Design Guidance and Codes

04

4. Design Guidance and Codes

This section sets out the principles that will influence the design of potential new development and inform the retrofit of existing properties in the parish. Where possible, local images are used to exemplify the design guidelines and codes. Where these images are not available, best practice examples from elsewhere have been used.

4.1 Introduction

The following section describes a set of design codes that have been put together based on the existing context of Langdon.

These codes will aim to guide any changes or development within the parish to ensure the local character is respected whilst still allowing space for innovation within the built environment.

The design codes have been split into two categories. The first section is relevant to the whole parish while the second section introduces design codes for each identified character area and therefore codes may not be applicable to the whole of Langdon Parish. More detail about this structure is provided in **section 4.1.3**. Both national and regional guidance, outlined in chapter 1, should be read in conjunction with these codes. These codes act as a support to these documents and should not be considered in isolation.

4.1.1 The importance of good design

As the NPPF (paragraph 126) notes, "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".

Research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council[1]) has shown that good design of buildings and places can:

- *Improve health and well-being;*
- *Increase civic pride and cultural activity;*
- *Reduce crime and anti-social behaviour; and*
- *Reduce pollution.*

The Design Guidance and Codes report seeks to harness an understanding of how good design can make future development as endearingly popular as the best of what has gone before.

1. The Value of Urban Design, commissioned by CABE and DETR, 2001.

4.1.2 Placemaking and design codes

These design codes are underpinned by a set of placemaking principles that should influence the design of future development areas, public realms, homes, green spaces, and the interfaces between them.

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 or regeneration proposals. These key principles should be considered in all cases of future development as they reflect positive place-making and draw on the principles set out in many national urban design best practice documents including the National Design Guide, Building for a Healthy Life and the Urban Design Compendium[2].

The guidelines developed in this part focus on residential environments. However, new housing development should not be viewed in isolation, but considerations of design and layout must be informed by the wider context.

The local pattern of lanes and spaces, building traditions, materials and the natural environment should all help to determine the character and identity of a development.

It is important that any proposal takes into account the local context and that the new design embodies the 'sense of place'.

Reference to context means using what is existing, as shown in the first three chapters, as inspiration and influence and it could be a contemporary solution that is in harmony with its surroundings. New development should comply with the following principles and all the codes need to contribute to meeting these principles:

- Thoughtfully respond to its context and the rural character areas of the parish;
- Protect green spaces and contribute to the further greening of Langdon;
- Promote active travel whilst reducing the dominance of parked cars on the streetscape; and
- Encourage environmentally-responsible design.

2. Urban Design Compendium, English Partnerships, 2000

4.1.3 Structure of the design codes

Based on the understanding gained in the previous chapters, this section will identify design codes for future development to adhere to. As identified in the diagnostic report and following the meeting with the group, the following design codes have been created to apply to the whole parish.

SP. SAFE STREETS AND PARKING

SP01 - IN KEEPING WITH RURAL CHARACTER

SP02 - WELL CONNECTED AND SAFE STREET NETWORK

SP03 - EDGE STREETS/ LANES

SP04 - ACTIVE TRAVEL

SP05 - CAR PARKING SOLUTIONS

SP06 - TREES AND LANDSCAPING

SP07 - STREET LIGHTING AND DARK SKIES

SP08 - STREET FURNITURE AND VISITOR INFORMATION SITES

BF. BUILT FORM

BF01 - OVERLOOK PUBLIC SPACE

BF02 - DEFINE FRONT AND BACK GARDENS

BF03 - MAINTAIN A CONSISTENT BUILDING LINE

BF04 - DESIRED HEIGHT PROFILE

BF05 - RESPECT THE IMPORTANT VIEWS

BF06 - EXTENSION AND CONVERSION

BF07 - INFILL AND BACKLAND DEVELOPMENTS

BF08 - ARCHITECTURE DETAILS, MATERIALS AND COLOUR PALETTE

EE. ENVIRONMENTAL AND ENERGY EFFICIENCY

EE01 - FEATURES IN DWELLINGS

EE02 - BUILDING FABRIC THERMAL MASS

EE03 - FLOOD MITIGATION

EE04 - WILDLIFE FRIENDLY FEATURES

SP. SAFE STREETS AND PARKING

SP 01 - IN KEEPING WITH RURAL CHARACTER

Langdon Parish has a striking and well-conserved landscape. New developments should seek to conserve the rural character of the parish. Some design guidelines on how new development must be in keeping with the existing rural character are as follows:

- *New development should gain deep understanding of the existing prevailing rural character of the parish and ensure this is retained and reflected in any new design. Any proposal should preserve the long-distance views towards the landscape and the countryside. For these reasons, excessive new screening for example by tall (more than 1m) close board or panel fencing, is not recommended as it would undermine the extensive views towards the countryside;*
- *New development should conserve existing native trees, shrubs, woodland, shaws, hedgerows and watercourse/ ditches and incorporate them into the new design with a net gain in biodiversity;*
- *Abrupt edges to development with little vegetation or hard surfaces on the edge of the development should be avoided. Rich vegetation - trees and hedges in particular - should provide a transition from built-up areas to the rural landscape without, however, blocking any important views towards the countryside;*
- *Development edges must be designed to link rather than segregate existing and new neighbourhoods. Therefore, green corridors should be proposed to provide pedestrian and cycle links that will improve connectivity with surrounding settlements and contribute to the successful integration of the new development within the parish. Those corridors should connect to the existing footpath network to allow for wider connections as well. Please see SP04 for more design guidelines and codes on pedestrian and cycle links;*
- *Landscape schemes should be designed and integrated with the open fields to avoid coalescence with other neighbouring settlements. It is important that each village/ hamlet is perceived as a separate entity with its own character. New development should not undermine the character and setting of nearby settlements.*

SP 02-WELL CONNECTED AND SAFE STREET NETWORK

The settlements within Langdon Parish are dispersed across the parish with open landscape separating them. Though coalescence of settlements must be avoided, connectivity between settlements must be encouraged, and thus, attention must be paid to the condition of the road network, the amount of traffic that the roads carry and how this affects the character of the lanes. Some design guidelines are:

- *Any new development should include streets that prioritise the needs of pedestrians, cyclists and, if applicable, public transport;*
- *Traffic along the narrow lanes should be monitored and managed to maintain free flows and prevent congestion. The effects of increased traffic from any new development on the existing road network should be minimised and attention should be paid in particular to routes which will be used more often. For example roads to the local school are susceptible to excessive traffic;*
- *To avoid speeding issues traffic calming measures could be implemented. These should be appropriate for the rural context of the parish, avoiding any designs which are too 'urban' in character;*
- *Roundabouts must not be used as they clutter the rural character of the parish and instead any new street network should incorporate priority junctions where needed;*
- *The street network should be designed in a way that can safely accommodate all road users and should be in keeping with the rural character of the parish;*
- *Where feasible, street layouts should incorporate landscaping, green infrastructure and sustainable drainage.*

Figure 55: Example of the rural lanes which form the road network of Langdon Parish.

SP 03-EDGE STREETS/LANES

The edges of new development areas in Langdon should be served by continuous edge lanes to enable users to connect to other areas of the parish. Guidelines include:

- *Edge lanes are low-speed and low-traffic streets that front houses with gardens on one side and a green space on the other. Carriageways typically consist of a single lane of traffic in both direction, and are shared with all road users including cyclists;*
- *The lane width can vary to discourage speeding and introduce a more informal and intimate character. Variations in paving materials and textures should be considered. Other traffic calming measures appropriate for the rural context can be used such as extended verges and low-level shrub planting;*
- *Edge lanes can be framed with landscape features or buildings to aid legibility;*
- *Edge lanes should be continuous providing high levels of connectivity and movement.*

1. Shared lane (local access) - width to vary.
2. Green verge with trees. It is optional but would be a positive addition. Parking bays to be interspersed with trees to avoid impeding moving traffic or pedestrians.
3. Residential frontage with boundary hedges and front gardens.
4. Potential for implementing swales into the landscaping.

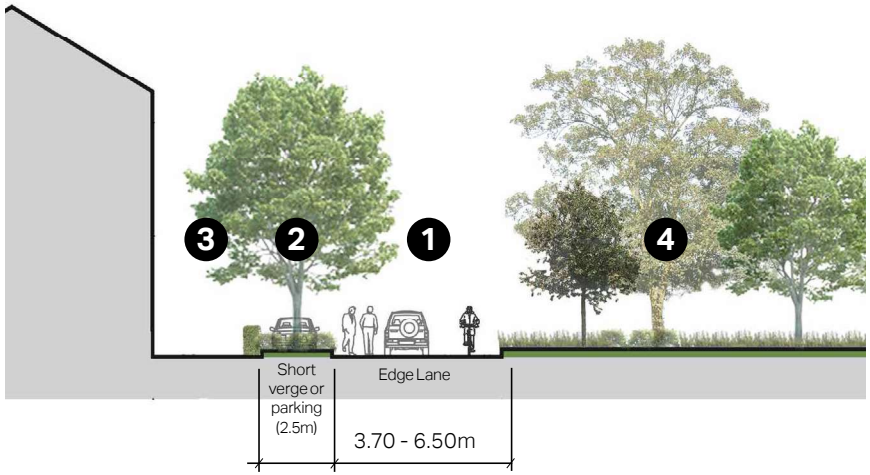

Figure 56: Cross-section to illustrate some guidelines for edge lanes.

Figure 57: Examples of an edge lane, UK.

SP 04- ACTIVE TRAVEL

Reducing the number of car-reliant journeys around the villages and the parish is an important part of improving public health and the quality of the experience of the area. Some design guidelines to encourage active travel modes include:

- *Where there is a choice, new development in Langdon must be selected where it would generate the least amount of car movements and be within a comfortable distance of local services. This will help to promote active travel, an important feature in 'liveable' neighbourhoods;*
- *New development must ensure that pedestrian and cycle routes are incorporated into new designs ensuring that the option to travel on foot or by bike is incentivised;*
- *Similar to the above, adequate cycle parking must be provided in new developments to encourage cycling, as shown in Figure 48;*
- *Users of public and private space are varied and include disabled users, parents/carers with buggies and young children. It is important for these users to be catered for when designing new development;*
- *New developments must consider the needs of Langdon's aging population and should incorporate design features which cater to individuals with mobility issues;*
- *Walking routes along a roadway must provide safety from vehicles on the road. This requires a footway, grass verge or pavement that is wide enough (depending on the road types it must be between 2-2.6 metre) to ensure pedestrians do not conflict with vehicles and improved localised street lighting on isolated routes;*
- *Where walking routes pass through hazardous areas such as fields with dykes, ditches or areas of flooding, mitigation measure suitable for the rural setting should be put in place, i.e. wooden boardwalks or bridges with railings.*

Figure 58: Example of cycle storage that could be incorporated into new development.

Figure 59: Example of pedestrian route through development (Tenterden, Kent).

SP 05 - CAR PARKING SOLUTIONS

There is a higher reliance on cars in rural settlements and therefore parking areas are a necessity in the parish. However, they do not need to be unsightly or dominate views towards the development. Parking provision should be undertaken as an exercise of placemaking.

- *The dominant car parking typology found in the parish is on-plot parking, which should be the main parking typology used in any new development. However when needed residential car parking can also use courtyard parking and can be complemented by on-street parking to accommodate visitor parking and provide space for delivery vehicles;*
- *New development must incorporate electric vehicle charging points (EVCP). Developers must carefully consider the siting of charging posts and associated infrastructure such as cabling and electricity supply;*
- *Pedestrian routes to/from the parking space must be considered to ensure parking connects to adjoining footpaths;*
- *Car parking design must be combined with landscaping to minimise the presence of vehicles; and*
- *Provision of car parking within new developments must comply with Kent Vehicle Parking Standards.*

ON- PLOT SIDE OR FRONT PARKING

- *Parking provided on driveways directly in front of dwellings should use vegetations and hedgerows to screen vehicles and front gardens should be a minimum depth of 6m to allow movement around parked vehicles;*
- *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;*
- *For on-plot side parking the set back distance between the driveway and the pavement combined with the width of the pavement should be kept to dimensions small enough to ensure cars cannot be parked in this space and a maximum of 0.5m set-back with a pavement of 2m is recommended. An alternative solution which can also be applied is to have larger set-backs with marked parking restrictions on the road;*

- *Driveways must be constructed from porous materials to minimise surface water run-off and there help mitigate potential flooding; and*
- *Electric vehicle charging points must be incorporated into on-plot parking in new developments to promote more sustainable modes of transport.*

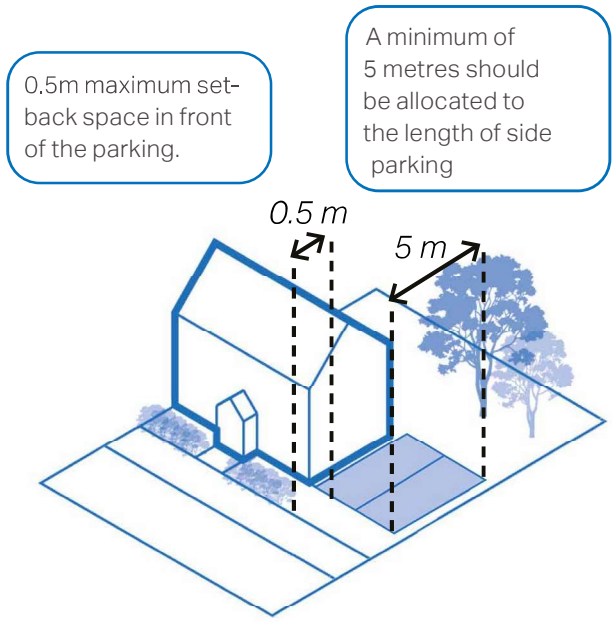

Figure 60: Illustrative diagram showing the indicative layout of and minimum dimensions of on-plot side parking

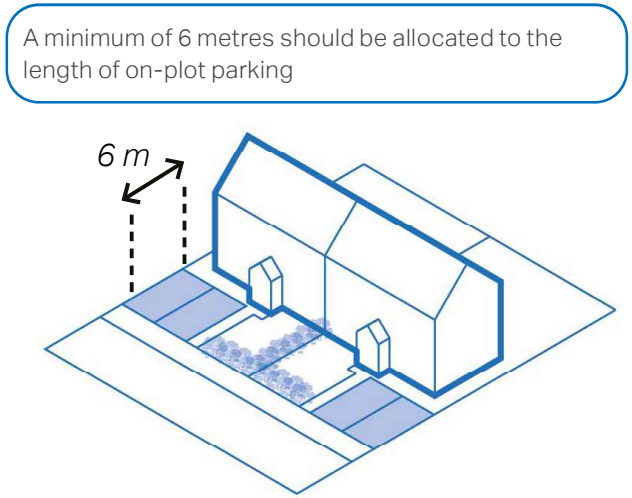

Figure 61: Illustrative diagram showing an indicative layout and minimum dimensions of on-plot front parking

Figure 62: Local example of on-plot side parking in East Langdon. The car is parked behind the building line and does not visually impact the front of the building.

Figure 63: Local example of on-plot parking which uses gravel, a permeable material.

GARAGE PARKING/ COVERED PARKING

- *Garage parking is not a common parking typology in the parish and therefore other parking typologies are preferred;*
- *Additionally garages tend to be used for storage instead of a parking space, which means an allocated car parking space for a dwelling is not used and this car may then have to be parked on the street;*
- *Therefore if a garage is intended to serve as a parking space, the minimum internal dimensions of a single garage should be 7m x 3.6m. Garages must be ancillary to the main house and soft boundary treatments should be used to ensure that garages are not prominent streetscape features; and*
- *Covered parking is seen in the parish, for example in Figure 56 and the design reflects Langdon's rural character and agricultural roots.*

PARKING COURTYARD

- *This parking arrangement can be appropriate for a wide range of land uses. It is especially suitable for terraces fronting busier roads where it is impossible to provide direct access to individual parking spaces;*
- *All parking courts must incorporate natural surveillance with frontages overlooking the parking area;*
- *Parking courts should complement the public realm; hence it is important that high-quality design and materials, both for hard and soft landscaping elements, are used; and*
- *Parking bays must be arranged into clusters with groups of 4 spaces as a maximum. Parking clusters should be interspersed with trees and soft landscaping to provide shade, visual interest and to reduce both heat island effects and impervious surface areas.*

Figure 64: Indicative layout of a garage designed to serve as a parking space with an integrated cycle storage area.

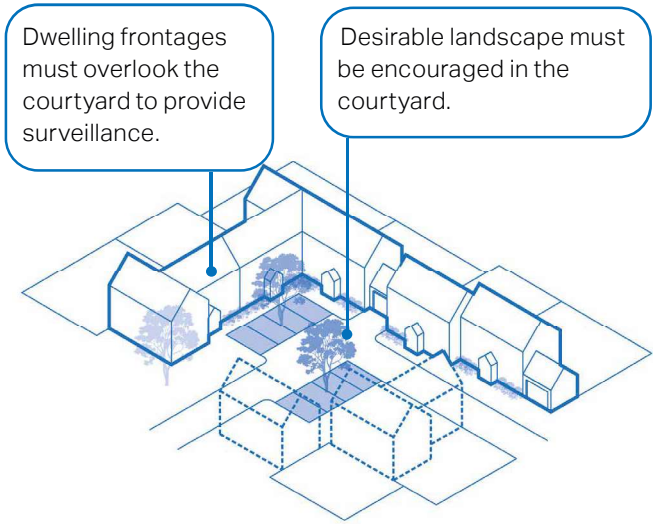

Figure 65: Illustrative diagram showing an indicative layout of parking courtyards

VISITOR PARKING AND SPACES FOR DELIVERY VEHICLES

In order to reduce the visual impact of parked cars on the street, on-street parking as the only means of parking must not be used in future development wherever possible. However consideration must be given for visitor parking and spaces for delivery vehicles, which can be provided through use of dedicated on-street parking to reduce overfill parking cluttering the street. Some guidelines for on-street parking are:

- *On-street parking 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;*
- *Opportunities must be created for new public car parking spaces to include electric vehicle charging points. Given the move towards electric vehicles, every opportunity must be taken to integrate charging technologies into the fabric of the road and street furniture in the public and private realm; and*
- *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;*

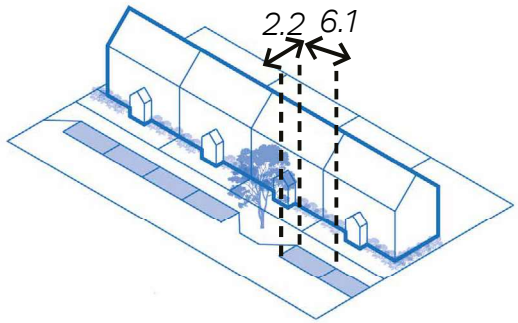

Figure 66: Illustrative diagram showing an indicative layout and minimum dimensions of on-street parking space.

Figure 67: On-street parking example in East Langdon

SP 06- TREES AND LANDSCAPING

The abundance of trees is one of the parish's greatest assets. They provide shading and cooling, absorb carbon dioxide, act as habitats and green links for species, reduce air pollution and assist water attenuation and humidity regulation. For people, they help alleviate stress and anxiety, help with recovery from ill-health and create a sense of positive mental health and well-being. In addition, they add life to the landscape and help shape and add character to open spaces.

Figure 68: Open green space in the centre of East Langdon.

There are different green spaces which need to be protected such as the Langdon playing fields, the churchyards of St Augustine's Church in East Langdon and St Mary the Virgin Church in West Langdon, and the open green spaces in the centre of East Langdon and West Langdon . The following guidelines focus on the design aspects and appearance of planting and trees in private gardens, public open spaces and streets.

PLANTING STANDARD

The following guidance could be incorporated into a Landscape Ecology Management Plan (LEMP).

- *Aim to preserve existing mature trees, incorporating them into the new landscape design and using them as accents and landmarks, where appropriate;*
- *Consider canopy size when locating trees; reducing the overall number of trees but increasing the size of trees is likely to have the greatest positive long-term impact;*
- *Size of tree pits should allow sufficient soil around the tree. Ensure tree stems are in the centre of the verge to provide a 1m clearance of the footway or carriageway;*
- *Tree root zones should be protected to ensure that trees can grow to their mature size. Root barriers must be installed where there is a risk of damaging foundations, walls and underground utilities;*
- *New trees should be added to strengthen vistas, focal points and movement corridors, while retaining clear visibility into and out of amenity spaces. They should, however, not block key view corridors and vehicular circulation sight lines;*
- *New trees should be integrated into the design of new developments from the outset rather than left as an afterthought to avoid conflicts with above- and below-ground utilities. There should be arrangements made for tree and landscape management to ensure green infrastructure continues to be managed and maintained post-build;*

- *To ensure resilience and increase visual interest, a variety of tree species is preferred over a single one. Tree species should be chosen to reflect the prevailing character of the landscape, soil conditions and the associated mix of native species of local provenance, but should also have regard to climate change, environmental/habitat benefits, size at maturity and ornamental qualities;*
- *Regulations, standards, and guidelines relevant to the planting and maintenance of trees are listed below:*
- *Trees in Hard Landscapes: A Guide for Delivery;*[1]
- *Trees in the Townscape: A Guide for Decision Makers;*[2]
- *Tree Species Selection for Green Infrastructure;*[3] *and*
- *BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations.*[4]

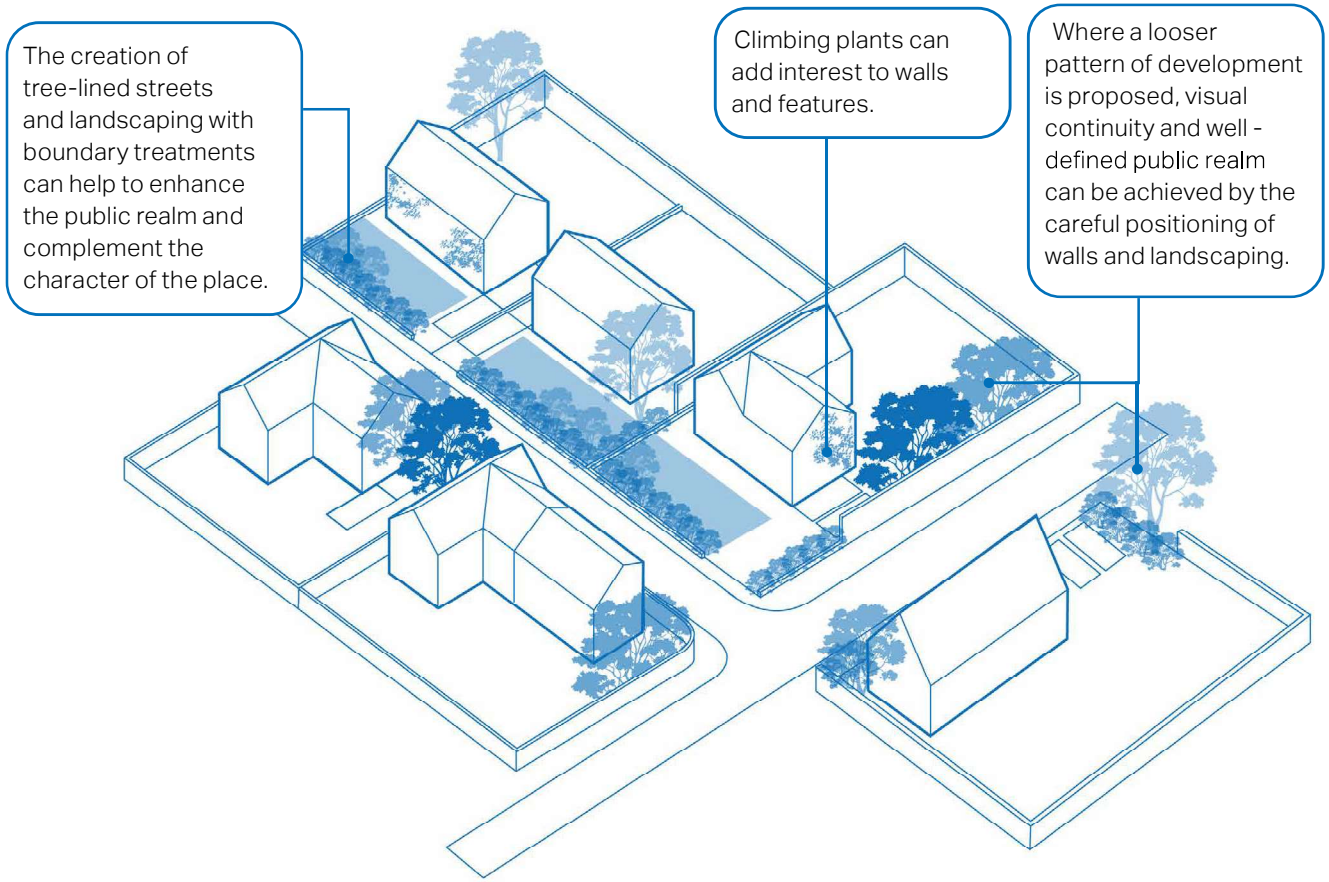

Figure 69: Diagram showing trees and landscaping that complement the public realm and create a sense of enclosure

[1] Trees & Design Action Group (2012). *Trees in Hard Landscapes: A Guide for Delivery.* Available at: http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_trees-in-hard-landscapes_september_2014_colour.pdf
[2] Trees & Design Action Group (2012). *Trees in the Townscape: A Guide for Decision Makers.* Available at: http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_treesinthetownscape.pdf

[3] Trees & Design Action Group (2019). *Tree Species Selection for Green Infrastructure.* Available at: http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_treespeciesguidev1.3.pdf
[4] British Standards Institution (2014). *BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations.* Available at: https://shop.bsigroup.com/ProductDetail/?pid=000000000030219672

GIVE SPATIAL ENCLOSURE, PROVIDE SCREENING AND PRIVACY

The use of hedges, hedgerow trees and walls contributes to the strong character of the area and a sense of enclosure. To respect the existing context, both the building and the boundary feature should be consistent with the prevailing character, although there should be some allowance for some variation to provide added visual interest.

- *Existing hedges, hedgerow trees and walls should, wherever appropriate, be retained to contribute to this sense of enclosure. Additional or replacement hedges and trees should be planted with native local species to maintain the continuity of existing hedges providing continuity of hedge and hedgerow tree cover;*
- *Where appropriate and feasible, any new developments should have setbacks that allow for front gardens or else a small area to provide a planted buffer zone between the private space and public space.*

COMPLEMENT PUBLIC REALM AND ENHANCE BUILT ENVIRONMENT AND LOCAL IDENTITY

Planting can make an appreciable difference to the appearance of an area, as well as adding to the local identity.

- *New development should use boundary features which are complementary to the street and enhance the character of the parish. Langdon's rural character should be maintained and enhanced by the use of trees, hedges and planting in publicly visible areas, including edges and interfaces; and*
- *Climbing plants are good at screening features such as garages, blank walls and fences.*

FORM FOCAL POINTS AND FRAME VIEWS

In addition to the intrinsic value of trees, they can also have a practical use value. In a small-scale open space, trees provide a focal point of interest.

Figure 70: Trees at the side of the road, in this photo part on the plot of a private property, provide a sense of enclosure and also frame the entrance into the open space at the centre of East Langdon.

Figure 71: Trees on the central green in East Langdon form focal points in the centre of the village and provide shading in the summer.

SP 07- STREET LIGHTING AND DARK SKIES

The incorporation of street lighting in any new development must be carefully considered and designed in order to preserve the rural character of Langdon Parish. Dark skies and minimised light pollution provide health benefits for people, increase enjoyment of the parish, support a more natural environment for both nocturnal and diurnal animals and reduce wastage from unnecessary or excessive lighting, thus reducing the parish's carbon footprint.

In order to meet the need for adequate street lighting within residential areas, whilst also retaining dark skies and the rural character of the parish, low-level lighting solutions can be applied. This includes lighting schemes that could be turned off when not needed ('part-night lighting') as well as down-looking lighting. Examples of low-level lighting solutions are shown to the right.

Light sources should be less than 3000K[1] to ensure appropriate levels of light spill and glare. Light shields for light sources offer additional protection over glare and light spill; exterior lighting fittings must be fully shielded if fitted with a light source over 500Lm[2] while for light sources of 500Lm or less, though not essential, shielding in whole or in part is still recommended[3]. The choice of lighting should be energy-efficient and sustainable. The installation of carefully directed motion sensors should be encouraged.

Further guidance on protecting dark skies can be found using these sources:

- "Towards a Dark Sky Standard", produced in partnership with the UK Dark Skies Partnership (https://darksky.org/news/towards-a-dark-sky-standard/).
- Institution of Lighting Professionals (ILP) Guidance Note GN01: The Reduction of Obtrusive Light (https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021/)

Particular guidance for artificial lighting and bats can be found here: https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/.

Please refer to design code E04 (page) for further guidance on wildlife in the parish.

1 K refers to Kelvin which is the measure of colour temperature for lighting sources. Warmer colours have lower Kelvin values (<3000K), white colour temperature is 3500K and cooler colours have higher Kelvin values (>3500K). Using warmer colour temperatures reduces the impact of lighting on dark skies as the lighting appears less harsh.

2 Lm refers to Lumens which is the measure of the total amount of visible light from a light source or how bright the light is.
3 https://cranbornechase.org.uk/wp-content/uploads/2022/07/Feb-22-Developers-Guide-7ai.pdf

Figure 72: Local example of low-level lighting scheme on Long Hall Lane development in East Langdon.

Figure 73: Example of path lighting where all lights are directed downwards, while the light sources are obscured, elsewhere in the UK .

SP 08- STREET FURNITURE AND VISITOR INFORMATION SITES

Street furniture and signage within Langdon can contribute to the local character and quality of the public realm. These could be in the form of bench seating at iconic viewpoints, historic village panels and signage towards the villages/ hamlets or to local amenities such as the pub. Street furniture also includes more practical infrastructure such as bins, lighting, speed monitoring devices and EVPC. Some guidelines are:

- *Any new signage design must be easy to read. Elements like languages, fonts, text sizes, colours and symbols should be clear and concise, and avoid confusion;*
- *Signage can also help highlight existing and newly proposed footpaths and cycle lanes, encouraging people to use them more;*
- *Signage should be strategically located to signal gateways and access points, creating connections with important places and destinations;*
- *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. For example there are traditional black and white fingerpost signs in Langdon Parish which indicate the direction of the villages. For pedestrian and cycle routes wooden footpath signs could be used to reflect the rural character of the parish;*
- *Street furniture such as benches could be proposed to improve existing public spaces such as the greens in East Langdon and West Langdon, as well as in any proposed new public spaces; and*
- *Existing historic village panels such as the panel at East Langdon village green should be protected;*

Figure 74: Example of local sign to the Lantern Pub in Martin. .

Figure 75: Historic village panel at East Langdon.

B. BUILT FORM

The following section outlines guidelines that should be considered by developers when creating new development within Langdon. Some of the following guidance is directed at development on existing plots, such as extensions, though many can be applied to both new and existing development.

In general, the historic form of parts in Langdon is of moderate plots and dwellings. While this is appropriate when development or redevelopment occurs in those areas, other, newer, areas should be developed in a coherent form with modern best practice. That is, there should be a proportional relationship between size of plot, dwelling and spaces between the dwellings. In general however, Langdon exhibits a low density with heights averaging 1 to 2 storeys and a reasonable space between dwellings. The following illustrative diagrams show this intention and new proposals would need to demonstrate that this has been observed.

The structure of the following codes generally starts with policies on a larger scale and subsequently moves to codes related to specific built form details.

BF 01- OVERLOOK PUBLIC SPACE

In order to provide a sense of security and natural surveillance, the windowed front elevation of a dwelling should face the street where this is in keeping with local character. Rear boundaries facing the street should be avoided as this has a negative impact on the character of a street and reduces levels of security and natural surveillance. Rear boundaries should back on to other rear boundaries or provide a soft transition into the natural environment such as at the settlement edge.

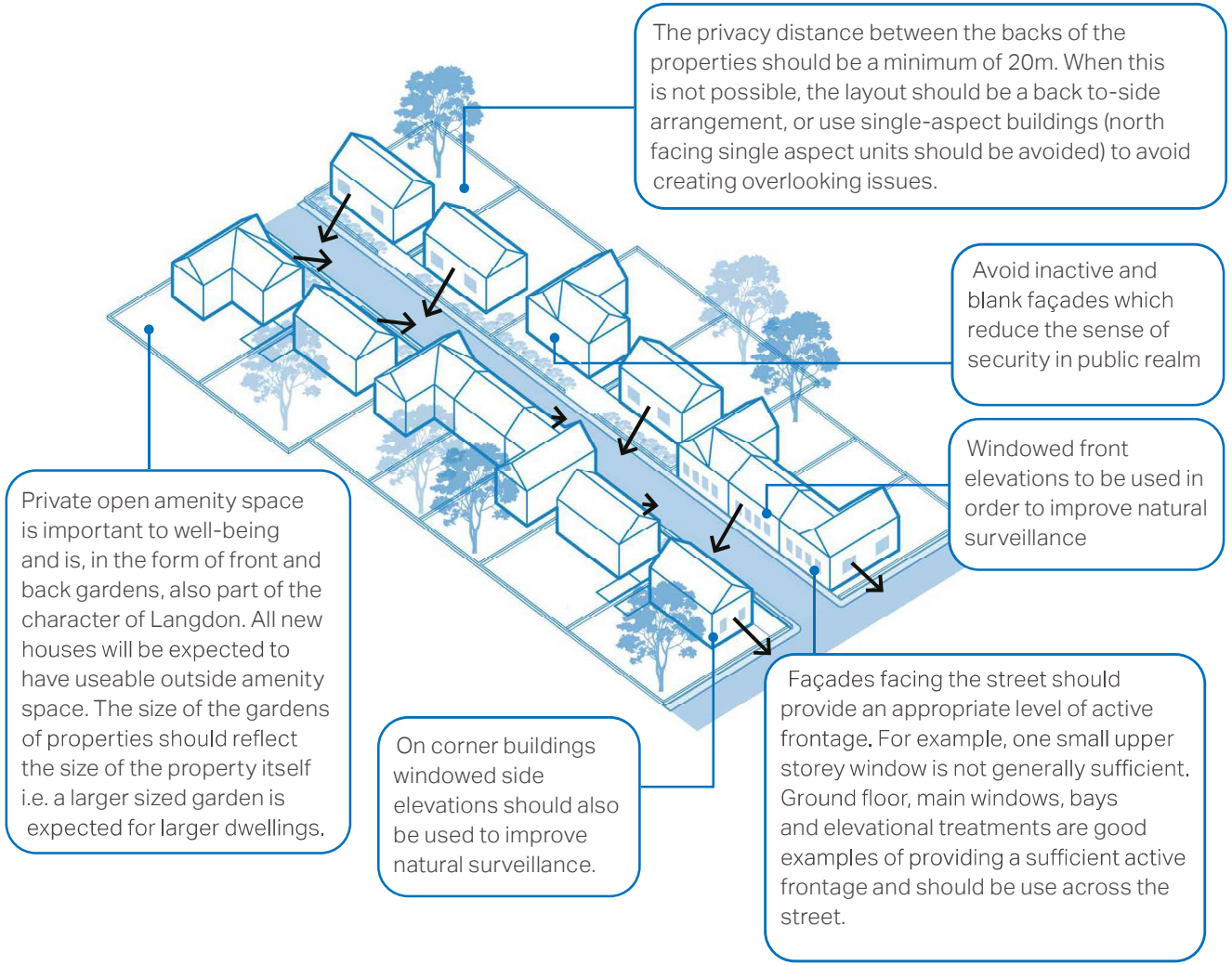

Figure 76:
Diagram to highlight the importance of natural surveillance to improve the security

BF 02- DEFINE FRONT AND BACK GARDENS

The ratio of garden space to built form within the overall plot is exceptionally important to ensure that the sense of openness and green space within the villages is maintained.

There are different garden dimensions in each of the character areas. The largest plots and gardens are found in CA5: Countryside where density is lowest and front and back gardens range from 10-25m and 12-46m. CA3: West Langdon has generous plot sizes, and large back gardens, though front gardens vary with the building line sometimes fronting directly onto the road. In general front gardens range from 2-19m and back gardens are around 20m or larger. Similarly in Martin front gardens vary, though in general plots are smaller and density is higher compared to West Langdon. Martin Mill and East Langdon have relatively more formal plot layouts compared to the other character areas. In Martin Mill front gardens range from 2-15m and back gardens have greater variety, ranging from around 5-40m. In East Langdon there is a wide variety across different parts of the village. The east of the village has generally smaller plots, front gardens are around 5-10m and back gardens are around 10-15m. A few older properties along The Street have no front gardens, fronting directly onto the road. The west of the village has more spread out and larger plots with front gardens of around 12m and back gardens of around 20m.

Any new development should respond to the existing plot patterns and back and front garden sizes of the character area, whilst also following good design practice, national and regional policies.

Back gardens should be a minimum depth of 10m and provide a minimum area of 50m^2 of useable amenity space. North facing back gardens should exceed 10m in length to ensure sunlight is maximised. Garden sizes should reflect the property size and a greater sized garden will be expected for larger dwellings.

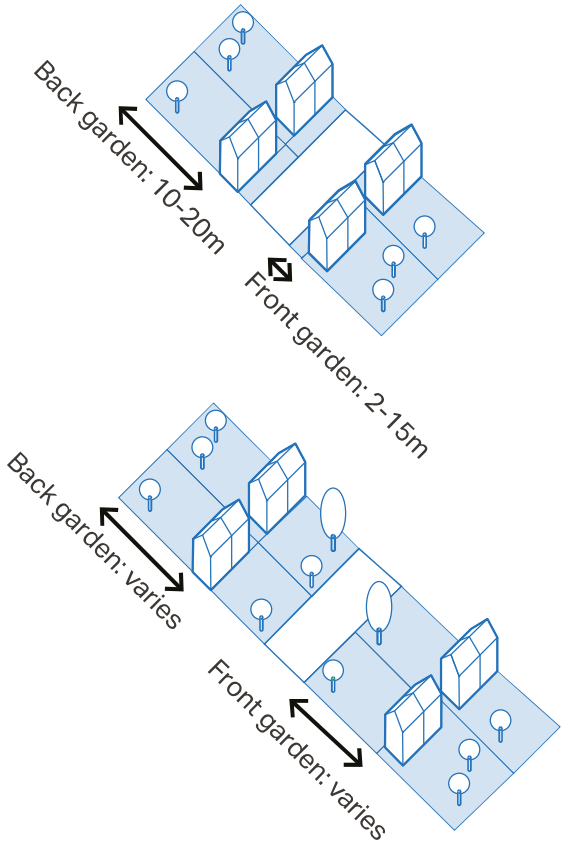

Figure 77: Diagrams showing how plot layouts vary between the character areas. The top diagram represents plots typical of Martin Mill and the east part of East Langdon. The bottom diagram represents plots typical of West Langdon, Martin and the west of East Langdon.

BF 03- MAINTAIN A CONSISTENT BUILDING LINE

Building lines and setback distances should be consistent with the context and surrounding plots to ensure the overall character of the area and the sense of enclosure of the streets is maintained. Within the parish there are a variety of building lines and setbacks used which reflect the different characters of the areas. Therefore any new development should knit into the existing development pattern with a building line consistent to the context so that the individual character of the areas in Langdon is retained.

- *To ensure sufficient street enclosure, private front thresholds should have a modest depth and accommodate a small garden or area for plantation;*
- *Setbacks and the building line of any new development should respond to surrounding context. For character areas with very low density and looser grain like the countryside and West Langdon, setbacks can be larger and more varied to respond to the more open character of the area. For character areas with more uniform building lines, for example in Martin Mill, building lines and setbacks should match those of the surrounding context;*
- Where buildings are more generously set back from the carriageway, the threshold spaces should be well landscaped; *and*
- *Front gardens can be deeper where the topography requires and at edges of development. This also helps to create a softer transition between countryside, green spaces and built environment.*

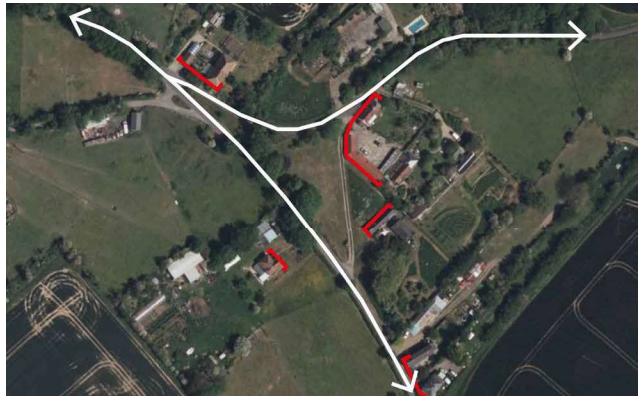

Figure 78: Range of setbacks with loose-grain pattern and informal plot arrangements. Large plots with large back gardens, a couple with large front gardens as well.

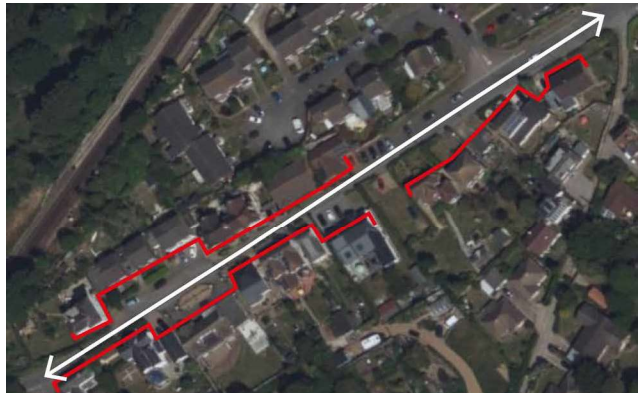

Figure 79: Areas of continuous building line, broken by small variations in set back and on-street parking bays in Martin Mill.

Figure 80: Subtle changes in building lines with small to medium sized front gardens and small to medium-sized back gardens in East Langdon.

Figure 81: Various setbacks though overall consistent orientation and medium to large-sized front and back gardens in Martin.

BF 04- DESIRED HEIGHT PROFILE

- *Development building heights should accord with the settlement character of mainly one and two storey dwellings;*
- *Roofs in the parish are pitched or hipped. New roof type and pitch should reflect this. The use of clay plain tiles and slate tiles are widespread and should be the main roofing materials for new development in the parish;*
- *Innovation which explores the integration of green roof should be encouraged;*
- *The scale of the roof should always be in proportion to the dimensions of the building itself. Flat roofs for buildings, extensions, garages and dormer windows should be avoided; and*
- *Chimney type and height should be congruent with the typical parish chimney precedent examples.*
- *The topography of the parish must be considered in any new development. Settlements are either contained in a landscaped valley or on a landscaped ridge. The rolling topography in combination with areas of open landscape and long distance views means it is important for any new development to sit below the treescape and landscaping, as the existing settlements do. Building heights, roof ridges and eaves must be designed to not impact views into and out of the area. Proposals should be supported by a Landscape and Visual Impact Assessment (LVIA) to demonstrate the impact on the landscape.*

Figure 82: Photograph showing the settlement of East Langdon at the bottom of the valley with the roofline screened by trees and the open fields to the right which are at higher ground and have more open landscape.

Figure 83: Roofline in East Langdon, which features hipped and pitched roofs of 1-2 storeys and lower than the tree line.

BF 05- RESPECT IMPORTANT VIEWS

Langdon parish is within the Ripple Open Arable Chalk Farmland with Woodland landscape character area and, as identified in the Dover District Landscape Character Assessment, a key characteristic of this area is the 'extensive and panoramic views'[1]. Therefore protecting important views is key to maintaining the character of the parish.

- *Any new development should relate sensitively to views and vistas within the built environment as well as the surrounding landscape;*
- *The rolling topography of the parish, combined with the openness of the landscape results in views out from points across the whole parish so views will always need to be considered. Key views and vistas are identified in the Langdon Neighbourhood Plan;*
- *New development should preserve the setting, views towards and from important landmarks or heritage assets and respect the openness from village to rural views;*
- *Any infill development, building extension or modification should not exceed the surrounding average building height or block any views towards important built landmarks and landscape features; and*
- *The visual impact of any development, including that from the road should be considered when dealing with planning applications so that the rural character of Langdon is maintained.*

Figure 84: View from Waterworks Hill at the edge of West Langdon north east across open landscape.

Figure 85: View from Long Hill Lane east across open landscape towards Langdon Playing Fields and the treeline.

1 Dover District Council, *Dover District Landscape Character Assessment* (2020) https://www.doverdistrictlocalplan.co.uk/examination-home/submission-documents/submission-documents

BF 06- EXTENSION AND CONVERSION

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

- *Many household extensions are covered by permitted development rights, and so do not need planning permission. These rights do not apply in certain locations such as Conservation Areas;*
- *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.*
- *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;*
- *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;*
- *Any housing conversions should respect and preserve the building's original form and character; and*
- *Where possible, reuse as much of the original materials as possible, or alternatively, use like-for-like materials. Any new materials should be sustainable and be used on less prominent building parts.*

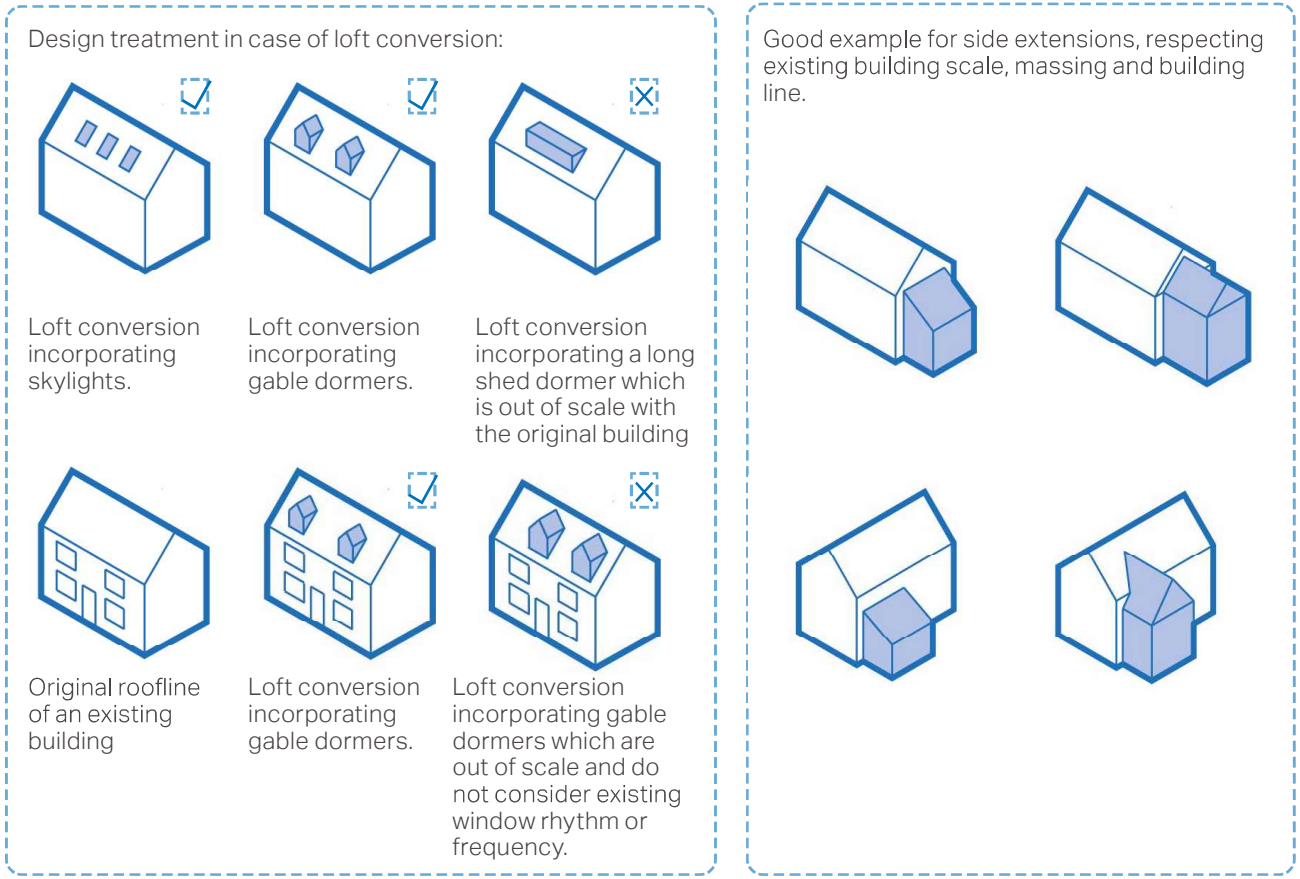

Figure 86: Some examples for different type of building extensions

Figure 87: Good example of a side extension which respects the roof pitch, materials and scale of the original building.

Figure 88: Good example of a recent extension to Mill House in Martin including re-use of original materials.

BF 07- INFILL AND BACKLAND DEVELOPMENTS

The context and scale of infill development will vary according to the location of the infill site; however any proposed infill development can have significant impact on the character and appearance of the built environment. Therefore some design guidelines for infill sites are:

- *Infill development should complement the street scene into which it will be inserted. It does not need to mimic the existing styles but its scale, massing and layout need to be in general conformity with the existing. In particular infill development should not be located too close to existing buildings and should not be of a larger scale which dwarfs existing properties and/or presents overlooking issues;*
- *Infill development in close proximity to heritage assets should be carefully considered and propose sensitive design which respects the proximity setting of the heritage asset. This includes the scale, massing, boundary treatment and materials of the infill development;*
- *The building to plot size ratio of infill development should ensure a good amount of outdoor amenity space. There is a range of front and back garden sizes in Langdon which differ within the conservation areas. At the edges of development larger gardens are more common. Infill development should follow existing context whilst also meeting national standards;*
- *The building line of any new infill development should be in conformity with the existing. Where there is an existing strong building line, for example with terraced or dense groupings of houses, the building line of infill should be similar in order to preserve the character of the street. In other cases where the building line is more informal, for example in less dense areas, a more varied building line may be acceptable;*
- *The density of any new infill development should reflect its context and its location in the parish and also within the villages. The optimum density will respond to surrounding densities while making efficient use of the land; and*
- *Where there are opportunities for infill development, proposals should retain existing views and vistas between buildings and along view corridors wherever possible.*
- *In general backland developments should be discouraged in Langdon to preserve the existing patterns of development. Tandem development is a form of backland development where a new dwelling is placed immediately behind an existing dwelling and is serviced by the same vehicular access. This type of development will generally be unacceptable due to the impact on the amenity of the dwelling at the front of the site.*

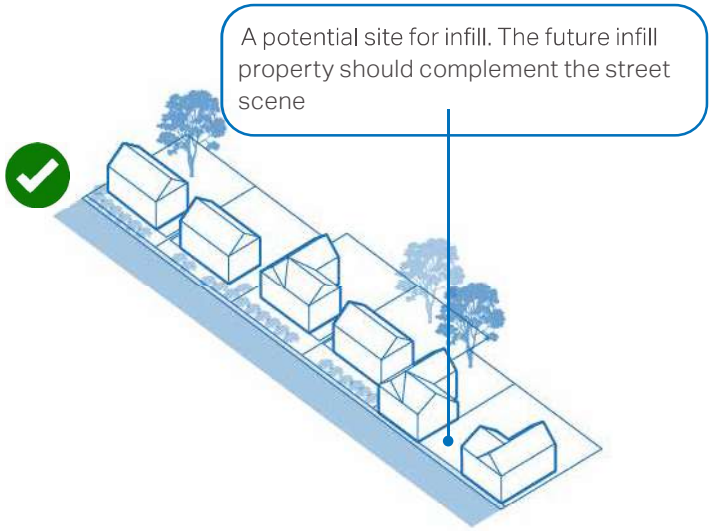

Figure 89: An indicative diagram highlighting a site before infill

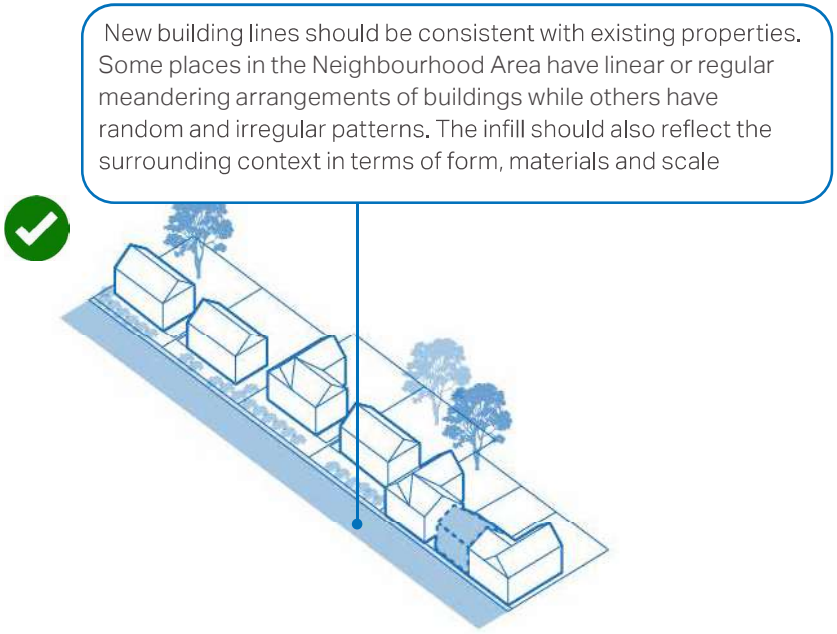

Figure 90: Diagram showing tandem development which will generally be unacceptable due to unacceptable erosion of privacy and amenity

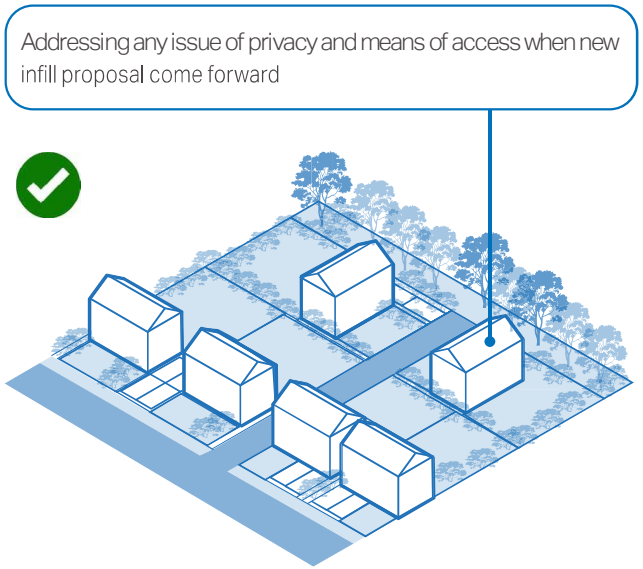

Figure 91: Diagram showing a more acceptable design of backland development.

BF 08- ARCHITECTURE DETAILS, MATERIALS AND COLOUR PALETTE

There are a variety of architectural styles in the parish, including 14 listed buildings, examples of older, vernacular architecture, a diverse range of modern development from primarily the 20th century with a limited amount from the 21st century.

The conservation areas of East Langdon and Martin, together with the village green area of West Langdon, form the most historic parts of the parish. There are particular materials and architectural details which contribute to the character of Langdon Parish. Flint knap is used in buildings and walls across the parish. Kent peg tiles are also a prevalent part of the local vernacular. This type of tile is most often used as a roof material and is seen in different shades of red and brown, but is also used as cladding for the facade on a few buildings in the parish.

Some buildings have modern extensions and alterations. New developments should encourage and support innovative and proactive approaches to design and opportunities to deliver decentralised energy systems powered by a renewable or low carbon source and associated infrastructure, including community-led initiatives.

New developments should strive for good quality design that meets climatic targets for CO_2 emissions and that can be constructed sustainability, maximising opportunities for recycling.

Informed by the local architecture, the following pages illustrate acceptable materials and detailing for any future housing developments in Langdon. An important contributor to the built form character in the parish is variety and informality with any given street presenting a mix of building typologies, details and materials. Therefore any design proposals for new dwellings must incorporate a variety of typologies, materials and details which are appropriate for the local context (see pages 65 and 66).

In the case of a conversion of an existing historic building into a residential use, this should look to preserve and enhance any existing heritage features, to maintain the integrity of the original building. Any new fenestration should be positioned carefully to maintain the character and balance of the building and reflect the existing design through use of complementary materials and finishes.

For both new developments and conversions of existing historic buildings wooden window frames and doors are recommended. Use of UPVC for fenestration is discouraged because it detracts from the character of the parish. Instead, encourage use of wooden windows and doors.

Figure 92: Flint and brick wall in East Langdon.

Figure 93: Red brick building with a pitched roof using Kent peg tiles.

Wall

White painted brick

Flint knap and brick dressings

Smooth render

Dark weatherboarding

Kent peg tiles in dark brown and flint knap

Kent peg wall tiling

Red brick

Wooden weatherboarding

Roof

Slate tile pitched roof

Clay plain tile hipped roof

Clay tile cat slide roof

Kent peg tiles in light/ red brown and gabled dormers

Kent peg tiles in dark brown

Fenestration

Wooden casement windows and wooden panel door

Wooden sash windows

Sash windows with light frames

Sash windows with dark frames

Wooden painted door and small canopy porch

Slate roof pitched roof porch

Boundary treatment

Hedges

Wooden fence with gaps

Red brick wall with flint knap

Brick wall with buttress

Low brick wall with hedges

No boundary treatment

Ground surface

Gravel driveway

Asphalt

EE. ENVIRONMENTAL AND ENERGY EFFICIENCY

Design codes in the following section apply to the whole parish. They contain important policies that will help to reduce our collective impact on the planet while allowing the natural environment in and around Langdon to flourish.

They include general guidance that apply to both new and existing development as some of the policies can be used to modify existing dwellings to become more environmentally sustainable.

It is hoped that more of these policies are adopted in the future to help preserve and sustain Langdon's distinct character.

EE 01- FEATURES IN DWELLINGS

The following section elaborates on energy efficient technologies that could be incorporated in buildings and at broader neighbourhood area design scale as principles.

Use of such principles and design tools should be encouraged in order to contribute towards a more sustainable environment.

Energy efficient or eco design combines all around energy efficient appliances and lighting with commercially available renewable energy systems, such as solar electricity and/or solar/ water heating and electric charging points.

EE 02- BUILDING FABRIC THERMAL MASS

Thermal mass describes the ability of a material to absorb, store and release heat energy. Thermal mass can be used to even out variations in internal and external conditions, absorbing heat as temperatures rise and releasing it as they fall. Thermal mass can be used to store high thermal loads by absorbing heat introduced by external conditions, such as solar radiation,

Figure 94: Diagram showing low-carbon homes in both existing and new build conditions.

or by internal sources such as appliances and lighting, to be released when conditions are cooler. This can be beneficial both during the summer and the winter.

Thermal storage in construction elements can be provided, such as a trombe wall placed in front of a south facing window or concrete floor slabs that will absorb solar radiation and then slowly re-release it into the enclosed space. Mass can be combined with suitable ventilation strategies.

INSULATION

Thermal insulation can be provided for any wall or roof on the exterior of a building to prevent heat loss. Particular attention should be paid to heat bridges around corners and openings at the design stage.

Provide acoustic insulation to prevent the transmission of sound between active (i.e. living room) and passive spaces (i.e. bedroom). Provide insulation and electrical insulation to prevent the passage of fire between spaces or components and to contain and separate electrical conductors.

AIRTIGHTNESS

Airtight constructions help reduce heat loss, improving comfort and protecting the building fabric. Airtightness is achieved by sealing a building to reduce infiltration- which is sometimes called uncontrolled ventilation. Simplicity is key for airtight design. The fewer junctions the simpler and more efficient the airtightness design will be.

An airtight layer should be formed in the floor, walls and roof. Doors, windows and roof lights to the adjacent walls or roof should be sealed. Interfaces between walls and floor and between walls and roof, including around the perimeter of any intermediate floor should be linked. Water pipes and soil pipes, ventilation ducts, incoming water, gas, oil, electricity, data and district heating, chimneys and flues, including air supplies to wood burning stoves, connections to external services, such as entry phones, outside lights, external taps and sockets, security cameras and satellite dishes should be considered.

The diagram below illustrates some of these key considerations.

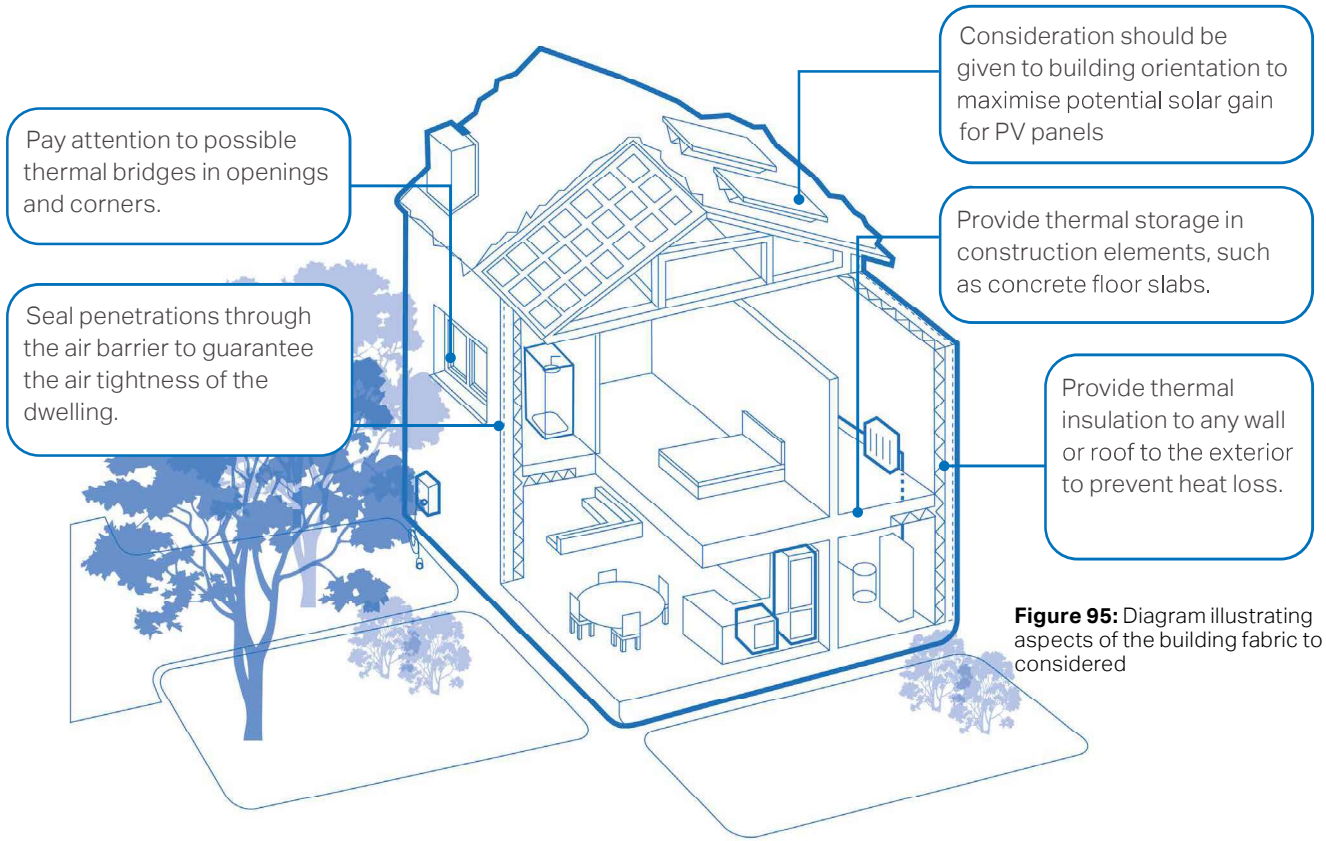

Figure 95: Diagram illustrating aspects of the building fabric to be considered

EE 03- FLOOD MITIGATION

As shown in **Figure 12**, some areas the parish include areas with medium and high flood risk from surface water and these particularly affect the narrow lanes through the villages/hamlets and countryside.

There are various ways to mitigate flood risk such as Sustainable urban Drainage System (SuDS), rainwater harvesting, and permeable pavements which are elaborated on the following pages.

SUSTAINABLE URBAN DRAINAGE SYSTEM (SUDS)

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 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.

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).*

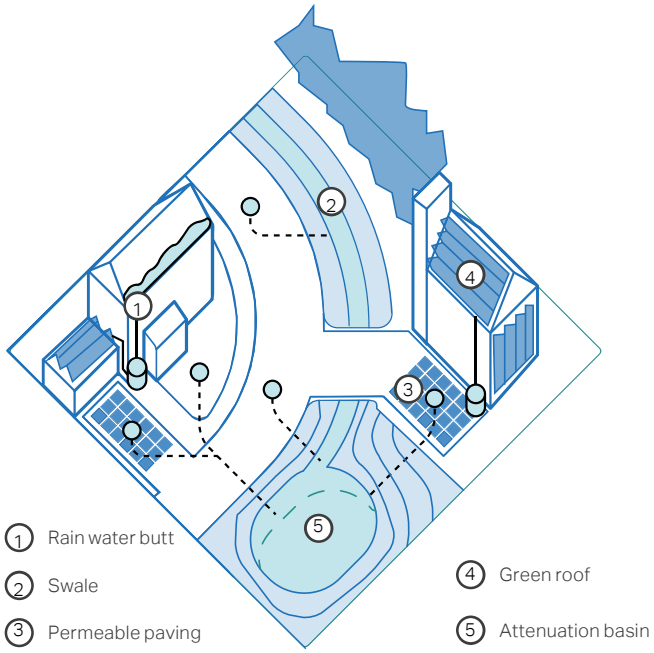

Figure 96: Diagram showing the best use of harvesting water systems rain garden, swales, permeable paving, green roofs

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:

- *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;*
- *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 make the most efficient use of water resources by reusing surface water; and*
- *SuDS must be designed sensitively to augment the landscape and provide biodiversity and amenity benefits.*

There are groundwater protection zones in the parish which need to be considered in the design and placement of SuDS. Further guidance on SuDS and specific guidance on SuDS in a Groundwater Protection Zone can be found in sustainable drainage document adopted by the Kent County Council: 'Water.People.Places.' (2013) https://www.kent.gov.uk/environment-waste-and-planning/flooding-and-drainage/sustainable-drainage-systems#tab-2.

Figure 97: Examples of SuDS designed as a public amenity and fully integrated into the design of the public realm, Sweden

EE 04- WILDLIFE FRIENDLY FEATURES

Biodiversity, woodlands and green spaces in Langdon should be protected and enhanced where possible.

- *Biodiversity net gain is a requirement for major and smaller developments. Where possible, biodiversity net gain must be delivered on site, or at the least within the parish. There are a number of biodiversity opportunity sites in the parish as identified in the Neighbourhood Plan;*
- *Roadside verges, hedges, and trees should act as natural buffers and should be protected when planning new developments. These should also be well-maintained;*
- *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; and*
- *Ensure habitats are buffered. Widths of buffer zones should be wide enough and based on specific ecological function.*

Figure 98: Example of comprehensive landscape buffering along an edge lane with use of roadside verges, hedges and trees (elsewhere in the UK).

Figure 99: Examples of a bughouse decorating rear gardens or public green spaces.

Figure 100: Examples of a frog habitat decorating rear gardens or public green spaces.

- *New development proposals should include the creation of new habitats and wildlife corridors such as: hedgerows (gapping up/ planting native trees or hedge plants including climbers), unimproved grassland (add native bulbs and wildflowers), streams, swales or ditches (enhance with wildflower planting - bog mint, flag iris etc). Other wildlife friendly measures might include installing bird boxes on trees and walls, hedgehog runs through fences or walls and bee bricks in walls;*
- *Avoid low maintenance gardens (including artificial turf) which have limited benefit to wildlife. Reduce hard landscaping;*
- *The loss of any tree and garden should be discouraged. Encourage permeable pavement and gardens which are beneficial to biodiversity net gain.*

4.2 How to apply the design codes to the character areas

The following pages show how the design codes apply to each character area, as distinguished by the colour coding system. Where appropriate, specific considerations are detailed below.

CA1- Martin Mill

CA2- Martin

CA3- West Langdon

CA4- East Langdon

CA5- Countryside

CA1- Martin Mill

SP 02: Routes to the train station will potentially become busier with any new development, negatively impacting traffic through the village. There is also seasonal increase in visitor traffic staying at the Hawthorn Farm caravan site. Therefore pedestrian and cycle routes must be prioritised and incorporated into any new development and should link into the current network, providing links to amenities such as the train station and to other settlements where these routes are missing. For example the footpath to East Langdon should be maintained and improved where necessary and a pedestrian/ cycle link to Martin Mill could be proposed as this is currently missing from the network.

BF 03: Building lines should follow the existing pattern. Plot sizes should reflect existing modest sizes and house sizes should meet local needs.

BF 04: Martin Mill sits upon higher land than the land to the north and east, so building heights should be considered with regard to the effect of the topography. Generally 1-2 storeys are appropriate.

BF 09: Bungalows, detached, semi-detached and short terraces (where immediate context supports them, e.g. sufficient parking spaces), are acceptable typologies in this area.

CA2- Martin

SP 01: The strong rural character of the village should be retained.

SP 02: Traffic calming solutions appropriate to the rural context can address speeding issues and any new development should consider the impact especially on well-used routes such as from the centre of Martin to the train station in Martin Mill on Lucerne Lane, which is a very narrow road and will not be able to accommodate high volumes of traffic.

SP 03: Roads should be lined with trees and hedgerows to maintain the good sense of enclosure and rural character.

BF 03: Building lines should be consistent with the surrounding building lines, but can apply subtle differences in setbacks to maintain the rural and informal development pattern.

BF 04: Marston Hall's presence as a heritage asset should be respected by any future development. The buildings around this area should not exceed 2 storeys.

BF 09 : Individuality of buildings should be encouraged. Development should use traditional materials such as flint, brick and Kentish peg tiles. The individuality of buildings and overall good design quality which contributes to the character of the area should be maintained. Boundary treatments including native species hedges, low flint or brick walls should be used to maintain the good sense of enclosure.

CA3- West Langdon

SP 01: Linear and informal development pattern should be retained to maintain the rural character. Cul-de-sacs and other development patterns which will erode this character would not be appropriate in this context.

SP 02: Encourage active travel. Connect this character area to the other parts of the parish through new and improved footpaths and bridleways.

BF 04: Low density should be proposed to fit with existing context. There is steep topography around West Langdon, therefore any new development must consider topography in relation to building heights. Surrounding landscape is additionally very open and the existing low building heights/ roofline should be maintained to mitigate impact on long distance views both into and out of the settlement.

BF 05: Any new developments should respect the open, long distance, rural views into and out of the hamlet.

BF 09: New developments should use traditional materials.

EE 03: There are medium flood risk zones from surface water through the centre of the hamlet. Flood mitigation solutions should be used to address any negative impacts of flooding.

CA4- East Langdon

SP 02: Consideration of impact on well-used routes, such as to Langdon Primary School.

SP 05: On-plot parking should be provided.

SP 07: Street lighting should not affect the dark skies. Low-level lighting should be used if required.

BF 01: Any new development should face onto public open space. The setting and character of the central green should be retained and improved through the use of boundary treatments suited to the rural context.

BF 03: Building lines should be consistent and should strike a balance to ensure that setbacks mirror surrounding setbacks and provide some garden space.

BF 04: Heights should be below the treeline within the village, generally 1-2 storeys is acceptable. Any new development should avoid impacting views into and out of the area, especially in more open areas and areas of higher land on the edges of the village.

BF 09: Any new development should mirror the existing colour and material palette, use of flint and brick is encouraged.

CA5- Countryside

SP 01: Any development in the countryside should be landscape led. Topography is an important factor particularly in this character area and must be considered in design proposals. Residential development should follow linear patterns or existing rural tracks.

SP 02: Traffic calming solutions appropriate to the rural context can address speeding and rat-running issues within the parish.

SP 04: Encourage active travel. Connect this character area to other parts of the parish through new and improved footpaths and bridleways.

SP 05: On-plot parking is recommended, should not park on the street.

SP 06: Provision of mature trees and greenery along lanes is recommended.

BF 02: Large plots are recommended with generous front and back gardens.

BF 04: Heights maybe 1-2 storeys. New development should avoid blocking views to the countryside.

BF 05: Any new development must consider views, given the openness of the countryside and the impact of the topography there are many panoramic views from across the parish which should be protected.

BF 09: Use of natural boundary treatments such as hedges and vegetation is recommended to maintain rural character. Local vernacular materials such as flint can also be used, but hard boundary treatments should be used sparingly and then restricted to low brick or flint walls, low post and rail fences, Close boarded fences and gates and panel fencing should be avoided.

EE 03: Flood mitigation solutions can address the negative impact of flooding.

EE 04: Strengthen biodiversity and the natural environment. Comprehensive landscape buffering is recommended along the edge of new developments.


Delivery
05

5. Delivery

5.1 How to use this guide

The Design Guidelines will be a valuable tool in securing context-driven, high quality development within the parish of Langdon. They will be used in different ways by different actors in the planning and development process.

What follows is a list of actors and how they will use the design guidelines:

Actors	How They Will Use the Design Guidelines
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 Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidance and Codes should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidance and 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.
Existing homeowners	As a guide for small projects which might not require planning permission.

About AECOM

AECOM is the world's trusted infrastructure consulting firm, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private-sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivaled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities. AECOM is a *Fortune 500* firm and its Professional Services business had revenue of $13.2 billion in fiscal year 2020. See how we are delivering sustainable legacies for generations to come at aecom.com and @AECOM.

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