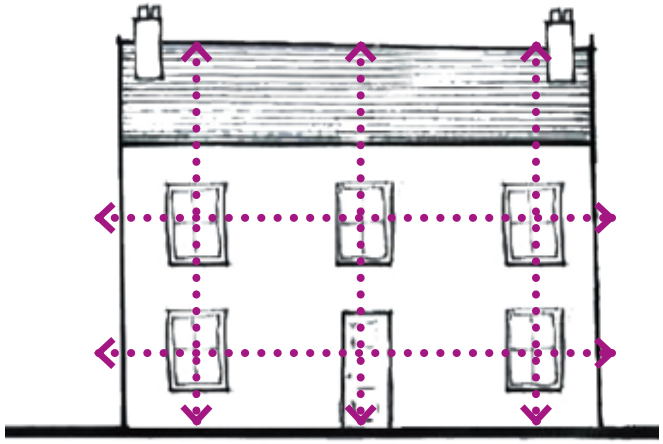


Figure 26: Elevation showing typical building proportions in a detached house.

DC.04.3 Windows

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

The traditional buildings in Great Dalby Conservation area are unified by their simplicity of form and dormer windows are found only in traditional thatched properties.

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

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

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

Figure 27: Examples of locally distinctive windows in the Parish.

iv. Windows should employ a coherent design approach, which may be either a contemporary or traditional style. Contemporary style buildings can have a variety of window designs whereas traditional building styles should have a limited range of patterns; and

v. New buildings should harmonise with the simple form of buildings in Great Dalby Conservation Area and dormer windows should, therefore, be avoided. If included, forms such as shed, flat and hipped dormers should be considered.

DC.04.4 Doors

Different types of doors are used throughout Burton and Dalby Parish creating an interesting and varied streetscape.

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

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

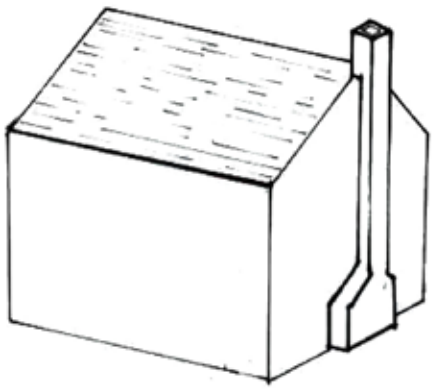
Figure 28: Examples of locally distinctive doors in the Parish. The use of small porches on many older buildings has frequently been replicated in newer buildings.

DC.04.5 Chimneys

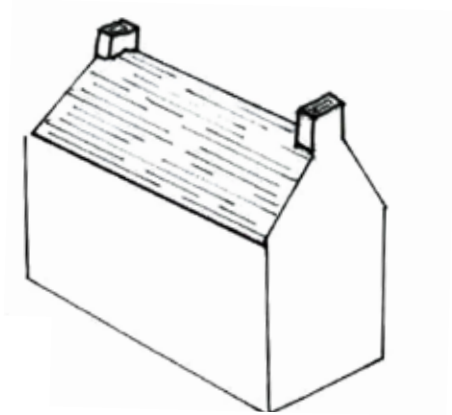
Chimneys can be seen across the villages in all housing types. In the case of small dwellings without fireplaces, gas fuel or soil and vent outlets can be combined into chimney structures.

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

ii. Chimneys shall rise above the roof and when on an end elevation should connect to the ground. Chimneys should be positioned on the ridge of the roofs.



Chimney connecting to the ground



Symmetrical chimneys-directional emphasise suitable suppressed to harmonious effect.

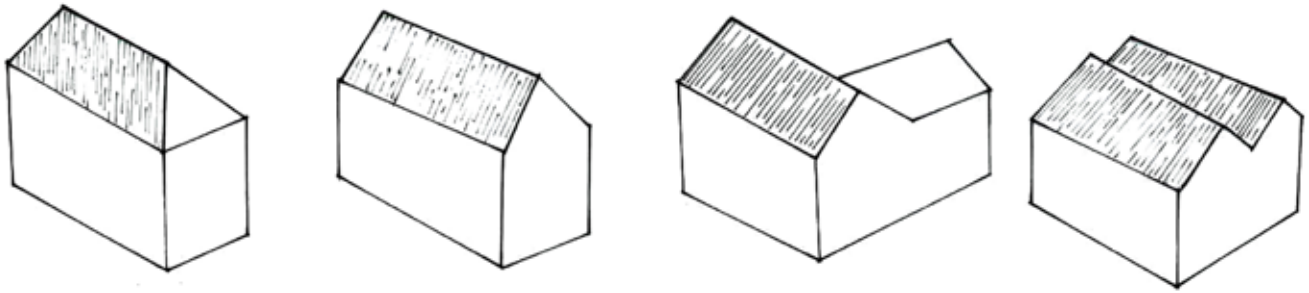
Figure 29: Examples of chimneys

Figure 30: Examples of locally distinctive chimneys in the Parish. Some chimneys are integral to the building mass, while others sit outside and form projections.

DC.04.6 Roofscape

Traditional buildings are unified by their simplicity of form, with gables and pitched roofs. Articulated by variations in the height of eaves and ridge levels and the number of storeys, the roofscape make an important contribution to defining the vernacular character of the area.

Hipped roofs are common on post-war dwellings in Burton Lazars, but they are not characteristic of Great Dalby and Little Dalby.



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

Figure 31: Examples of roofs.

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

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

- ***Reed thatch on traditional thatched roofs with ridges finished with long straw;***
- ***Swithland slates/Welsh slate, red clay pantiles and plain tiles for gable and pitched roofs.***

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

iv. Roofing materials on new buildings should be in harmony with neighbouring properties.

Figure 32: Examples of roofs in the Parish.

DC.04.7 Waste storage and servicing

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

i. New developments must provide specific accessible space for refuse bins that is out of be out of sight of the public realm; and

ii. Unattractive and unsafe alleyways between properties must be avoided.

Figure 34: Bin storage design solution.

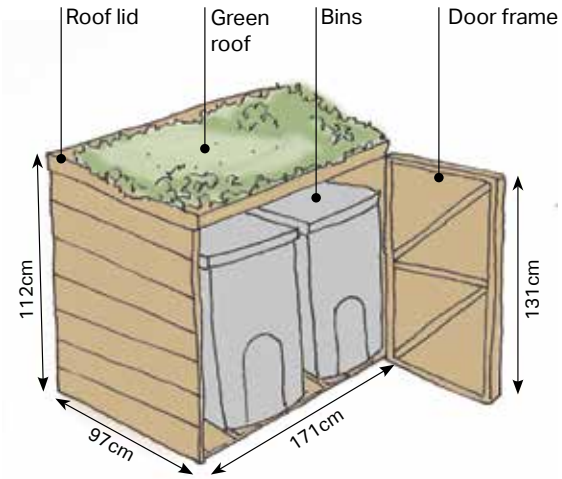


Figure 33: Waste storage diagram with dimensions.

DC.04.8 Architectural details

The architectural style of buildings in the parish is unified by features such as decorative brickwork, chimneys and gables.Locally distinctive, traditional architectural details include decorative brickwork, particularly dentil courses at verges, eaves and in horizontal string courses, as seen in the estate cottages in Burton Lazars and Little Dalby

Decorative chimneys make an important contribution to the roofscape and are a distinctive feature when seen on the skyline. There are some examples of Flemish bond brickwork using contrasting burnt headers to create decorative patterns. Simple brick arches are common for window and door openings.

Most thatched roofs have decorative ridges and there are examples of thatched eyebrow dormers and sloping dormers. In contrast, dormer windows do not occur in traditional slate buildings in Great Dalby, but there are some examples in buildings in Little Dalby. Verges to gables are simply detailed, some with parapets and copings and others having plain or decorative bargeboards. There are several examples of traditionally detailed, side hung timber casement windows and vertical sliding sash windows with glazing bars.

Figure 35: Examples of traditional architectural details in Great Dalby. Source Design Guide (2019)

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

ii. Development shall use a common palette of locally distinctive vernacular architectural details, comprising:

- *decorative brick chimneys with projecting string courses or corbelled detailing;*
- *three-dimensional brickwork detailing such as dentil courses at eaves and Flemish bond brickwork;*
- *simple brick arch details to window and door openings, side hung timber casement windows or vertical sliding sash windows with glazing bars; and*
- *thatched roofs with decorative ridges and thatched sloping dormers, sometimes known as 'catslide' dormers.*

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

Figure 36: Examples of traditional architectural details in Burton Lazars. Source Design Guide (2019)

Figure 37: Examples of traditional architectural details in Little Dalby. Source Design Guide (2019)

DC.04.9 Materials

Local building materials make a key contribution to the character of the area and provide an important link between built development and the surrounding landscape. A variety of local building materials are evident throughout the area including local limestone and ironstone, some timber framing with brick nogging infill, mud wall construction and many examples of local red brick, which is the predominant walling material. There are also a number of examples of buildings with colourwashed external walls and some use of external render.

Traditional roofing materials include the use of long straw thatch and local Swithland slate. However, although slate is the most common roofing material, it is predominantly Welsh slate and reed has largely replaced long straw thatch with only the ridges finished in long straw. Other traditional roofing materials include unglazed red clay pantiles and some plain tiles.

The use of sustainable materials (see DC.12)is highly welcomed but they must respect the existing materials palette in the village to conserve the distinctive local character of Burton and Dalby Parish.

i. Development shall employ materials and features to conserve and enhance the distinctive local character and historic interest of Burton and Dalby Parish;

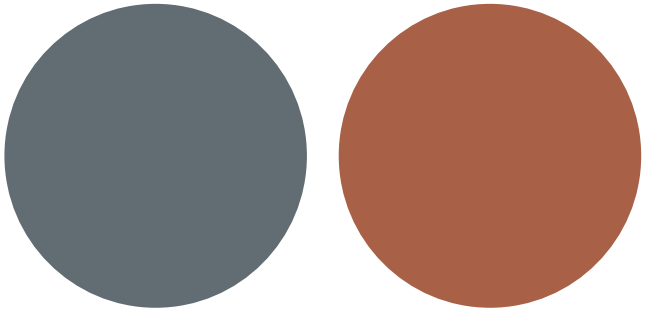
ii. Development shall use a common palette of locally distinctive vernacular building material, comprising:

- ***Local red brick, limestone, ironstone, rendered facades and colour washed external walls;***
- ***Reed thatch, with ridges finished in long straw for traditional thatched roofs; and***
- ***Swithland slates/Welsh slate, red clay pantiles and plain tiles for gable and pitched roofs.***

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

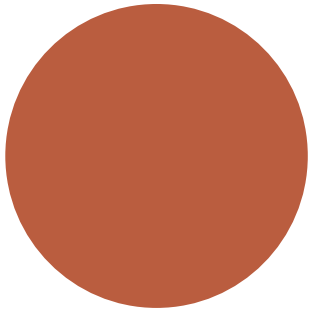
- ***Development shall maximise the reuse or recycle of material already on site or locally to minimise the adverse effect generated by construction.***

Colour palette



SLATE GREY

RED PANTILE



RED BRICK

WHITE

LIMESTONE YELLOW

LIMESTONE OFF WHITE

Materials

WELSH SLATE ROOF

RED CLAY PANTILLES

PLAIN TILES

SWITHLAND SLATE ROOF

THATCHED ROOF

RED BRICK

MIXED BRICK

RENDERED WALL

COLOUR WASHED WALL

IRONSTONE

LIMESTONE

LIMESTONE & IRONSTONE

DC.05 Open space and landscape

DC.05.1 Open space

The presence of open space within and around existing areas of built development in Great Dalby, Burton Lazars and Little Dalby makes an important contribution to the character of the settlements. This is often combined with mature trees, hedges and the surrounding landscape which positively contribute to creating an attractive area with a distinctive rural quality. Trees, hedgerows and other vegetation also contribute to the quality of the street scene.

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

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

iii. Development should not facilitate additional housing or other development in the remainder of the open land that forms part of the Conservation Area between Burrough End and Nether End, and should be so designed as to appropriately prevent encroachment into this area;

iv. Historic field pattern including ridge and furrow, and the riparian features of the landscape shall be preserved and, where possible enhanced; and

Figure 38: Little Dalby sits within a deeply rural landscape away from main roads and conurbations with a high degree of tranquillity and remoteness.

Figure 39: Open land between New Road and Cross Lane in Burton Lazars.

Figure 40: Open space at the end of Burdetts Close. This area has a characteristic rural pastoral character and plays a key role in providing a setting to the village and separation between Nether End and Burrough End.

Figure 41: Vegetation provides the backdrop for many heritage assets.

v. The pasture fields which separate New Road and Cross Lane contribute to the loose and organic character of the Burton Lazars. Development that would result in the loss of these open spaces shall be avoided.

DC.05.2 Biodiversity and wildlife

This landscape within the Parish has a biodiversity interest in providing wildlife corridors and refuges for wildlife. New and existing development must preserve the biodiversity of the area and where possible enhance it.

i. Development shall seek to protect existing habitats and strengthen the biodiversity of the natural environment;

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

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

iv. Important trees that make a positive contribution to character should be identified in the context of a development site and consideration given to how they can be incorporated within any new development to contribute to the sense of place.

Figure 42: There are a number of natural and semi-natural open spaces within the villages which already provide, or have the potential to provide, habitat and enhanced biodiversity.

DC.05.3 Lighting and dark skies

The dark skies character of the countryside should be protected. Dark skies benefit both people and wildlife. New developments should aim for an unobstructed sky full of stars. The landscape can be affected by sky glow from the streetlights of towns and cities, and also by topography, when over-bright lighting in elevated flat and open locations can have significant impacts. There is also growing recognition that excessive, poorly designed and badly aimed lighting may have adverse effects in the local domestic context. For domestic and small scale security lighting, the ILE Guidance Notes recommend passive infra-red detectors with low level lighting such as a compact fluorescent porch tube of just 9W (600 lumen).

To reduce street clutter in villages, with the permission of the building owner, local authority streetlights could be mounted on buildings. This can considerably enhance the day-time visual scene, although it does create more work for the designer and installer in gaining permissions.

Development must ensure that lighting schemes will not cause unacceptable levels of light pollution particularly in intrinsically dark areas;

v. Lighting schemes that could be turned off when not needed must be considered to reduce any potential adverse effects; i.e. when a business is closed or, in outdoor areas, switching-off at quiet times between midnight and 5am or 6am;

vi. Consider whether lighting is required at all, and where it will be most effective. For instance for the safety of pedestrians and cyclists, low level e.g. Flat Beam lighting schemes may be provided;

vii. Working lights for agricultural, commercial or security purposes should be designed to minimise their environmental impacts and to avoid light pollution. Schemes should mount lights below the roof height of buildings and direct light downwards to where it is needed; avoid use of sensors that can be tripped by animals; and, as far as possible, position lights so that they are shielded by buildings and are not visible from the surrounding countryside; and

viii. Given the interface with the wider tranquil landscape, lit settlement edges should be avoided, as far as possible, and lighting in new residential areas should be in balance with that of the village as a whole. A line of lights defining the edge of a village should be avoided.

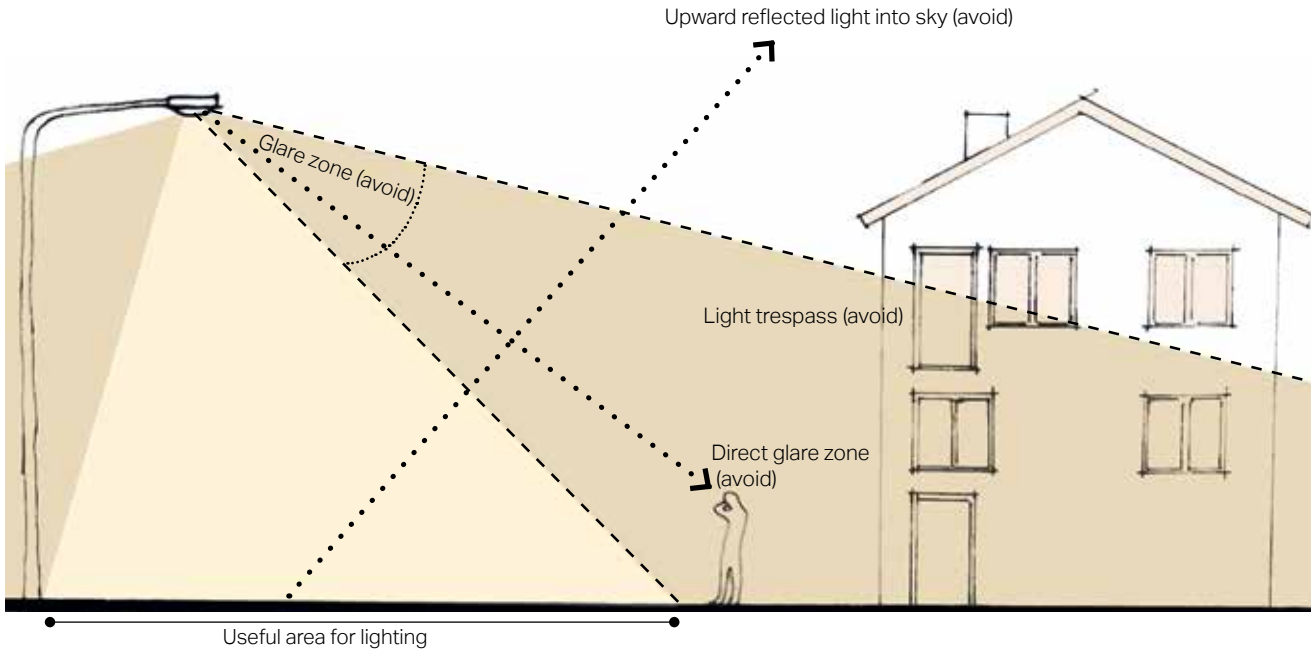


Figure 43: Lighting considerations diagram.

DC.06 Boundary treatment

A clear distinction between public and private space gives and sense of rhythm and enclosure to an area, signalling a difference of ownership and addressing security concerns.

There are various boundary treatments throughout the parish, but boundaries defined by native hedgerows to street frontages predominate, as shown in the photos in the next page. There are some brick or stone walls and some low walls backed by a solid screen of vegetation and some wooden picket or post & rail fencing. Close board fencing is occasionally used but is not in character with the street scene.

i. Boundary treatments shall reflect locally distinctive forms and materials, consisting of:

- ***predominance of native hedgerows, trees, wooden picket or post and rail fencing;***
- ***brick or stone walls and low walls backed by a solid screen of vegetation;***
- ***hedge planting and greenery in front gardens is important in softening the street scene; or***
- ***hedgerows, trees or wooden fence.***

ii. Development shall identify existing boundary treatments in the context of the site and consider appropriate boundaries for new development to ensure integration with existing context;

iii. Existing boundary trees and hedgerow shall be retained and shall be reinforced with mixed indigenous species;

iv. Boundary treatments shall use locally distinctive traditional materials or hedging comprising native species. The correct design and height is encouraged, particularly where they will strengthen the original uniformity of the area; and

v. Where there is an interface between site boundaries and open countryside consider how the proposed boundary treatment can reinforce existing rural character and provide an appropriate transition between the edge of the development and the surrounding countryside.

Figure 44: Variety of boundary treatments in Great Dalby.

Figure 45: Brick wall and hedgerows in Burton Lazars.

Figure 46: Well-mantained hedgerow boundary in Little Dalby.

Figure 47: Low wall boundary treatment in Great Dalby.

Figure 48: Hedgerow and mature trees boundary treatment in Burton Lazars.

Figure 49: Hedgerow boundary treatment in Little Dalby.

DC.07 Access and movement

DC.07.1 Roads

In Great Dalby, a distinctive characteristic is the series of lanes and tracks running at right angles to the roads which provide access to yards, farms, outbuildings and paddocks beyond. There are many public rights of way, footpaths and bridleways throughout the parish, with those around Great Dalby being of particular importance in providing access to the surrounding open countryside which is of historic and communal value.

i. Footpaths must be included in new developments and integrated with the existing network. In addition, any footpath, existing or new, that is separate from the highway network should not be 'urbanised' with hard surfacing and decorative planting;

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

iii. Street design must incorporate opportunities for landscaping, green infrastructure and sustainable drainage solutions;

iv. Back land development is discouraged in the parish. Where large-scale development does require access to the rear of the building line it should reflect the appearance of traditional farm tracks;

v. Cul de sac road layouts shall be avoided in future development;

vi. The imposition of standardised highway measures and layouts that can erode the distinctiveness and quality of villages shall be avoided. Signs, road markings, barriers and traffic signals should be kept to a minimum to reduce roadside clutter so that drivers are encouraged to engage with the environment outside their car; and

vii. Increasing interest and altering perceptions can improve drivers' awareness of their surroundings. With the objective of promoting lower speeds and reducing a sense of urgency, employ the principles of psychological traffic calming where possible to create 'self-reading' roads.

Figure 50: Main street in Great Dalby. Street hierarchy is clear and road layout positively responds to changes in topography.

Figure 51: Example of distinctive tracks providing access to yards, farms and paddocks.

DC.07.2 Parking

On-street parking

Footway parking, also known as pavement parking, is a growing problem, causing hazards and inconvenience to pedestrians. Where new large-scale developments are proposed the opportunity exists to incorporate on-street parking by a gradual widening of the carriageway to create on-street spaces, changes of surfacing material, planting schemes or other street furniture to indicate where people should park.

Generous sizing of parking bays can make a positive contribution in providing for use by disabled drivers and in designing for 'lifetime' homes.

On-plot parking

Melton Local plan requires all new developments to make adequate provision for car parking. New schemes should contain sufficient car parking to avoid exacerbating the dangerous blockages to roads or footpaths that occur, particularly within settlements.

i. Parking provision within the villages is important and on-plot parking should adhere to the Leicestershire Highway Design Guide;

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

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

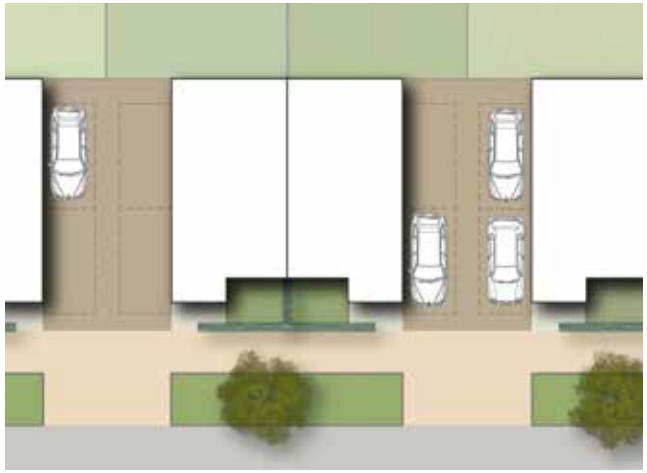


Diagram showing indicative layout for on-plot side parking.

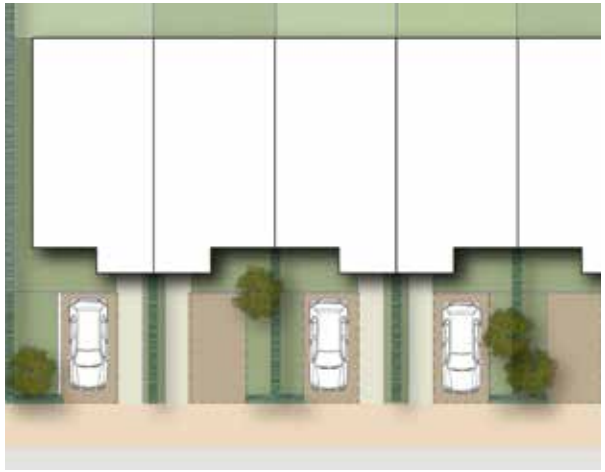
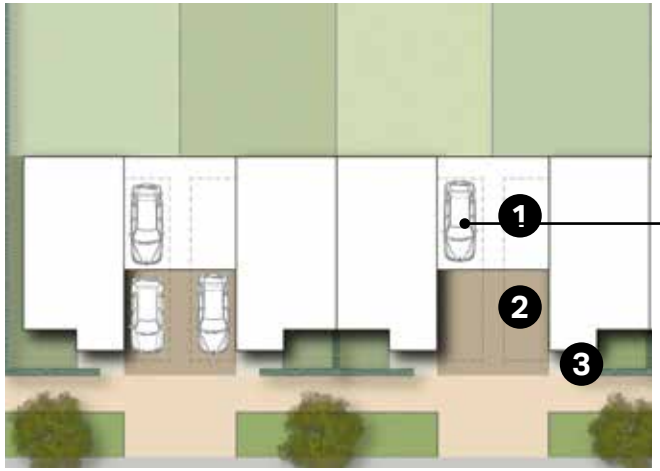
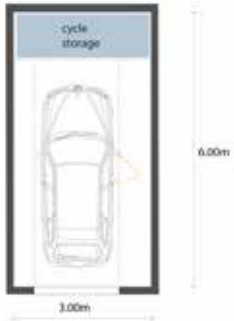


Diagram showing indicative layout for on-plot front parking.



Illustrative diagram showing an indicative layout of on-plot parking with garages



Indicative layout of a garage with cycle storage area.

1. Side parking set back from the main building line. Permeable pavement to be used whenever possible.
2. Garage structure set back from main building line. Height to be no higher than the ground floor heights.
3. Boundary hedges to screen vehicles and parking spaces.

Figure 52: On-plot parking.

On-plot garage

Where provided, garages must be designed either as free-standing structures or as additive form to the main building to ensure continuity of the building line.

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

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

vi.

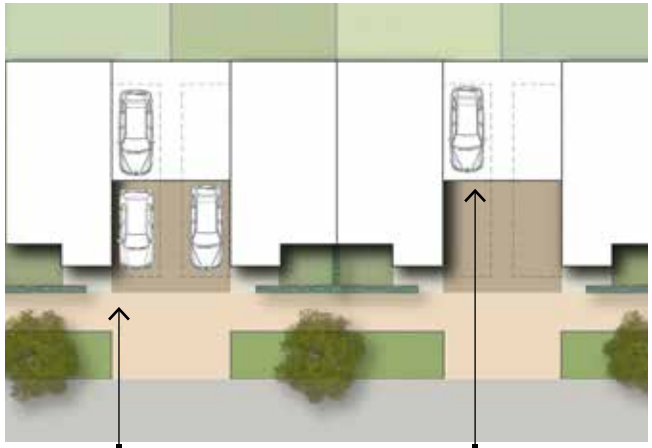


Figure 53: On-plot garage.

Figure 54: Example of on-plot parking with garage.

Figure 55: Example of on-plot parking with garage.

DC.07.3 Legibility and wayfinding

The villages in the parish have a variety of identifiable landmarks and focal points that help people to locate themselves, including their churches, the public house, specimen trees and smaller elements such as signs or unique heritage landmarks and items of street furniture. These features should be protected and new development should seek to use the same mix of elements to create visual links and establish a clear hierarchy and relationship between different spaces.

i. Wayfinding must be clearly established throughout all three villages, particularly along pedestrian and cycle routes and should be designed to complement and not clutter the public realm.

Figure 56: Open space and mature trees at the village green in Great Dalby are distinctive features that help the legibility and wayfindind witihn the village.

Figure 57: Church of St James is identified as a key landmark in Burton Lazars.

Figure 58: Distinctive wayfinding within the Parish.

DC.08 Views

The landscape which surrounds the settlements of Great Dalby, Burton Lazars and Little Dalby plays an important role in providing a rural setting, particularly in distant views, where development can be seen against a backdrop of trees and woodland. There are a number of key views of landmark features throughout the area which contribute to creating a sense of place and identity.

The Heritage Appraisal (July 2019) and the Landscape Appraisal (May 2018) which support the Neighbourhood Plan identify important views, vistas and landmark buildings and describe the settings of the three settlements within the Parish.

Consideration should be given to these documents at the start of the design and development process in order to identify important features and views and to ensure that any proposals are fully informed by a thorough understanding of the relationship between the built environment and the surrounding landscape setting.

i. Proposals should consider the key views identified in the Landscape Appraisal and Heritage Appraisal in the vicinity of any new development. Visual impact of development on both the surrounding landscape and any neighbouring communities and settlements should be assessed;

ii. Development proposals must identify whether the development will be visible on the skyline in distant views and, if so, what impact there will be, particularly in relation to the roofscape of existing buildings;

iii. Proposals for new development must not obstruct, dominate or distract from any established view between the settlement and the surrounding landscape. Such views shall be preserved and, where possible, enhanced; and

iv. All proposals should consider the impact on key views that feature designated or non-designated heritage assets, with particular attention being given to maintaining their role in framing, punctuating or terminating key views into, out of and through the village.

Figure 59: Important views of Grade II* listed St Swithuns Church from footpath D98G.

Figure 60: Area of separation between Burton Lazards and Melton Mowbray.

Figure 61: Important view in Great Dalby where the church tower is seen as a focal point. Source Burton and Dalby Design Guide (2019).

Figure 62: Distant view of Burton Lazars from the south where the roofscape of buildings is seen against a backdrop of mature trees on the horizon. Source Burton and Dalby Design Guide (2019).

Figure 63: View on footpath approach to Little Dalby from the north where buildings are seen within a rural landscape setting.

DC.09 Extensions and alterations

There are multiple ways to create extra space within a building using different types of extensions. Extensions must be designed to an appropriate scale and be secondary to the original building. As noted above, the pitch and form of a building's roof forms part of its character; therefore, extensions should respond by enhancing the existing character. Extensions should consider the materials, architectural features and proportions of the original building and designed to complement these existing elements. For example, the appearance of new brickwork may be softened to harmonise with a traditional building by adding an element of grit in the mortar and brushing out the joints with a stiff brush.

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

ii. Extensions and external alterations shall respect or enhance the visual appearance of the original buildings and the character of the wider street scene. Extensions to the front elevation should not protect forward of the existing street building line;

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

iv. Extensions and alterations to listed buildings or buildings identified in the Local List (July 2019) shall be recessed or in line with the existing building façade and shall use lower ridge and eaves levels to ensure that the length and width of the extension are less than the dimensions of the original building;

v. Extensions shall be designed using materials and details to match the existing building or alternatively, if a contemporary design approach is taken extensions shall create a harmonious composition overall and a strong degree of unity with the original building;

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

vii. Extensions of existing buildings shall help to reduce carbon emission by complying with high energy efficiency standards and utilising low energy design.

Figure 64: Side extension, Main Street, Great Dably.

Figure 65: Extension designed using a contemporary approach.

DC.10 Conversion of existing buildings

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

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

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

ii. The architectural character and scale of the building shall be carefully considered when converting an existing building. Traditional materials and simple detailing should be employed particularly in conversions of local farm buildings that are relatively simple in character;

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

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

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

Figure 66: Traditional farm building converted for educational use.

Figure 67: Listed traditional farm buildings converted to dwellings.

Figure 68: Conversion of farm buildings to dwelling

DC.11 Development affecting heritage assets

There are several heritage assets within the Parish which make a positive contribution to the character of the area. Designated heritage assets include two scheduled monuments and eighteen listed buildings, with one being listed Grade I, three listed Grade II* and the remainder Grade II. Great Dalby is also designated as a Conservation Area. Further details are provided in the Heritage Appraisal (2019). The Local List also identifies a number of additional buildings which are considered to be of local architectural or historic value as non-designated heritage assets.

i. Any development affecting designated and non-designated heritage assets and/or their settings including listed buildings, scheduled monuments, the Great Dalby Conservation Area and those buildings identified on the Local List should take into account the desirability of sustaining and enhancing the significance of such heritage assets;

ii. Proposals must be supported by a Heritage Statement to include an assessment of the asset's significance and an assessment of the impact of the proposed development on that significance. It is strongly recommended that expert advice is sought from an appropriately qualified professional with experience in dealing with heritage assets; and

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

Figure 69: Rear extension to Grade II listed building incorporated under a new thatched roof.
AECOM

Figure 70: Extension to locally listed farmhouse using materials and details to match the existing building.

Figure 71: Single storey extension to gable end of Grade II listed building.

DC.12 Sustainable design

DC.12.1 Sustainable design

New developments should be designed to mitigate climate change. Proposals should consider layout, aspect, massing and choice of materials in order to reduce energy consumption and be resilient to extreme weather events.

Potential to utilise energy from low carbon and renewable energy sources, should be maximised, and materials and technologies adopted to minimise the environmental impact. These considerations should be included from the outset, at the beginning of the design process, rather than as 'add-on' features once a scheme has been designed.

i. The orientation of buildings within the plot, along with the site topography, must be considered to maximise solar gain;

ii. The design of new development shall maximise the use of energy efficiency and energy conservation fixtures, fittings and technology. Passive methods of heating and cooling and the use of renewable energy technologies such as ground source and air source heat pumps, biomass heating, photovoltaics and solar panels must be considered for new developments;

iii. Opportunities for the use of energy efficient technologies in existing building, when undergoing refurbishment, should also be exploited;

iv. . Appropriate materials and detailing should be considered to minimise heat loss; and

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

DC.12.2 Net-zero carbon

The Melton Local Plan (2016-2036) suggests that all new development proposals, including refurbishment of existing properties, will need to demonstrate how the requirement to reduce carbon emissions has been considered in the design, layout and energy source used.

Integrating solar panels into new developments can make a positive contribution to achieving low-carbon development. Commercial buildings and farm buildings offer ideal opportunities in the parish to site solar installations. On domestic properties the design and installation of solar panels needs careful consideration, as the preservation of village character is a priority, particularly when works are carried out on historic buildings or within conservation areas.

On new buildings:

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

ii. New buildings must achieve the maximum possible carbon reductions through a combination of energy efficiency, on-site energy supply and/or (where relevant) directly connected low carbon or renewable heat;

iii. Solar technology should be adopted from first principles, embedding their use into the design concept from the very start, including photovoltaic slates; and

iv. Proposals for new commercial or agricultural buildings in the parish that do not incorporate roof-mounted solar panels will be resisted.

On retrofits:

v. Consider black panels which have a more attractive appearance. Black solar panels with black mounting systems and frames can be an appealing alternative to blue panels;

vi. Consider the location of solar panels on buildings within the Great Dalby Conservation Area. It might be appropriate to introduce solar panels to areas of the building that are more concealed in order to preserve the character and appearance of the conservation area; and

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

Figure 73: Example of solar panels on an existing buildings in the curtilage of a Grade II listed building.
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Figure 72: Black solar panels in Great Dalby Conservation Area installed to the rear of the buildings.

DC.12.3 Sustainable drainage system (SuDS)

New developments should seek to reduce flood risk by minimising run-off and managing it using sustainable drainage systems. There are a number of different approaches to managing surface water in a sustainable way to reduce flood risk whilst improving amenity benefits.

SuDS definition

The term SuDS stands for Sustainable Urban Drainage Systems. It covers a range of approaches to managing surface water in a more sustainable way to reduce flood risk and improve water quality whilst improving amenity benefits. SuDS work through attenuation and controlled release to reduce the amount and rate at which surface water reaches the drainage system. It is essential to demonstrate that new development will be safe, and that flood risk is not increased elsewhere.

i. New and existing developments must capitalise on SuDS possibilities as a key design element to provide amenity and aesthetic value to the development and to ensure that new development does not result in flooding elsewhere;

ii. New developments should incorporate individual rainwater harvesting, storage and slow release systems into properties; and

iii. Where hard surfaces are included in new developments they should incorporate permeable paving techniques.

SuDS must be designed sensitively to augment the landscape and wherever possible provide biodiversity and amenity benefits. There are also examples in Great Dalby of small underground attenuation tanks incorporated as part of new individual properties.

Usually, the most sustainable drainage option is collecting water for reuse, for example, in a water butt or rainwater harvesting system, as this has the added benefit of reducing pressure on important water sources.

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

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

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

A number of overarching principles can however be applied:

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

Storage and slow release

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

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

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

Figure 74: Examples of water butts used for rainwater harvesting in Reach, Cambridgeshire.

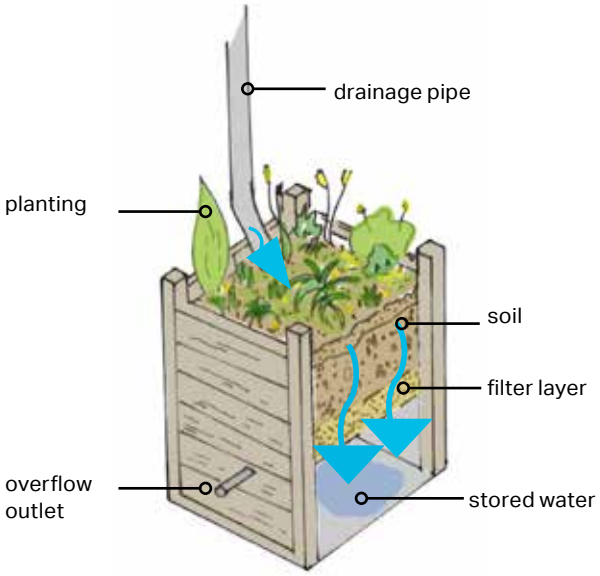

Figure 75: Diagram illustrating the functioning of a stormwater planter.

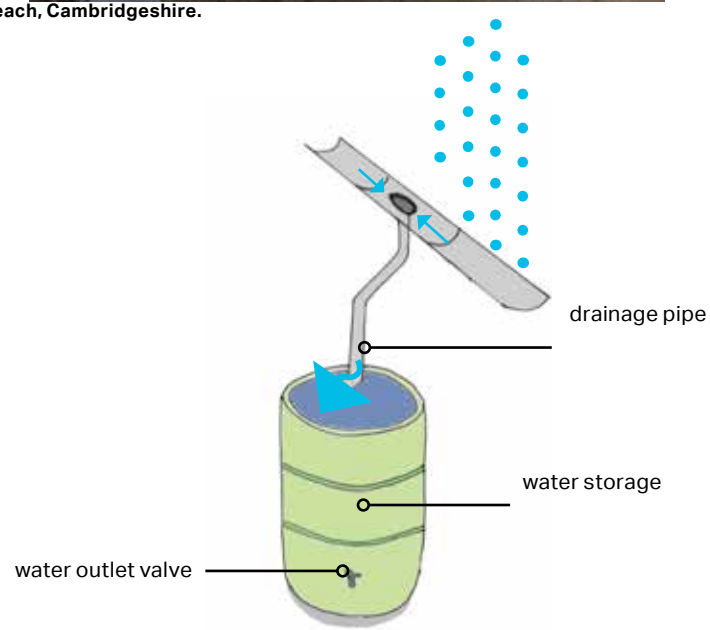

Figure 76: Diagram illustrating the functioning of a water butt.

Attenuation ponds

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

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

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

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

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

Figure 77: Attenuation ponds and detention basins must be integrated into the green space strategy and designed with safe public access in mind so that they do not necessitate fencing.

Permeable paving

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

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

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

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

[1] Great Britain (2010). *Flood and Water Management Act, Schedule 3.* Available at: http://www.legislation.gov.uk/ukpga/2010/29/schedule/3

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

[6] British Standards Institution (2013). *BS 8582:2013 Code of practice for surface water management for development sites*. Available at: https://shop.bsigroup.com/ProductDetail/?pid=000000000030253266

[7] British Standards Institution (2009). *BS 7533-13:2009 Pavements constructed with clay, natural stone or concrete pavers*. Available at: https://shop.bsigroup.com/ProductDetail/?pid=000000000030159352

[8] Great Britain. Ministry of Housing, Communities & Local Government (2008). *Guidance on the Permeable Surfacing of Front Gardens*. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

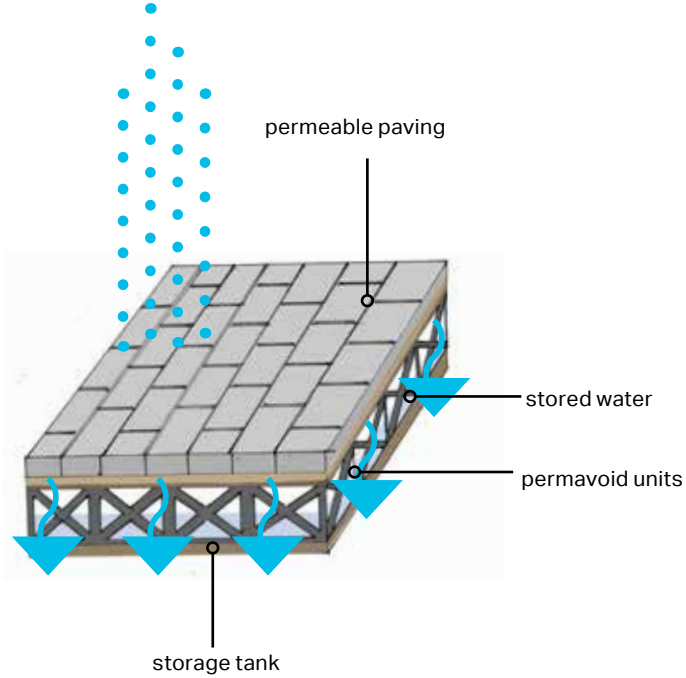

Figure 78: Diagram illustrating the functioning of a soak away.

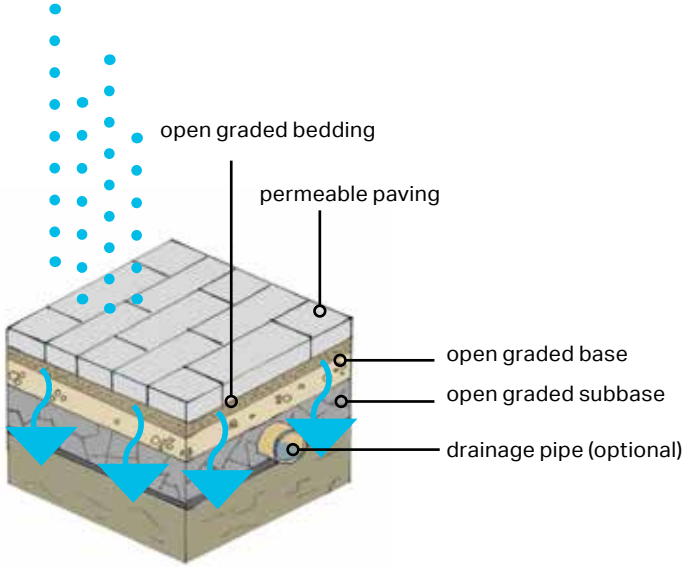

Figure 79: Diagram illustrating the functioning of a soak away.

Delivery 04

4. Delivery

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

This document provides design guidance and direction for Great Dalby, Little Dalby and Burton Lazars, based on an assessment of the existing built form and environmental components that characterise the Neighbourhood Plan area. The Design Code is intended to facilitate future development that creates high quality places and buildings which respond to and complement the existing character and landscape setting of the three villages

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

The different ways in which the Design Codes might be used by different stakeholders are set out in the adjacent table.

Actors	How They Will Use the Design Codes
Applicants, developers, and landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Design Codes as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications The Design Codes should be discussed with applicants during any pre-application discussions.
Town Council	As a guide when commenting on planning applications, ensuring that the Design Codes are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

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