

AECOM



Appendix A to Binfield Heath
Neighbourhood Plan 2011-2035

Binfield Heath

DESIGN GUIDANCE
AND CODES

FINAL REPORT
UPDATED APRIL 2023



Delivering a better world

Neighbourhood Plan Steering Group Errata

The Neighbourhood Plan Steering Group is aware of the need to correct a few small typos and make a couple of minor changes. These latter include:

Context: Local Character Analysis, chapter 2, page 8. There is also a well-established bus network in the area, the 800 bus stops in Binfield Heath every half hour, linking local people to Henley one way and Reading the other. Since this data was compiled the bus service has been reduced, providing fewer buses in each direction each day.

Page 17: Figure 9: A family house built with painted brick and casement windows in Shop Settlement - Should read in the Open Countryside (not Shop Settlement)

Page 19: figure 19: A patterned-brick house with bay windows and bargeboard in Bottle and Glass Settlement - Should read in the Open Countryside (not Bottle and Glass settlement)

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Introduction

01



1. Introduction

Through the Neighbourhood Planning Programme led by Locality, AECOM has been commissioned to provide design support to Binfield Heath Neighbourhood Plan Steering Group. This document provides expectations on design that will need to be taken account in any development proposals that are brought forward in the area. It supports Neighbourhood Plan policies that aim to help maintain Binfield Heath's distinct rural character.

1.1 Purpose of this document

The National Planning Policy Framework (paragraphs 125 - 126) states that:

"Plans should... set out a clear design vision and expectations, so that applicants have as much certainty as possible about what

is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

To provide maximum clarity about design expectations at an early stage, plans ... should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified."

This report sets out design expectations for the Binfield Heath Neighbourhood Area. It is

Figure 01: Three Cottages on Dunsden Way built with red brick

Figure 02: Thatched roof house with two chimney stacks
(Source: Binfield Heath Parish Council)



F.1

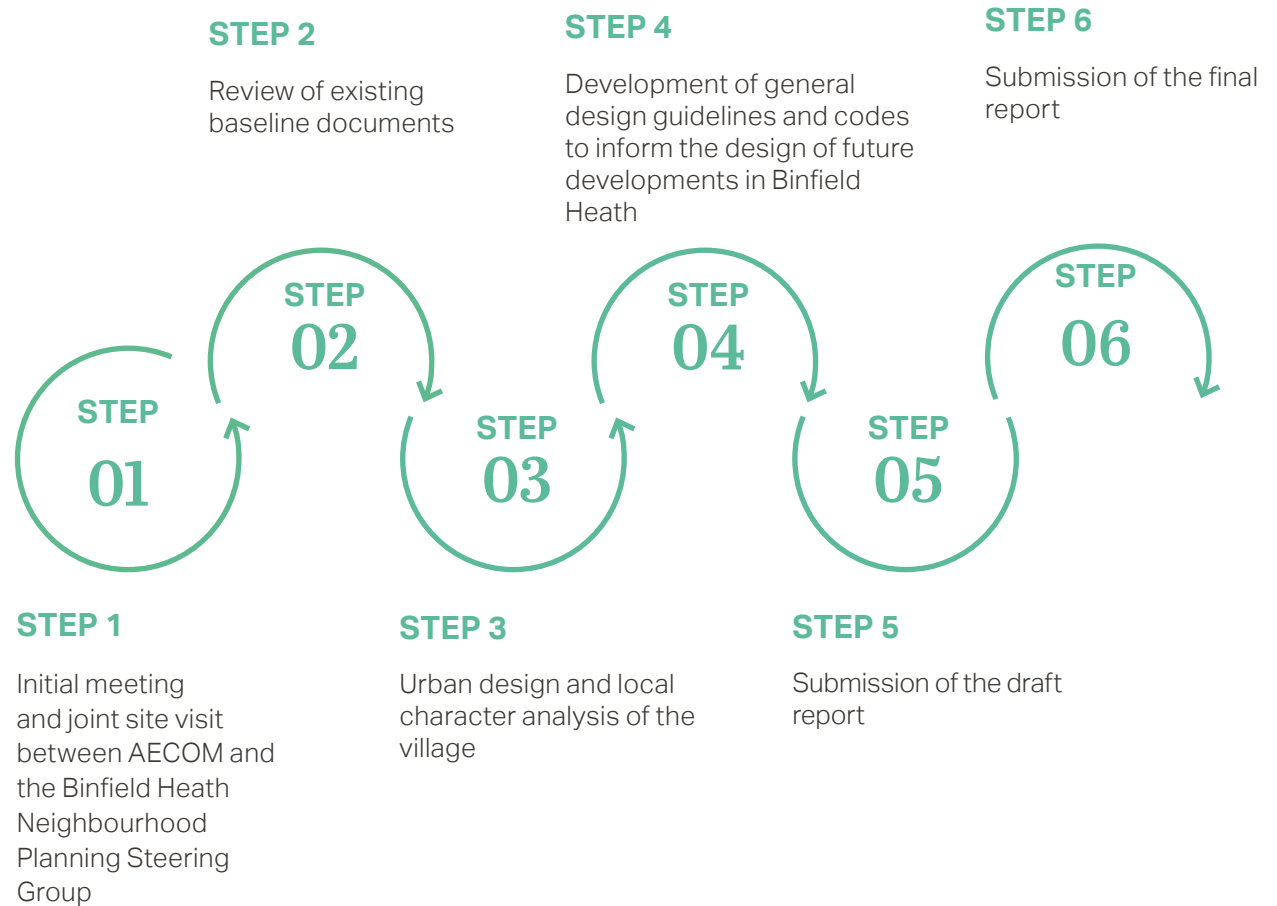


F.2

to read alongside the South Oxfordshire and Vale of White Horse Joint Design Guide, which provides a set of broader design expectations.

1.2 Process

Following an inception meeting, AECOM and the members of Binfield Heath neighbourhood plan steering group carried out a high-level assessment of the village. The following steps were agreed with the group to produce this report:



F.3 **Figure 03:** Key steps involved in the development of the Binfield Heath neighbourhood design guidance

Local character
analysis

02



2. Local character analysis

This chapter presents an overview of the local context and character of the Parish. These characteristics form the baseline that any future development in the village needs to take into consideration and respect.

2.1 The Parish structure

Binfield Heath is a civil parish located in South Oxfordshire. Henley on Thames is 4 miles to the northeast and Reading is approximately 5 miles south of the parish. Shiplake station runs a service to both Henley and Reading, where there are fast connections to London (25 minutes) Oxford and Bristol.

The Parish is serviced by Emmer Green Road, Dunsden Way, Sonning Common Road and Shiplake Row, leading to the nearby A4155. They provide routes towards Henley, Reading and Sonning Common. There is also a well established

bus network in the area, the 800 bus stops in Binfield Heath every half hour, linking local people to Henley one way and Reading the other.

Binfield Heath takes its name from the Saxon hundred of Binfield to which it belonged, along with much of the locality. The Neighbourhood Area includes 26 listed buildings which all are Grade II.

The Heath is a significant feature of the Neighbourhood Area. Located at the heart of the parish, the Heath was the meeting place for the Binfield Hundred.

With regards to amenities, there is a post office and shop in the village that has basic groceries. Binfield Heath Church is located on Dunsden Way. There is also the Bottle and Glass Inn pub and restaurant which is a Grade II listed building. The closest primary school is located on Memorial Avenue just outside the Parish Boundary.

The village is made up of several groupings of houses set within the woodlands and fields of the original heath of Binfield Heath.



F.4

Figure 04: Hollow Tree Cottage on Dunsden Way



F.5

Figure 05: Binfield Heath Chapel (Source: Binfield Heath Parish Council)

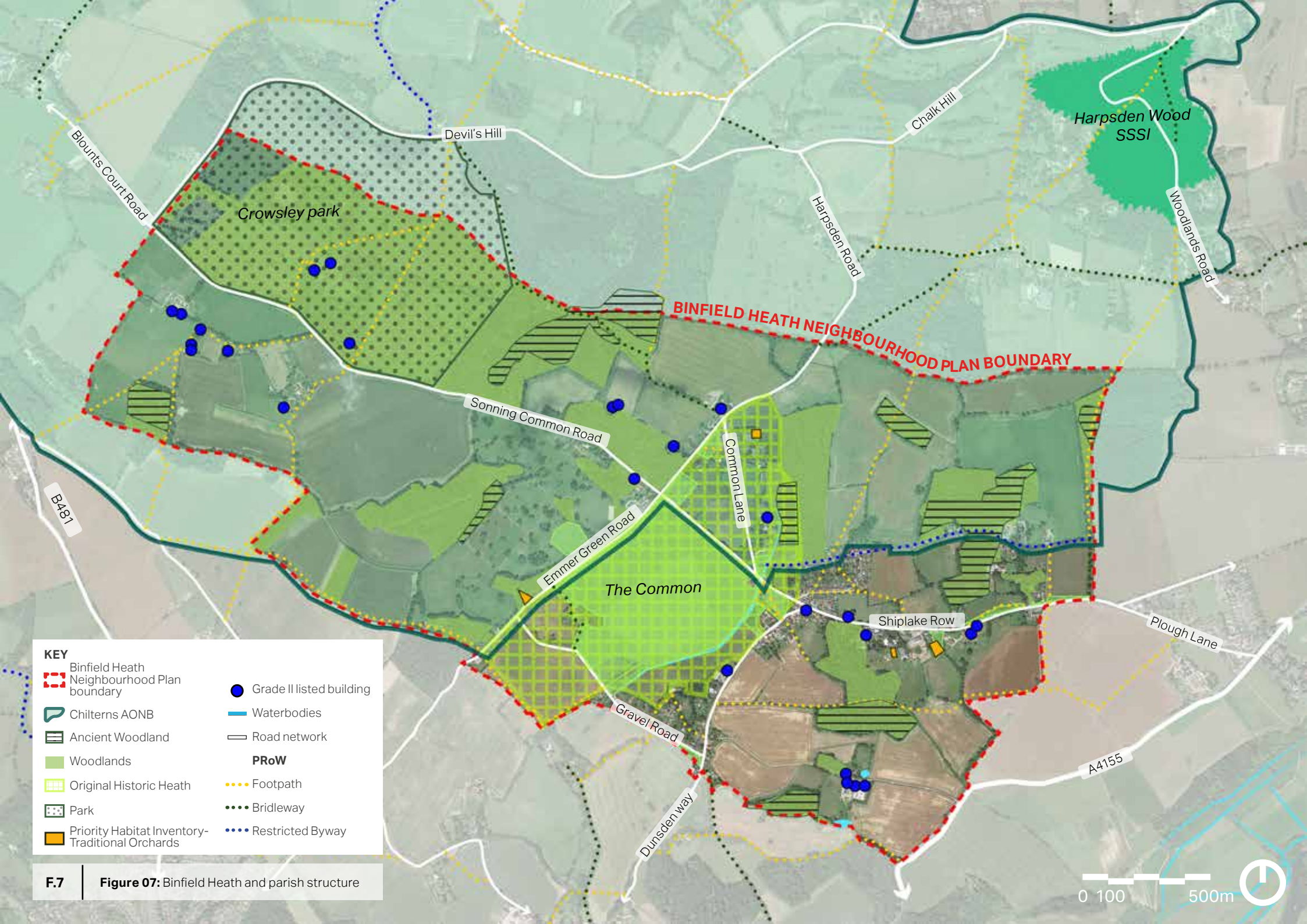
Crowsley Park has a number of footpaths running through it, allowing members of the public access to the woods and open parkland.

The heath also incorporates Binfield Heath Polo Club, located to the west of Shop Settlement.

Part of the village, including Common Lane, the area around Bottle and Glass Inn, the area extending from the allotments up to and including Crowsley, are within Chilterns Area of Outstanding Natural Beauty (AONB).

Binfield Heath parish also boasts a number of smaller green spaces that are important to local residents. These are also linked up by the village's footpaths network, making them easily accessible.

**F.6****Figure 06:** Part of the original Binfield heath. One of the green spaces that define the village. (Source: Binfield Heath Parish Council)



KEY

Binfield Heath Neighbourhood Plan boundary	Grade II listed building
Chilterns AONB	Waterbodies
Ancient Woodland	Road network
Woodlands	PRoW
Original Historic Heath	Footpath
Park	Bridleway
Priority Habitat Inventory - Traditional Orchards	Restricted Byway

F.7 | **Figure 07:** Binfield Heath and parish structure



2.2 Character areas

Four distinct character areas have been identified within the parish. Those are:

- Shop settlement
- Gravel Road Settlement
- Bottle and Glass Settlement
- Open Countryside - area outside of the settlements where the houses are generally individual in character and surrounded by open space.

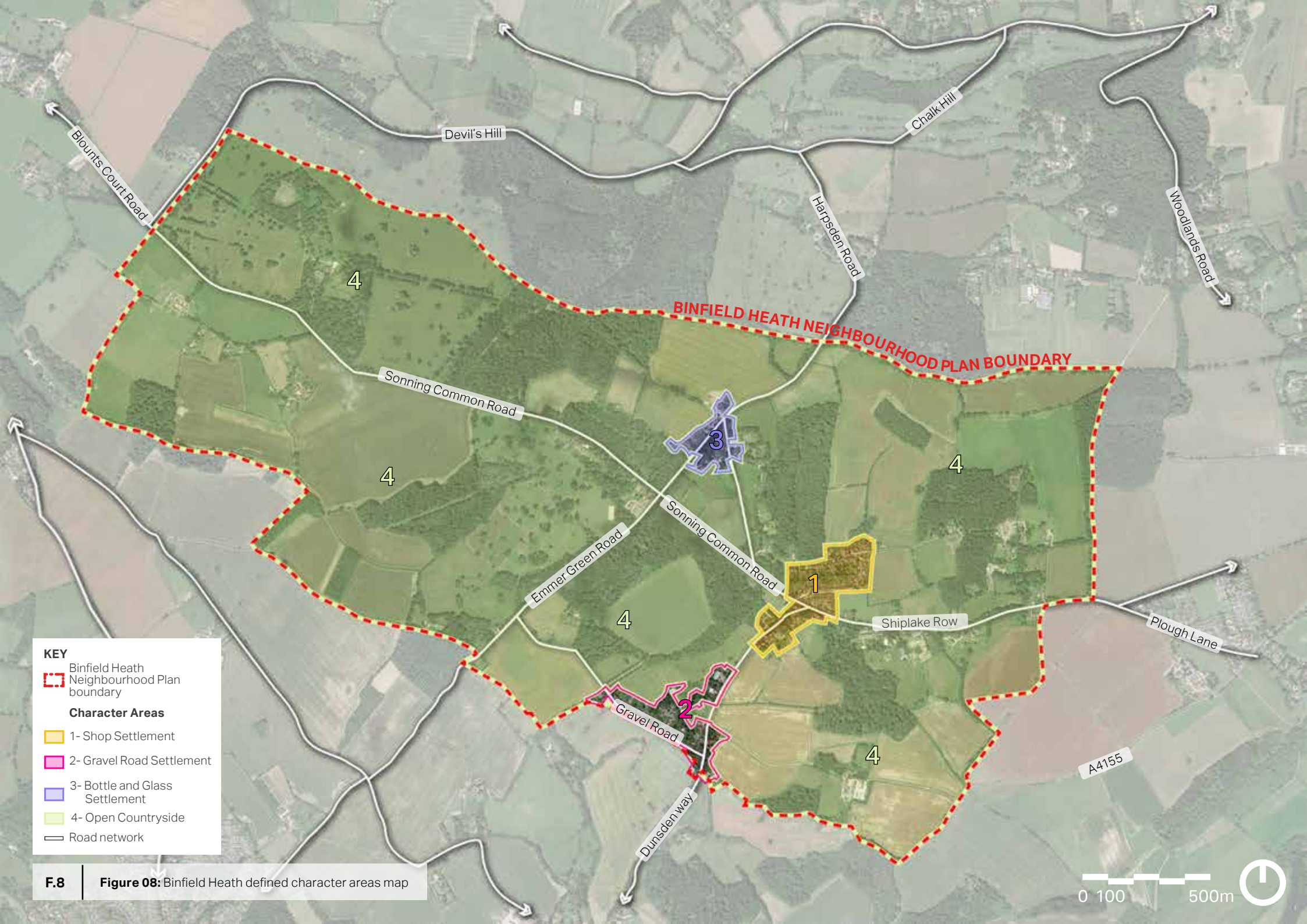
The character areas are summarised in the following tables. Those that share broadly similar characteristics are combined for the purpose of this analysis.

1
— **Shop Settlement**

2
— **Gravel Road Settlement**

3
— **Bottle and Glass Settlement**

4
— **Open Countryside**



KEY

- Binfield Heath Neighbourhood Plan boundary

Character Areas

- 1- Shop Settlement
- 2- Gravel Road Settlement
- 3- Bottle and Glass Settlement
- 4- Open Countryside
- Road network

F.8 | **Figure 08:** Binfield Heath defined character areas map

1 Shop Settlement

02



<p>Building grouping</p>	<p>Buildings in this area are centred around the Post Office with gardens facing the countryside. This is also where Dunsden Way and Shiplake Row meet. To the north of this is a block which is of a higher density where buildings are organised back-to-back. There is a cluster of 1960s housing on Heathfield Close and a group of housing on Kiln Lane.</p>
<p>Building line</p>	<p>The building line throughout this settlement is very linear with buildings typically being given several meters of setback for front gardens and driveways.</p>
<p>Boundary treatment</p>	<p>Defining the edge of the plot facing the street is often a hedge which adds to the rural feel of the settlement. When this is not the case the other forms of boundary treatment include timber fences and low walls.</p>
<p>Heights and roofline</p>	<p>Buildings are typically 2 storeys in height which allows for any woodland to take over the skyline in the village. However, there are a couple of three storey properties which are not keeping with the prevailing local character. The roofline is also very consistent with the majority of buildings taking on a 'pitch' roof style.</p>
<p>Building typologies</p>	<p>The predominant land use in the area is residential with the exception of the Post Office. Building typologies vary ranging between detached, semi-detached and a couple of terraced houses.</p>
<p>Materials</p>	<p>The building materials in the settlement include red brick, local flint and white render. All of which are colours that suit the local vernacular. Red brick is used throughout the Parish and there are several clay pits scattered in the local woodland, leading locals to believe that the bricks are locally sourced. Clay tile, concrete tile, slate are the most used roof materials and pitched roof style are predominant in this area with a couple of thatched houses. A number of houses have UPVC or metal windows.</p>

2 Gravel Road Settlement

02



<p>Building grouping</p>	<p>Development has occurred off Dunsden Way and Gravel Road. Buildings are typically organised along one side of the road so that they are all facing onto the countryside, making the most of the rural setting for its inhabitants.</p>
<p>Building line</p>	<p>Throughout the settlement, the setback remains very consistent which creates a very linear pattern to the character area.</p>
<p>Boundary treatment</p>	<p>The boundary treatment in the area is dominated by hedgerows and timber fencing. Using natural materials to create the boundary adds to the rural characteristics of the settlement.</p>
<p>Heights and roofline</p>	<p>Buildings in this part of the Parish are all of a very similar 2 storey height. The hip roof is a style that is used all along Gravel Road which creates a very continuous skyline.</p>
<p>Building typologies</p>	<p>The garage is an outlier in building typology as it has a large metallic warehouse behind the red brick original building, additionally Binfield Heath Church stands out as a landmark in this settlement. The Old Wood Yard is another industrial unit in addition the one behind Dragon Cottage. This character area is mostly made up of 2 storey residential units, which are mostly from Victoria era. The building typologies are detached, terraced and semi-detached houses.</p>
<p>Materials</p>	<p>Red Brick, and white render are the most common forms of building materials. These colour pallets go well with the green surroundings. Concrete tile, Clay tile, slate are the most used roof materials and pitched roof style are predominant in this area.</p>

3 Bottle and Glass Settlement

02



Building grouping	Buildings in this area are grouped uniformly along Harpsden Road and Common Lane which meet at the Bottle and Glass Inn. Surrounding the groups of buildings is open farmland and woodland. These buildings are nicely built within the open landscape.
Building line	Buildings along Harpsden Road are peculiar as they have very large setbacks with tiny back gardens. Meanwhile buildings typically have a matter of metres for front gardens along Common Lane. There are however a number of houses that are well set back from the building line. While the two roads have extreme differences in setbacks, the buildings along them are very uniform.
Boundary treatment	The boundary in this area is typically defined by hedges and low walls, contributing to the green and rural feel to the area.
Heights and roofline	There is a wide range of building heights in this part of the Parish. The most extreme change in heights is along Harpsden Road where buildings are either 1 storey bungalows or tall 2 and 2.5 storey houses. Local residents believe that 1.5 - 2 storey houses is desirable for any future development in order to maintain the tree dominated skyline and rural feel in the area.
Building typologies	The predominant land use in the area is residential with the exception of the Bottle and Glass Inn, which is a public house. Building typologies varies, ranging from detached and terraced houses.
Materials	Red Brick, and brick timber framed are the most common forms of building materials. Clay tile, concrete tile, slate are the most used roof materials and pitched roof style are predominant in this area with a couple of thatched houses. A number of houses have UPVC or metal windows.

4 Open Countryside

02



Building grouping	There are a couple of scattered individual groups of housing in the Neighbourhood Area, such as the houses on Kiln Lane. These normally sit in rural open space.
Building line	The group of houses usually follow the road line and are largely set back from the road.
Boundary treatment	A mix of hedges, low walls and fences are used within Open Countrysides.
Heights and roofline	These settlements have low density and the building height varies between 1 to 2 storeys.
Building typologies	The predominant land use in the area is residential. All properties are detached in this character area.
Materials	There are different materials used in these settlement such as red brick, a mix of brick and flint and render. Clay tile, slate are the most used roof materials and pitched and hipped roof style can be seen in this area. UPVC, timber and metal used for windows.



Figure 09: A family house built with painted brick and casement windows in Shop Settlement



Figure 10: Patterned brick and use of grey brick in diamond shape as facade in Gravel Road Settlement



Figure 11: Two-storey house with mix of red brick and timber in Gravel Road Settlement



Figure 12: Timber framed house with thatched roof in Open Countryside



Figure 13: Two- storey house with mix of red brick and flint in Open Countryside



Figure 14: The Well House, flint base with brick dressing, is a Grade II listed building in Open Countryside



Figure 15: Mix of render, red brick and timber in a Open Countryside on Emmer Green Road



Figure 16: A gabled bungalow with mix of flint and red brick on Thanksgiving Lane in a Open Countryside

2.3 Architectural details and local vernacular

There are properties built during various eras, ranging from 16th to 21st centuries. Among the oldest houses in Binfield Heath are Hollow Tree Cottage and Thatched Cottage.

The earliest homes around the heath would have been built along tracks, which joined the riverside homes and farms in Shiplake and Dunsden to higher grazing towards Sonning Common. Settlements, often gathered round a green or common and comprised simple homes for subsistence farmers. Farms sprang up in fertile areas near water with labourers' cottages alongside. The oldest houses still in existence in Binfield Heath probably date from the late 1600s.



F.17



F.19



F.18

Figure 17: A modern property on Shiplake Row built with render and shed dormer (Source: Binfield Heath Parish Council)

Figure 18: A bungalow with leaded casement window, red brick and flint

Figure 19: A patterned-brick house with bay windows and bargeboard in Bottle and Glass Settlement

Walls and roofs materials: Victorian houses in the characteristic red and purple brick of local kilns were built along several roads. Many brick villas and cottages had dormer windows, slate or tiled roofs and dark patterns of X and O, still copied in the brickwork of some new houses today.

Changes of style came in the 20th century, between and after the wars and later, with speculative building in the 60s and 70s for commuters. Council housing was built in the 1950s, Heathfield Close appeared in the 1960s and the shared-ownership Kings Common Close was opened by Princess Anne early in the new millennium.

There are some buildings constructed of flint, brick timber framed and render within the Neighbourhood Area.

Windows: Timber, metal and UPVC used in most buildings.

Vegetation: The built environment of Binfield Heath described as 'eclectic' due to the open spaces, with farmed fields and copses between settlements which give a rural character to the village.



F.20

Figure 20: The Bottle and Glass Inn Pub with thatched roof and mix of timber and painted brick on Bones Lane



F.21

Figure 21: Use of red brick with flint create interesting pattern in the village (Source: Binfield Heath Parish Council)



F.22

Figure 22: A large building with flint and red brick for decoration around casement windows (Source: Binfield Heath Parish Council)



F.23

Figure 23: An example of 1960's development in Heathfield close with white cladding and red brickwork.

**Design guidance and
codes**

03



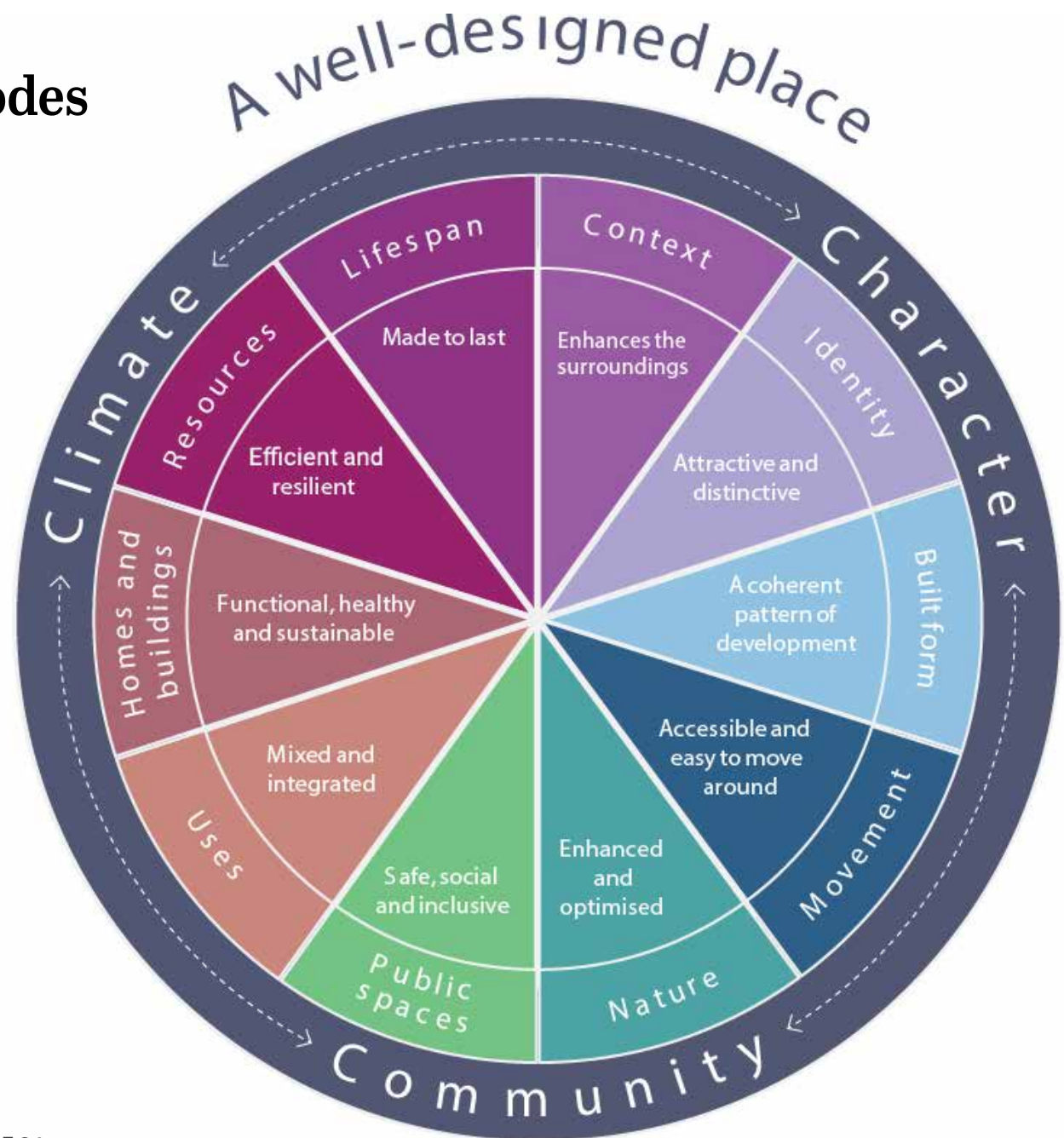
3. Design guidance and codes

This chapter presents specific design guidelines and codes for future development that consider the local character and can enhance local distinctiveness by ensuring that if development takes place, it is of good quality.

3.1 Placemaking

What designers and planners call 'placemaking' is about creating the physical conditions that residents and users find attractive and safe, with good levels of social interaction and layouts that are easily understood.

The placemaking principles set out in the following pages should be used to assess the design quality of future development in the village. These key principles should be considered in all cases of future development as they reflect positive placemaking and draw on the principles set out in many national design best practice documents including Building for a Healthy Life, the National Design Guide and National Model Design Code, 2021.



F.24

Figure 24: Ten characteristics of well-designed places diagram extracted from The National Design Guide

The National Design Guide explains that “Well-designed places have individual characteristics which work together to create its physical **Character**. The ten characteristics help to nurture and sustain a sense of **Community**. They work to positively address environmental issues affecting **Climate**.” These are shown in figure 24.

3.2 General principles

Any new development, which may include household extensions, in-fill development or small scale development, should not be viewed in isolation. Considerations of design and layout must be informed by the wider context, considering not only the immediate neighbouring buildings, but also the village character and landscape of the wider area. The local pattern of streets and spaces, building traditions, materials and natural environment should all help to determine the character and identity of a development.

It is important with any proposal that full account is taken of the local context and that the new design embodies the ‘sense of place’ whilst also meeting the aspirations of people already living in that area.

As a first step, there are a number of design principles that should be present in any proposal. In particular, new development should:

- Respect the existing settlement pattern in order to preserve the character.
- Reinforce or enhance the established character of streets, greens and other spaces.
- Harmonise and enhance existing settlement in terms of physical form and architecture.
- Respect surrounding buildings in terms of scale, height, form and massing.
- Adopt contextually appropriate materials and details.
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.
- Ensure all components e.g. buildings, landscapes, parking and open space are well related to each other.

3.3 Design guidelines and codes for Binfield Heath

This section introduces a set of design principles that are of particular relevance to Binfield Heath Parish.

These are based on the local character analysis, as well as on discussions with members of the Neighbourhood Plan Steering Group and the stated vision for the Parish.

Those guidelines and codes are organised under three themes:

A Strategic principles and best design practice

B Built form

C Environment and energy efficiency

03



Strategic principles and best design practice

A1. CONSIDER THE LOCAL CONTEXT

The following principles should be considered with new developments:

- Development should consider the village as a whole and should not be considered in isolation.
- New development should knit in with the morphology of the village by adopting similar characteristics, such as the enclosed nature of the village.
- New development (whether infill or otherwise) should respect but not necessarily imitate older buildings.
- Any new development should respond to context, topography, whilst also creating variety in order to provide design that is sympathetic to its setting. Protect the local pub/ restaurant (Bottle and Glass and Orwells) and the post office/ shop at the heart of community.
- Edge of settlement development should gradually transition to the surrounding landscape context, with a soft, low density edge. Building elevations along the existing village edge should connect into it and should provide an attractive and positive frontage.
- Layout, clustering and massing should take precedent from the best examples of development within the village and the surrounding area.
- New development should respect the general rural character of the village as well as the character of each area within it. Thus, any new design, depending on its location, should be a good fit for the particular character area in terms of building scale, lines, physical boundary treatment, density and architectural style in order to preserve its unique characteristics.
- Network of Public Rights of Way should be retained and enhanced in new development proposals to promote active travel.
- Use trees and landscape planting to shape views and enclosure.
- Informal arrangement of buildings can add interest and direct views.
- A variety of housing types - the use of a repeating type of dwelling along an entire stretch should usually be avoided, unless that is the prevailing character/form.
- Appropriate front and back garden solutions should be encouraged. Any new developments should have setbacks that can provide front gardens, or alternatively small areas that offer buffer zones between private and public spaces. Building setbacks should be varied by street level, local character, and type of structure.



Figure 25: Local example of a house that is in-keeping with the local character of Binfield Heath through the appropriate choice of materials (Source: Binfield Heath Parish Council)



Figure 26: Footpath linking Heathfield Avenue to Kiln Lane (Source: Binfield Heath Parish Council)

Figure 27: A family house built with local material such as timber and render and chimneys with red brick (Source: Binfield Heath Parish Council)

Figure 28: Two- storey house with spacious front garden on Common Lane. There is a need to preserve the historically scattered rural character of the settlement

Figure 29: A low-density property on Gravel Road on the edge of settlement showing gradual transition to the surrounding landscape context



A2. ENABLE WAYFINDING

A legible and well signposted place is easier for the public to understand as people can orient themselves with visual landmarks and direct routes. Being able to navigate around a place makes people feel safer as well as offering a more pleasant living environment that functions well.

- The number of highways signs, although often necessary, should be kept to a minimum to avoid detracting from the rural character. Where acceptable to Oxfordshire County Council, their style should be sympathetic to the local context and avoid standing out.
- Where possible, signage elements and techniques should be appropriate to the character of the area and be a nice fit to the existing architectural style and details.
- Binfield Heath should use a variety of identifiable landmarks, gateways and focal points to create visual prompts for orientation and establish good wayfinding across the parish.

- The village should be complemented by distinctive architectural elements around gateways and nodes.
- New developments should be designed around a series of nodal points focusing on the relationship with the existing character areas as well as the surrounding landscape.
- Wayfinding must be clearly established throughout the village, particularly along

pedestrian and cycle routes and should be designed to complement and not clutter the public realm. Thus, preserve and enhance pedestrian & cycling transport within the Parish and adjacent parishes by promoting improvements to the existing foot and bridle path network including its links with the Chilterns AONB and the River Thames.

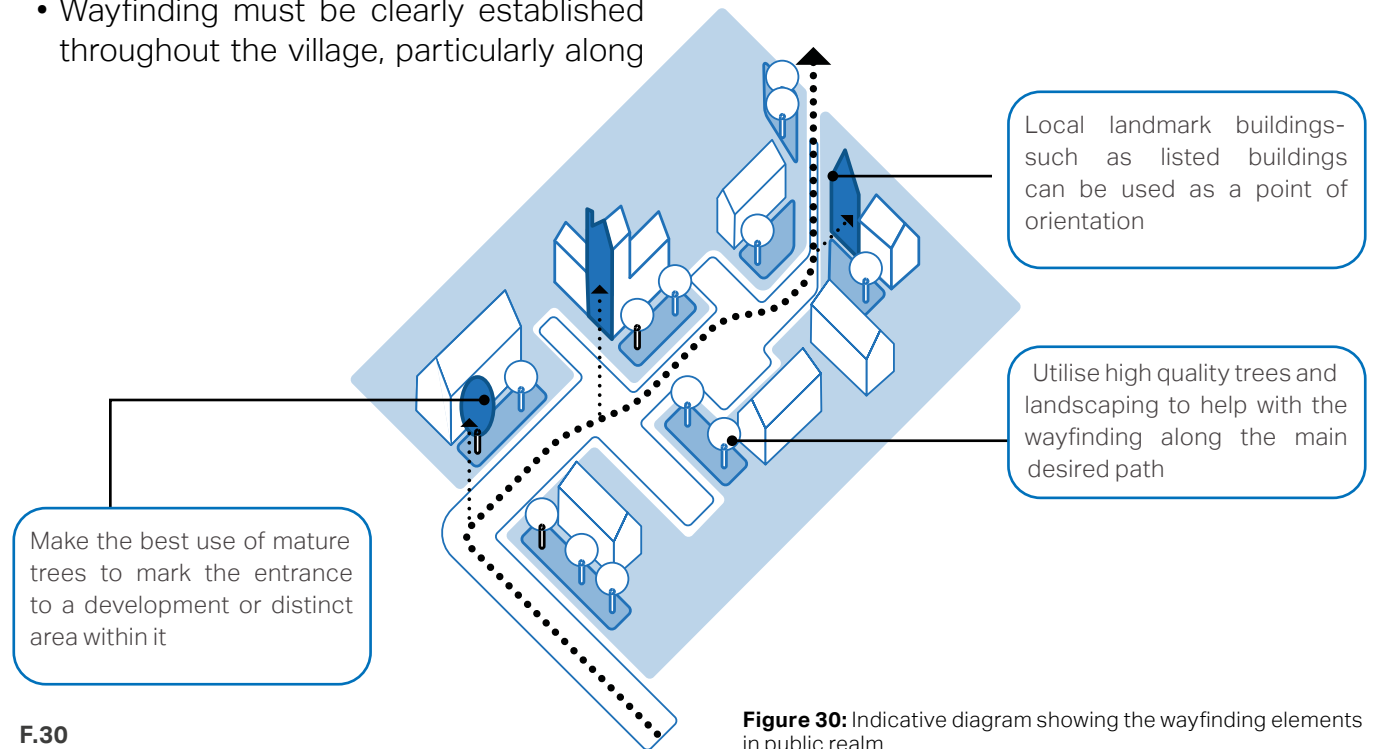


Figure 30: Indicative diagram showing the wayfinding elements in public realm



F.31



F.32



F.33

Figure 31: Road signage along Emmer Green Road (Source: Binfield Heath Parish Council)

Figure 32: Signage along a footpath (Source: Binfield Heath Parish Council)

Figure 33: Post Office and stores as a focal point in the village

Figure 34: Local material used in a two- storey family house in Gravel Road Settlement, that demonstrates the incorporation of distinctive architectural elements on the facade as visual prompts for orientation and wayfinding



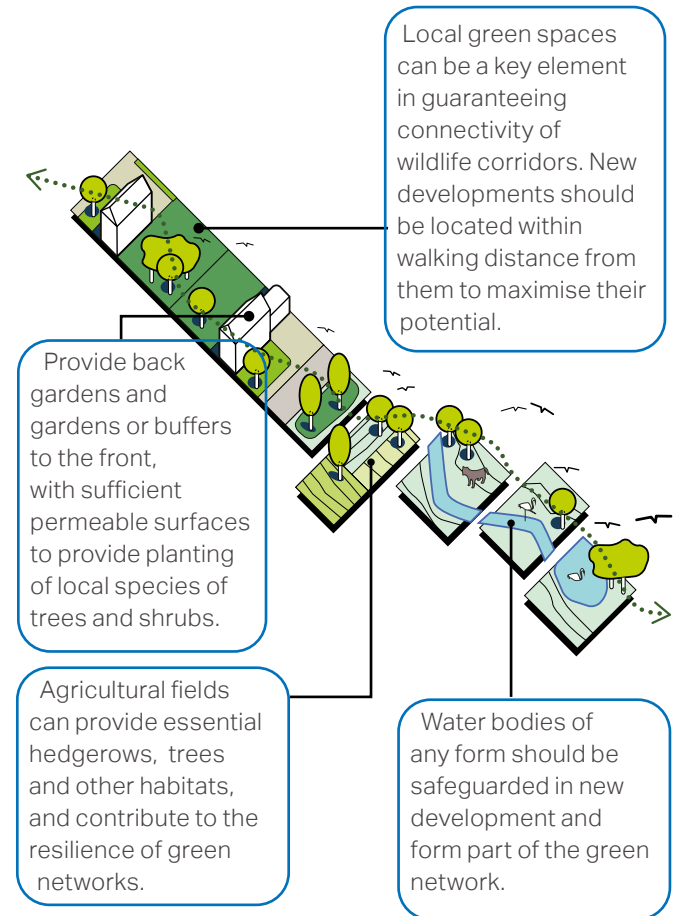
F.34

A3. RETAIN AND IMPROVE THE GREEN NETWORK

It is the network of green spaces that most defines Binfield Heath's character. The open fields and countryside, the rich vegetation and the stream, all are part of a green network that must be retained. Any new development should aim to enhance this network, not diminish it. Thus, some guidelines for new development are:

- Any new development should incorporate existing native trees and shrubs and must avoid unnecessary loss of flora. Any trees or woodland lost to new development must be replaced. Native trees and shrubs should be used to reinforce the more rural character of the area.
- Conserve and improve the existing network of trees, hedgerows, public spaces and Rights of Way.

- Any new development should encourage rich vegetation as part of the boundary treatments in order to be a good fit in the surrounding rural context.
- To seek to preserve the open spaces between the Parish's individual settlements, as well as preserve a green gap between Binfield Heath and Shiplake/Henley/Reading, noting particularly the large amount of building on previous green spaces between Henley and Shiplake.
- Any new development should be offset by the road to leave room for trees, hedges and hedgerows. In the case where the building line needs to be closer to the street, to respond to the existing context, then, a narrow green verge could be proposed. Any form of green element can contribute to the enhancement of the green network.



F.35

Figure 35: Indicative diagram to illustrate some basic principles for the preservation and enhancement of the green network.

- Open spaces should respond to local character and encourage civic pride.
- Respect and retain the Chilterns AONB. The National Planning Policy Framework confirms that AONBs are equivalent to National Parks in terms of their landscape quality, scenic beauty and their planning status.
- Any new development should be located within walking distance from existing landscapes and open spaces to maximise their use.



F.36

Figure 36: Any form of water bodies, such as the Village Well and Pond, should be safeguarded in new developments (Source: Binfield Heath Parish Council)



F.37

Figure 37: Binfield Heath, an important open field at the hearth of the settlements (Source: Binfield Heath Parish Council)

B Built form

B1. PATTERN OF GROWTH

Settlement patterns in Binfield Heath Neighbourhood Area are dispersed with small groupings within the landscape. Development is, typically, low density with a discontinuous building line and is very much integrated into the landscape. Development in these settlements must reflect the following conditions:

- Proposals should seek to limit expansion, whilst any new development that does occur should integrate with the local landscape context.
- Large scale developments are not appropriate in this kind of settlement. Individual plots or smaller clusters of development are preferable and should reflect the organic growth patterns of the settlement.
- Creep or elongation of the settlement into the open countryside will be opposed.
- Proposals should have irregular, soft edges at the interface with the surrounding landscape.

- Built form should show some variation in its height, massing and orientation within the plot, while still respecting the built environment features within the settlement.



Figure 38: Dispersed settlements such as Bottle and Glass and Shop Settlements

B2. BUILDING HEIGHTS AND ROOFLINE

The roofline in Binfield Heath is mainly varied due to the rural character of the village.

- Building heights should usually be up to 2 storeys. Avoid exceeding 2-storey buildings and maintain surrounding ridge heights in order to be in keeping with the neighbouring properties.
- Accommodation in loft space is acceptable where it does not lead to roof shapes and dimensions that are out of proportion with surrounding buildings.
- The scale and pitch of the roof must always be in proportion with the dimensions of the building itself.
- Subtle changes in roofline could feature. Roof shapes and pitches must however employ a restrained palette and overly complex roofs should be avoided.
- Locally traditional roof detailing elements such as roofing materials, edge treatments, and chimney styles shall be considered and implemented where possible in new development.
- Rooflines and profiles must reflect existing styles and patterns.

B3. BUILDING SCALE AND MASSING

It is assumed that any new housing will be small-scale infill, meaning that it needs to be designed with particular care. They should be designed to be in keeping with local character.

- Infill development, where this is in accordance with wider policies, should complement the street scene and rural setting into which it will be inserted.
- The net density of new development should conform with the prevailing densities in the parish. As shown in figure 41, these are in the range of 10 to 20 dwellings per hectare.
- Development does not need to mimic existing styles but its scale, massing and layout need to be in keeping.
- Scale and massing also need to be considered in relation to topography, views, vistas and landmarks. It is important to maintain gaps between buildings where this is a feature.
- New building lines should be reasonably consistent along a street with existing buildings, depending on the current pattern.



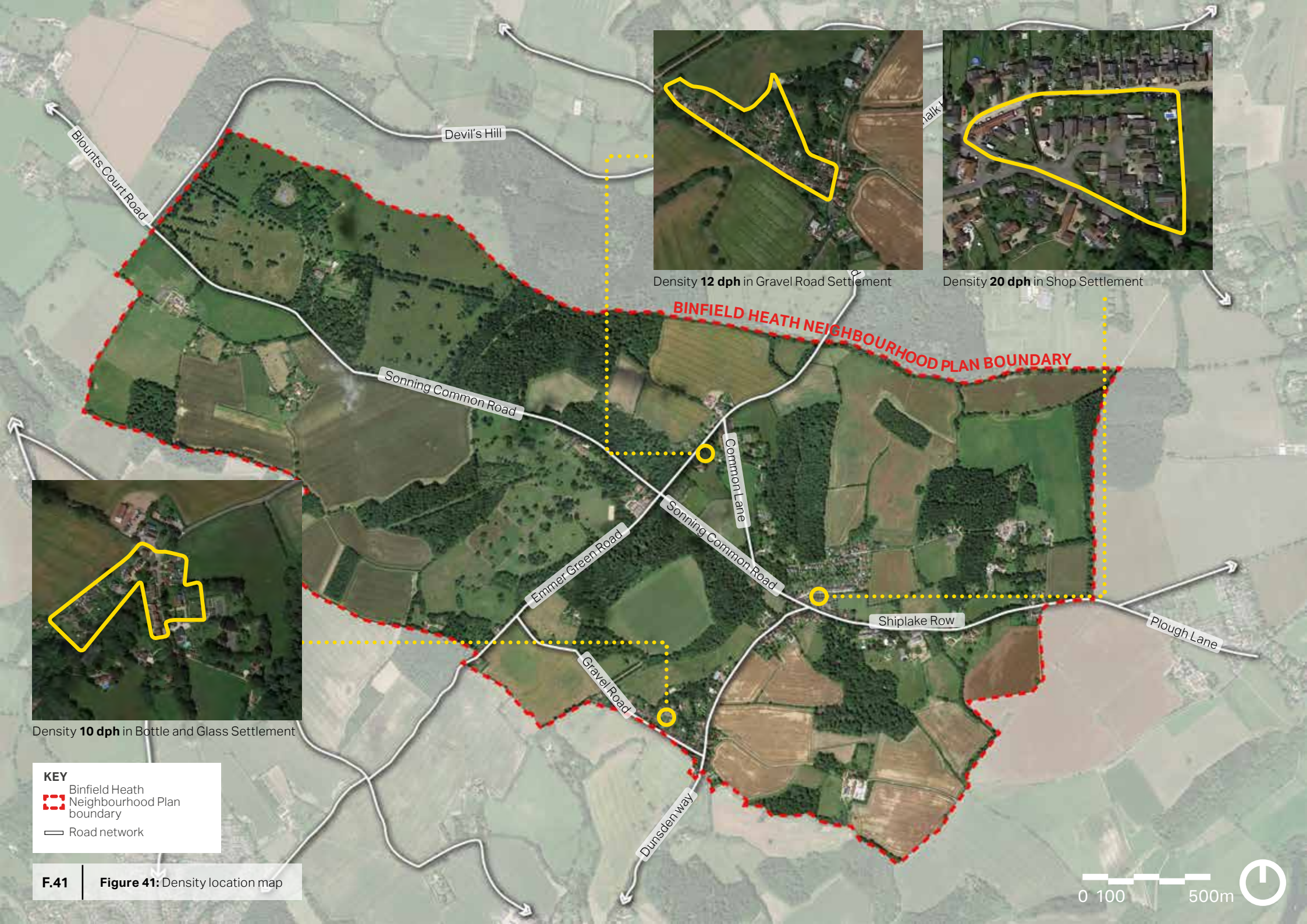
F.39



F.40

Figure 39: Pitched roof of clay tile incorporating a chimney stack (Source: Binfield Heath Parish Council)

Figure 40: A positive example of a two-storey property in keeping with the local character in Open Countryside Character Area (Source: Binfield Heath Parish Council)



Blounts Court Road

Devil's Hill

Sonning Common Road

BINFIELD HEATH NEIGHBOURHOOD PLAN BOUNDARY

Common Lane

Sonning Common Road

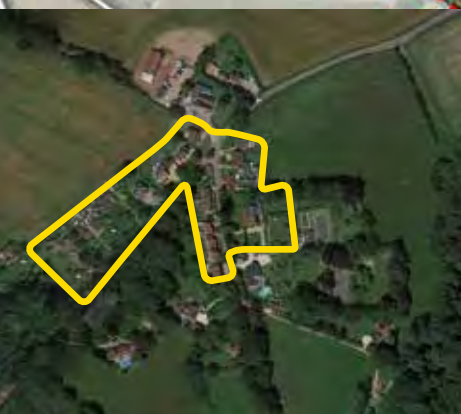
Emmer Green Road

Shiplake Row

Plough Lane

Gravel Road

Dunsden way



Density 10 dph in Bottle and Glass Settlement



Density 12 dph in Gravel Road Settlement



Density 20 dph in Shop Settlement

KEY

- Binfield Heath Neighbourhood Plan boundary
- Road network

F.41 | **Figure 41:** Density location map

0 100 500m

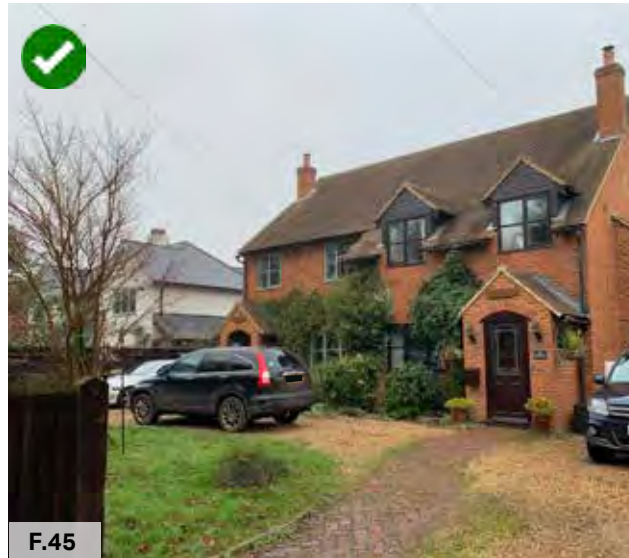


Figure 43: New build 3 storey property which dominates the sky line and adjacent properties.

Figure 44: A positive example of property with painted brick and sash windows

Figure 45: A good example of two-storey building in keeping with the local character

Figure 46: Well- designed property with gabled roof and gabled dormers

Figure 47: A bungalow in Open Countryside providing quite low density in this area

B4. RESPECT THE TOPOGRAPHY AND VIEWS

- New development proposals should not be visually intrusive. This should be achieved through appropriate scaling and design, including landscape screening, where appropriate.
- As noted above, existing views and vistas should be actively considered when preparing new development proposals. Where possible, new developments should seek to retain existing and frame new views and vistas towards the wider countryside.
- 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 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.
- Mature trees and other landscape features should be used at entrances to the development help increase legibility.
- Local landmarks, such as churches and other prominent buildings, create a point of interest and orientation and help with wayfinding.

- Development must be at a density that is appropriate to the setting and keep some space between buildings to preserve views and provide feeling of openness.
- Protect the views to countryside by maintaining visual connections and long views out of the settlement to the countryside beyond.



Figure 48: Part of the original heath off Dunsden Way (Source: Binfield Heath Parish Council)

Figure 49: View from Crowsley towards south west (Source: Binfield Heath Parish Council)

Figure 50: Common Lane bisects the original heath (Source: Binfield Heath Parish Council)



Figure 51: View to recreation ground on Arch Hill behind the shop (Source: Binfield Heath Parish Council)



Figure 52: View from Shiplake Row to the countryside (Source: Binfield Heath Parish Council)

Figure 53: View across the ancient Heath from Common Lane (Source: Binfield Heath Parish Council)

Figure 54: Mature trees and view towards the open fields outside the Neighbourhood Area (Source: Binfield Heath Parish Council)



B5. BACKLAND DEVELOPMENT / INFILL DEVELOPMENT / REPLACEMENT DWELLINGS

Backland development or plot infill is development on land of an existing dwelling or a gap between buildings. Replacement dwellings are where an existing home is demolished and replaced. These sorts of development have the potential to cause issues for existing residents including loss of privacy, daylight and parking problems.

In Binfield Heath, there have been some recent instances of backland and replacement development that have been out of context, in terms of their scale, form, impact on amenity and material palette. Development proposals that are out of context and scale to the area and will not be acceptable.

- The requirements set out within the other codes in this document must be maintained. The density, scale and appearance of the development reflects its immediate context and reduces impacts to the amenity of existing properties. Plot coverage ratios

must reflect prevailing patterns in the immediate environs.

- Tandem development is a form of backland development where a new dwelling is placed immediately behind an existing dwelling and served by the same vehicular access. Tandem developments will generally be unacceptable due to the impact on the amenity of the dwelling at the front of the site.
- Based on South Oxfordshire Local Plan 2011-2035, where a proposal encompasses residential development of land behind an existing frontage or placing of further dwellings behind existing dwellings within the site, the proposal should demonstrate the privacy of existing and future residents means of access, and it should not extend the limit of settlements.
- Infill plot development should take precedent from good examples within the surrounding architectural context. Poor contextual precedent should not set the standard.

- Infill developments must follow National Policy and are not open to interpretation.



F.55



F.57



F.59



F.56



F.58

Figure 55: Unsympathetic example of infill development. Erection of new three storey property on Shiplake Road. Flat dormers, santory and the type of chimneys are not in keeping with local vernacular and should be avoided

Figure 56: A positive example of infill development built with gabled dormers, chimney stacks and red brick on Common lane in Bottle and glass Settlement

Figure 57: Unsympathetic example of a property which is out of scale. Fenestrations are not in keeping with surrounding properties

Figure 58: Unsympathetic example of infill development which has large windows and materials that are not keeping with local character, and is overlarge for the plot

Figure 59: Unsympathetic example of infill development which is not in keeping with local character due to the out- scaled design and use of monotonous materials located on Harpsden Road

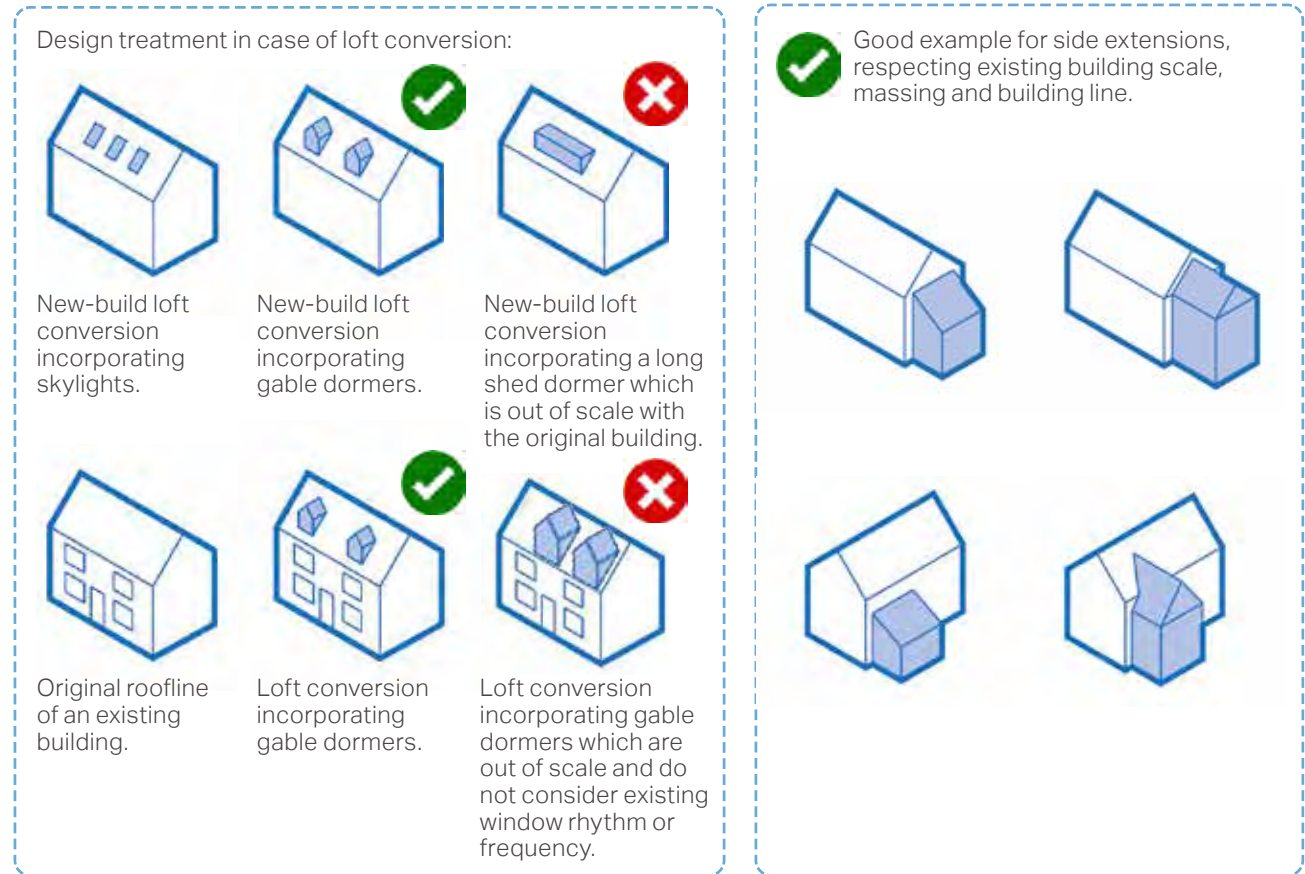
B6. RESPECT SETTING

- The historical relationships between the settlements, Binfield Heath Church, Binfield Heath Post Office and shop, woodlands, mature trees and other community facilities should be clearly defined to:
- Protect the views towards AONB, Reading, Henley and Shiplake.
- Preserve listed buildings and their settings and to protect other important buildings in the Parish such as Teapot Cottage and Picture Cottage.
- Protect the character of the Parish by protecting views to the surrounding countryside and into the Parish.
- Maximise opportunities for the restoration, enhancement and connection of natural habitats.
- Protect the views towards the landmarks and listed buildings. Consider the relation between the villages, the church, the Post Office, woodlands, mature trees, the rural landscape and the entrance roads.
- Protect the views to the surrounding countryside.
- Respect the setting by protecting and enhancing existing mature trees which add interest to the surrounding countryside.

B7. EXTENSION AND ALTERATION

There are a number of principles that residential extensions and conversions should follow to maintain character:

- The original building should remain the dominant element of the property regardless of the scale or number of extensions. The newly built extension should not overwhelm the building from any given viewpoint.
- Extensions should not result in a significant loss to the private amenity area of the dwelling.
- Designs that wrap around the existing building and involve overly complicated roof forms should be avoided.
- The pitch and form of the roof used on the building adds to its character and extensions should respond to this where appropriate.



F.60

Figure 60: Some examples for different type of building extensions

- Extensions should consider the materials, architectural features, window sizes and proportions of the existing building and respect these elements to design an extension that matches and complements the existing building.
- In the case of side extensions, the new part should be set back from the front of the main building and retain the proportions of the original building. This is in order to reduce any visual impact of the join between existing and new. Gaps between buildings must be maintained where this is a characteristic of the street.
- In the case of rear extensions, the new part should not have a harmful effect on neighbouring properties in terms of overshadowing, overlooking or privacy issues.

- Many household extensions are covered by permitted development rights, and so do not need planning permission. These rights do not always apply in certain locations such as Areas of Outstanding Natural Beauty.
- Any housing conversions should respect and preserve the building’s original form and character.
- Wherever possible, reuse original materials. If failing this, new materials used should be like for like substitutes and used on less prominent parts of the building.



Figure 61: Bottle and Glass Inn, a positive example of side extension on Bones Lane (Source: Binfield Heath Parish Council)

Figure 62: Unsympathetic example of side extension. The garage structure is out of scale in Bottle and Glass Settlement (Source: Binfield Heath Parish Council)

B8. BUILDING LINES AND BOUNDARY TREATMENT

The way buildings sit in relation to the street can affect the feel and attractiveness of a development. Building lines should have subtle variations in the form of recesses and protrusions but should generally form a unified whole. Boundary treatments should reinforce the sense of continuity of the building line and help define the street.

A setback is the distance between the back of the lane and the building line. The size of the setback contributes to the overall character and sense of enclosure along a street. The setbacks of residential developments in rural areas, like Binfield Heath, can be deeper due to large front gardens.

- Buildings should ordinarily front onto streets. The building line can have subtle variations in the form of recesses and protrusions, but will generally follow a consistent line.

- 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 the area. They should be mainly continuous hedges and low walls, as appropriate, made of traditional materials found elsewhere in the village.
- Varied building set back in the form of recesses and protrusions add interest to street scene.
- Adequate front garden with native hedges and low wall as boundary treatment clearly defines the property boundary.
- Properties overlooking street to increase natural surveillance which improves safety.
- Low and retaining walls are an important component in the character of many of the settlements in Binfield Heath, linking groups of properties and enclosing gardens. The low walls should be made of local materials.



Figure 63: Mix of low wall and hedges as boundary treatment

Figure 64: Property with no boundary treatment. Use of well-kept front garden define the space between public and private spaces

Figure 65: Mix of wooden fence and hedges as boundary treatment (Source: Binfield Heath Parish Council)

Figure 66: Mix of wooden fence and hedges as boundary treatment (Source: Binfield Heath Parish Council)

B9. MATERIALS PALETTE

The materials and architectural detailing used in the village should contribute to the historic character of the area and the historic vernacular.

- The materials used in new development should be of a high quality and reinforce local distinctiveness. Any development proposal should demonstrate that the palette of materials has been selected based on a solid knowledge of the local vernacular style and traditions.
- In new developments and renovations, locally sourced bricks or bricks that match the buildings in the surrounding area would be most appropriate.
- Particular attention should be given to the bonding pattern, size, colour, and texture of bricks. There are patterned bricks as shown on this page which used red and blue bricks made by local kilns.
- Each building should be designed with the specific location in mind and its immediate surroundings.
- If door or window frames need to be replaced they should ideally be replaced with the original materials. However, if different materials are chosen then the window style should still remain the same (if original). The opportunity should be taken to reinstate traditional style windows where they have been unsympathetically replaced in the past.
- Careful consideration needs to be given to painting buildings to ensure the visual harmony of buildings in the village is retained.
- The Colour pallet should be sympathetic with existing colours found in the village.

Wall



MIX OF RED BRICK AND FLINT



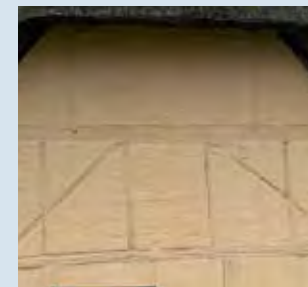
Patterned brick



Mix of timber and white painted brick



Patterned brick



Mix of yellow painted timber and brick



Mix of grey and red brick

Fenestration



Multi leaded casement window with red brick inlet as decoration



Sash window



Bow window



Bay window



Gabled porch with wooden white door



Wooden door

Roof



Plain tile and red brick chimney stack



Thatched roof



Bargeboard with details



Slate



Gabled dormer and dark brown tile



Tile hanging

B10. PARKING

Parking areas often are a necessity of modern development. However, they do not need to be unsightly or dominate views towards the house. Parking provision should be undertaken as an exercise of placemaking.

- When placing parking at the front of a property, the area should be designed to minimise visual impact and to blend with the existing streetscape and materials. The aim is to keep a sense of enclosure and to break the potential of a continuous area of car parking in front of the dwellings. This can be achieved by means of walls, hedging, planting, and the use of quality paving materials.
- When needed, residential car parking can be translated into a mix of on-plot side, front, garage, and courtyard parking, and complemented by on-street parking.

- For family homes, on-plot parking is usually preferred. In these instances, cars should be placed at the side (preferably) or front of the property. For small pockets of housing, a rear court is acceptable.
- Carparking design should be combined with landscaping to minimise the presence of vehicles.
- Parking areas and driveways should be designed to improve impervious surfaces, for example, through the use of permeable paving.



F.67

Figure 67: On-plot parking with garage



F.68

Figure 68: On-plot side car parking

ON STREET PARKING

On-street parking is the only option for several existing dwellings within the village. In order to reduce the visual impact of parked vehicles on the street, such parking should be avoided in future developments.

Reliance on on-street parking should be particularly avoided in those areas where parishioners are concerned about parking problems or potential parking problems, and where, due to the lack of pavements, pedestrians are forced onto the highway when walking past parked cars. These areas include:

- Harpsden Road (the part in the Bottle & Glass settlement and within walking distance of the Bottle & Glass Inn)
- Common Lane (the part in the Bottle & Glass settlement and within walking distance of the Bottle & Glass Inn)
- Arch Hill from the junction with Common Lane and up to and including the houses adjacent to the bus stops



F.69

Figure 69: Positive on-street parking arrangements typical of Binfield Heath that new developments should reference (Source: Binfield Heath Parish Council)

- Gravel Road (both the east end where there are houses and the west end where it is very narrow)
- Dunsden Way near the shop and at the bend near Dragon Cottage
- On the bus route



F.70

Figure 70: On-street parking on Kings Common Close

- On-street parking, where used, must be designed to avoid impeding the flow of pedestrians, cyclists, and other vehicles, and can serve a useful informal traffic calming function.
- On low-traffic residential streets or lanes that are shared between vehicles and pedestrians, parking bays can be clearly marked using changes in paving materials instead of road markings.

ON- PLOT SIDE OR FRONT PARKING

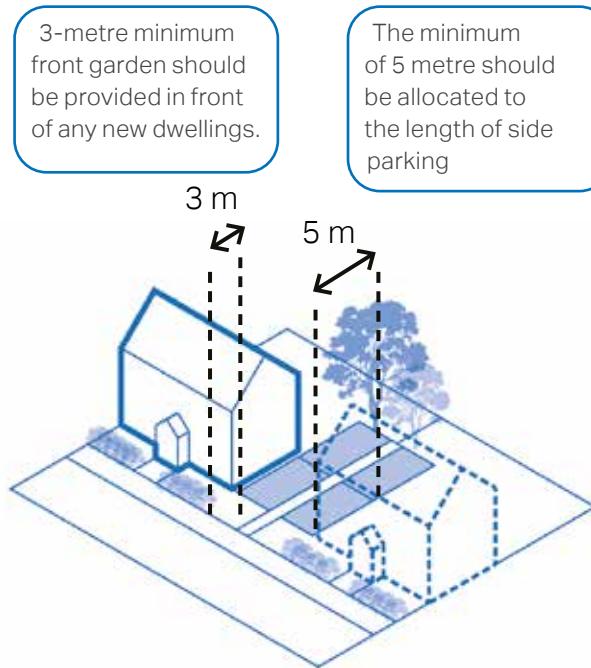
- Parking provided on driveways directly in front of dwellings should be avoided due to the visual impact that cars have on the street. Therefore, a maximum of 2 dwellings in a row will be permitted to provide parking in this way. Front gardens should be a minimum depth of 6m to allow movement around parked vehicles and also be well screened with hedgerows when providing parking space to the front of a dwelling.
- Parking being provided on a driveway to the side of a dwelling should be of sufficient length (5m minimum) so that a car can park behind the frontage line of the dwelling. This will reduce the visual impact that cars will have on the street scene. When parking is provided to the side of a dwelling a minimum front garden depth of 3m should be provided.

Figure 71: Illustrative diagram showing an indicative layout of on-plot side parking

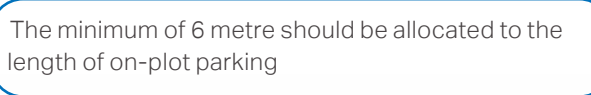
Figure 72: An example of on-plot side parking in the village

Figure 73: On-plot side parking on Common Lane

Figure 74: On-plot front parking on Gravel Road



F.71



F.72



GARAGE PARKING

- Parking being provided in a garage to the side of a dwelling should be in line with, or slightly set back from the frontage line of the existing dwelling, which is in keeping with the character of the existing village and will reduce the visual impact of cars on the street.
- Garages to provide sufficient space internally to allow for parking and storage. The minimum internal dimensions of a garage should be suitable for the size of modern vehicles.
- Where possible, avoid building garages in front gardens.

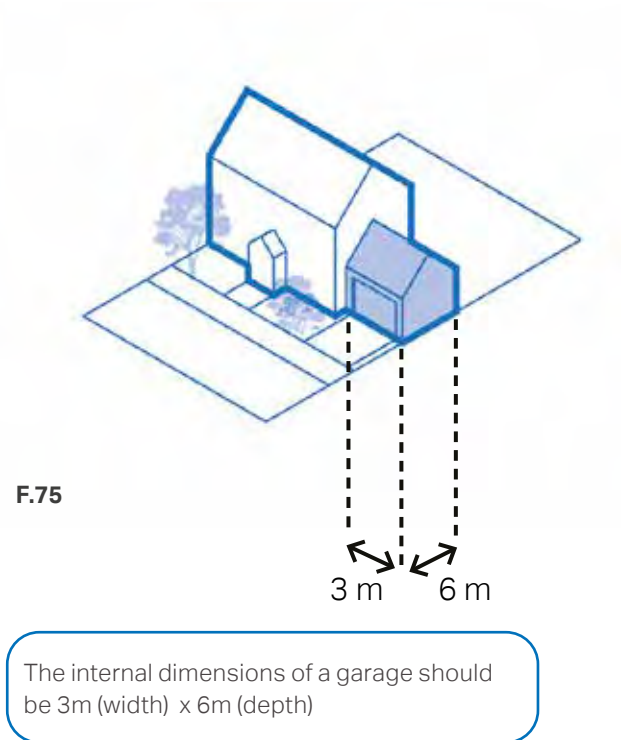


Figure 75: Illustrative diagram showing an indicative layout of on-plot garage parking



Figure 76: Garage parking on Heathfield Close

C Environment and energy efficiency

This section elaborates on energy efficient technologies that could be incorporated in buildings.

C1. SUSTAINABLE DESIGN

Starting from the design stage, there are strategies that can be incorporated to include technologies such as passive solar heating, cooling and energy efficient landscaping which are determined by local climate and site conditions. Figure 80 features an array of sustainable design features. Those on the left show the features that should be strongly encouraged in existing homes, while those on the right show additional features that new build homes should be encouraged to incorporate from the onset.

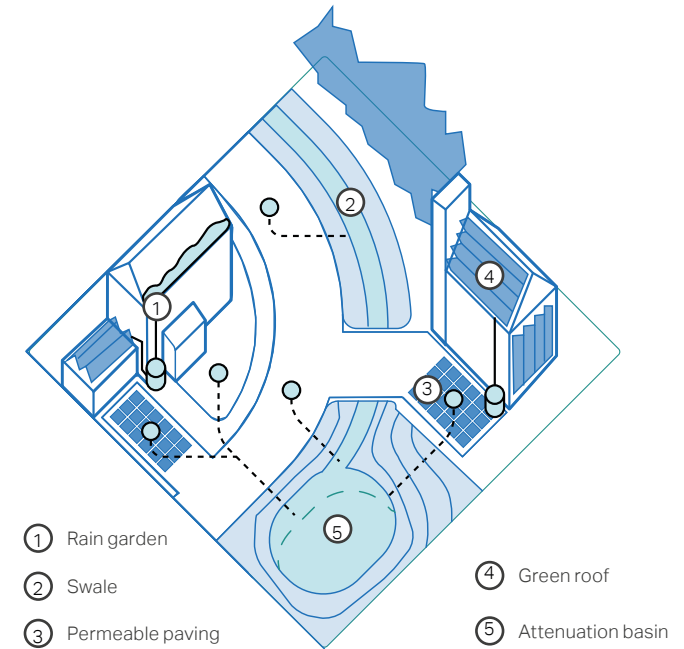
DRAINAGE

Sustainable drainage solutions would be useful to resolve any flooding issues in the Parish.

The term SuDS stands for Sustainable Drainage Systems. SuDS work by reducing

the amount and rate at which surface water reaches a waterway or combined sewer system. Usually, the most sustainable option is collecting this 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. SuDS is based upon:

- Infiltration, which allows water to percolate into the ground and eventually restore groundwater.
- 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.
- 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



F.77

Figure 77: Indicative diagram showing the best use of harvesting water systems rain garden, swales, permeable paving, green roofs



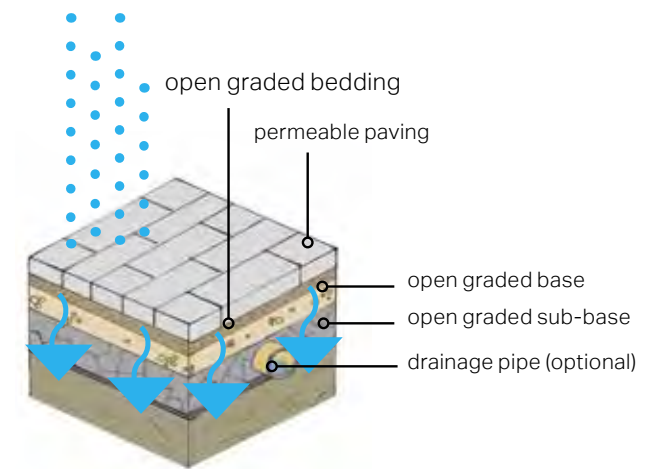
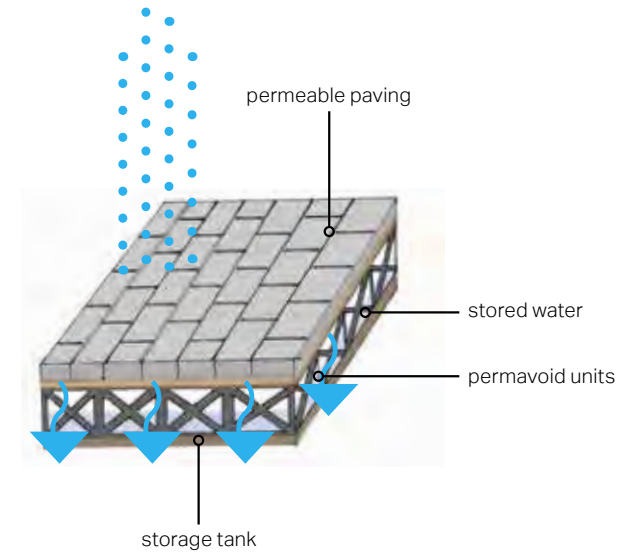
F.78

Figure 78: Examples of SuDS design (swale detail that passes through a stone wall), fully integrated into the design of the public realm

does not overwhelm water courses or the sewer network.

- Integrate into development and improve amenity through early consideration in the development process and good design practices.

- Integrate into development and improve amenity through early consideration in the development process and good design practices.
- The choice of permeable paving units must be made depending on the local context. The units may take the form of unbound gravel, clay pavers, or stone setts.



F.79

Figure 79: Indicative diagrams illustrating the functioning of a soak away

PERMEABLE PAVING

Most built-up areas, including roads and driveways, increase impervious surfaces and reduce the capacity of the ground to absorb runoff water. This in turn increases the risks of surface water flooding.

Permeable paving offers a solution to maintain soil permeability while performing the function of conventional paving.

- Permeable paving can be used, where appropriate, on footpaths, green spaces, private access roads, driveways, and private areas within the individual development boundaries.

C2. RENEWABLE/LOW CARBON ENERGY

The use of renewable/low carbon energy solutions such as air and ground source heat pumps and solar panels are strongly encouraged.

The design and installation of solar panels should be done carefully considering potential implications on heritage assets. Preserving the character of the parish should be a priority.

Figure 80 includes a selection of low carbon technologies that can be considered. The following bullets relate to domestic solar:

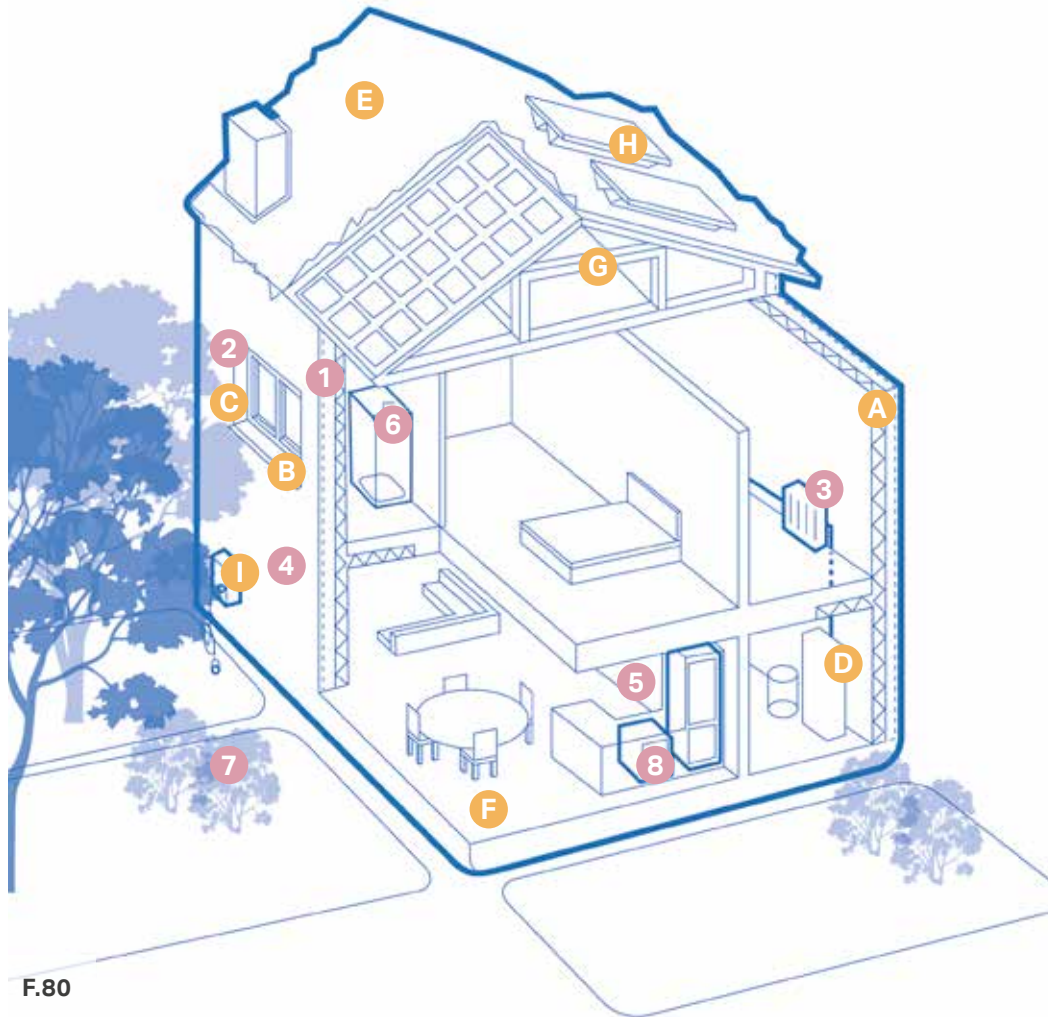
ON NEW BUILDS:

- Incorporate Solar Panels feature to form part of the design context. Attractive options to Solar Panels are Solar shingles and Photovoltaic slates.
- Consider using solar panels as a material in their own right.

- Serious consideration should be given to the use of Thermal Mass in the design and construction as this provides for heat storage and slow release.

ON RETROFITS:

- Analyse the proportions of the building and roof surface in order to identify the best location and sizing of panels.
- Consider introducing other tile or slate colours to create a composition with the solar panel materials.
- Conversely, aim to introduce contrast and boldness with proportion. There has been increased interest in black panels due to their more attractive appearance. Black solar panels with black mounting systems and frames can be an appealing alternative to blue panels.
- Carefully consider the location of solar panels on buildings in relation to heritage assets.



F.80

Figure 80: Indicative diagram showing low-carbon homes in both existing and new build conditions.

Existing homes

- 1 **Insulation**
in lofts and walls (cavity and solid)
- 2 **Double or triple glazing with shading**
(e.g. tinted window film, blinds, curtains and trees outside)
- 3 **Low-carbon heating**
with heat pumps or connections to district heat network
- 4 **Draught proofing**
of floors, windows and doors
- 5 **Highly energy-efficient appliances**
(e.g. A++ and A+++ rating)
- 6 **Highly waste-efficient devices**
with low-flow showers and taps, insulated tanks and hot water thermostats
- 7 **Green space (e.g. gardens and trees)**
to help reduce the risks and impacts of flooding and overheating
- 8 **Flood resilience and resistance**
with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Existing and new build homes

- A **High levels of airtightness**
- B **Triple glazed windows and external shading**
especially on south and west faces
- C **Low-carbon heating**
and no new homes on the gas grid by 2025 at the latest
- D **More fresh air**
with mechanical ventilation and heat recovery, and passive cooling
- E **Water management and cooling**
more ambitious water efficiency standards, green roofs and reflective walls
- F **Flood resilience and resistance**
e.g. raised electrical, concrete floors and greening your garden
- G **Construction and site planning**
timber frames, sustainable transport options (such as cycling)
- H **Solar panels**
- I **Electric car charging point**

C3. WILDLIFE FRIENDLY ENVIRONMENT

Biodiversity and woodlands should be protected and enhanced where possible.

- Roadside verges, hedges, and trees should act as natural buffers and should be protected when planning new developments.
- Abrupt edges to development with little vegetation or landscape on the edge of the settlement should be avoided and, instead, comprehensive landscape buffering should be encouraged.
- New developments and building extensions should aim to strengthen biodiversity and the natural environment.
- Ensure habitats are buffered. Widths of buffer zones should be wide enough and based on specific ecological function.

- New development proposals should include the creation of new habitats and wildlife corridors. This could be by aligning back and front gardens or installing bird boxes or bricks in walls. Wildlife corridors should be included to enable wildlife to travel to and from foraging areas and their dwelling areas.



F.83

Figure 83: Wildlife in the village (Source: Binfield Heath Parish Council)



F.81



F.82

Figure 81: Examples of a bughouse decorating rear gardens or public green spaces. (Source: Binfield Heath Parish Council)

Figure 82: Examples of a hedgehog home decorating rear gardens or public green spaces. (Source: Binfield Heath Parish Council)

C4. SERVICING

With modern requirements for waste separation and recycling, the number and size of household bins has increased. This poses a problem with the aesthetics of the property.

- When dealing with waste storage, servicing arrangements and site conditions should be taken into account. In some cases waste management should be from the front of the building and in others, from the rear. It is recommended that bins are located away from areas used as amenity space.
- Create a specific enclosure of sufficient size for all the necessary bins.

- Bins should be placed as close to the dwelling's boundary and the public highway, such as against wall, fence or hedge.
- Refer to the materials palette to analyse what would be a complementary material.
- Create an environmentally sustainable enclosure to contain all bins.



Figure 84: Example showing an example of screening for oil tanks used for heating.

C5. STREET LIGHTING / DARK SKIES

The 'dark skies' character of the countryside should be protected. Dark skies benefit both people and wildlife.

Any new development should minimise impact on the existing 'dark skies' within the settlements and reduce light pollution that disrupts the natural habitat and human health.

The following guidelines aim to ensure there is enough consideration given at the design stage:

- Street lighting should be avoided within areas of public realm, in line with existing settlement character.
- Ensure that lighting schemes such as LED streetlights will not cause unacceptable levels of light pollution, particularly in intrinsically dark areas. These can be areas very close to the countryside or where dark skies are enjoyed.
- Residential lighting i.e. on or around the property is to be sympathetic with the

location and be of low light levels so as to avoid excessive light pollution.

- Consider lighting schemes that could be turned off when not needed ('part-night lighting') 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. Planning conditions could potentially be used to enforce this. External lighting schemes should be PIR controlled and unnecessary lighting avoided.
- Impact on sensitive wildlife receptors throughout the year, or at particular times (e.g. on migration routes), may be mitigated by the design of the lighting or by turning it off or down at sensitive times.
- Glare should be avoided, particularly for safety reasons. This is the uncomfortable brightness of a light source due to the excessive contrast between bright and dark areas in the field of view. Consequently, the perceived glare depends on the brightness of the background against which it is

viewed. It is affected by the quantity and directional attributes of the source. Where appropriate, lighting schemes could include 'dimming' to lower the level of lighting (e.g. during periods of reduced use of an area, when higher lighting levels are not needed).

- The needs of particular individuals or groups should be considered, where appropriate (e.g. the safety of pedestrians and cyclists).
- Any new developments and house extensions designs should use natural light sources.



Figure 85: A negative example of lighting pollution on Common Lane as it is illuminated from early dusk to late dawn. A PIR movement sensor and a light fitting that prevents the light spilling vertically would be more appropriate. (Source: Binfield Heath Parish Council)

Checklist

04



4. Checklist

Because the design guidelines and codes above cannot cover all design eventualities, this section provides a number of questions based on established good practice against which the design proposal should be evaluated. The aim is to assess all proposals by objectively answering the questions below.

4.1 General questions to ask

Those questions are organised in topics:

GREEN SPACES, VIEWS AND CHARACTER

- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Has the impact on the landscape quality of the area been taken into account?

BUILDINGS LAYOUT AND GROUPING

- What are the typical groupings of buildings?
- Does the proposed development offer variety and texture to the townscape?
- 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?

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?

BUILDING HEIGHTS AND ROOFLINE

- Have the proposals paid careful attention to height, form, massing, and scale?
- If a higher than average building is proposed, what would be the reason for making the development higher?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

HOUSEHOLD EXTENSIONS

- Does the proposed design respect the character of the area and the immediate neighbourhood, or does it have an adverse impact on neighbouring properties in relation to privacy, overbearing, or overshadowing impact?
- In case of side extension, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- 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?

BUILDING MATERIALS AND SURFACE TREATMENT

- Does the proposed material harmonise with the local materials?
- Have the details of the windows, doors, eaves, and roof been addressed in the context of the overall design?
- Do the new proposed materials respect or enhance the existing area or adversely change its character?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC

timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

ARCHITECTURAL DETAILS AND CONTEMPORARY DESIGN

- If the proposal is within the conservation area, how are the characteristics reflected in the design?
- Does the proposal harmonise with the adjacent properties following the height, massing, and general proportions of adjacent buildings?
- Does the proposal maintain or enhance the existing landscape features?
- Is it possible to incorporate passive environmental design features such as larger roof overhangs, deeper window reveals and/or external louvres/shutters to provide shading in hotter months?
- Are the design styles repetitive? Are there rows of near-identical dwellings (no

matter the quality)? The repetitive design styles are inappropriate to the character of the village.

- In order to ensure sympathy with the landscape, village atmosphere and adjacent properties, determine that, unlike the situation as it exists where proposals are considered on the basis of site plans and elevations alone, which allows developers to mislead and obfuscate. All proposals for development must include drawings showing streetscape, cross-sections through and along the site from all points. These to accurately indicate the building mass and architectural style of the adjacent properties.

Delivery

05



5. Delivery

5.1 Delivery

The Design Guidelines and Codes will be a valuable tool in securing context-driven, high quality development in the Parish of Binfield Heath.

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

Appendix




Appendix

Policy and evidence based review

This section summarises the relevant design policy, guidance and evidence base produced at national, county and district levels which have informed this design code. Any new development application should be familiar with those documents.

National Design Guidance


2021



National Planning Policy Framework - Department for Levelling Up, Housing and Communities

Relevant national planning policy is contained within the National Planning Policy Framework (NPPF, July 2021). The NPPF was updated in July 2021 to include reference to the National Design Guide and National Model Design Code and the use of area, neighbourhood and site-specific design guides. Paragraph 126 states that: “the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and outlines that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

2019



National Design Guide - Department for Levelling Up, Housing and Communities

The National Design Guide sets out the government’s ten priorities for well designed places and illustrates how well-designed places can be achieved in practice. The ten characteristics identified includes: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. The Guide also reinforces the National Planning Policy Framework’s objective of creating high quality buildings and places. The document forms part of the government planning practice guidance.

National Design Guidance

2021



National Model Design Code - Department for Levelling Up, Housing and Communities

The draft National Model Design Code provides guidance on the production of design codes, guides and policies to promote well-designed places. It sets out the key design parameters that need to be considered when producing design guides and recommends methodology for capturing and reflecting views of the local community.

2020



Building for a Healthy Life - Homes England

Building for a Healthy Life updates Homes England’s key measure of design quality as the national housing accelerating body. The document sets out 12 considerations for creating integrated neighbourhoods distinctive places and streets for all. While it is not part of the national policy, it is recognised as best practice guidance and design tool in assessing the design quality of developments.

2007



Manual for Streets - Department for Transport

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

2020



South Oxfordshire Local Plan 2011 - 2035

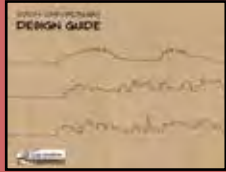
South Oxfordshire District Council adopted their Local Plan (a blueprint for development up until 2035) in December 2020.

Design is covered in Chapter 8: Built Environment. Policy H16: Backland and Infill Development and Redevelopment, provides some general guidance on infill development, covering matters such as scale, privacy and access.

Local Policy

2016

South Oxfordshire Design Guide



South Oxfordshire District Council adopted the Design Guide in 2016, which is a Supplementary Planning Document that provides guidance for design standards of developments delivered across South Oxfordshire. All planning applications are required to test their proposals and demonstrate consistency with the design principles set out in the Design Guide - which will be used by the council to assess proposals.

The Design Guidance cover parameters such as density and uses, street network and design, scale and massing, parking solutions as well as public realm.

Emerging

Joint Design Guide



South Oxfordshire and the Vale of White Horse District Councils' have prepared a Joint Design Guide, which is currently out for consultation. The Guide, when adopted, will become a Supplementary Planning Document, and will replace the previous South Oxfordshire Design Guide. The Guide provides guidance on how new development should be designed and constructed to the highest quality and includes a number of overarching key design objectives along with more specific design principles, covering place and setting, natural environment, movement and connectivity, space and layout, built form, climate and sustainability. The Design Guide provides valuable high level District guidance, which this local Design Code will complement.

2010

Chilterns Design Guide



The task of the Chilterns Conservation Board is to ensure the special qualities of the Area of Outstanding Natural Beauty (AONB) are conserved and enhanced. The first edition of the Chilterns Buildings Design Guide (published in 1999) provided guidance about the erection of new buildings and the extension and conversion of older ones.

The Design Guide has been supplemented by a series of Technical Notes on the use of flint, brick and roofing materials in the Chilterns. In addition environmental guidelines for the management of highways in the Chilterns have been produced.

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