Audley Rural Parish

Design Guidance and Codes

May 2023

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Quality information

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Revision History

Issue no.	Issue date	Details	Issued by	Position	Comments received	Comments / approved by
1	01.11.22	Complete draft	Joe Greenhalgh	Graduate Urban Designer	07.11.22	Clare Withington
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Introduction

01

1. Introduction

Audley Rural Parish Council is preparing the Audley Rural Neighbourhood Plan, a document that will guide development within the Neighbourhood Area.

1.1 Background

The Neighbourhood Plan Steering Group requires area-wide guidance and codes to ensure that future development coheres with and enhances the unique character of the Audley Rural Parish. The area has a sensitive landscape and the design guidance / codes will cover multiple distinct settlements including Audley, Bignall End, Wood Lane, Miles Green, Halmer End, Alsagers Bank, and Scot Hay, as well as several hamlets. With each village varying in character, a subsequent characterisation appraisal is included within this report.

1.2 Objectives

Local communities can use Neighbourhood Planning as a means of changing their neighbourhood for the better. Locality is a national membership network for community organisations which empowers local people to lead and influence decision-making in their area. Through Locality's support programme, Audley Rural Parish Council (ARPC) have appointed AECOM to undertake a study of the Audley Rural Neighbourhood Plan Area. AECOM has been commissioned to provide a Design Code document, which will provide urban design guidance to help to deliver good quality places within Audley Rural Parish area.

1.3 Purpose

The purpose of this report is to provide design principles and codes for the whole Audley Rural Parish area, which can be applied to future development within the Neighbourhood Area, whether a small infill site or a sizeable residential masterplan.

1.4 Area of study

The Neighbourhood Area covered by this document parallels the boundary of the Audley Rural Parish. The Parish is the largest in the District of Newcastle-under-Lyme, covering some 2,717 hectares. The area is also located within the county of Staffordshire and is six miles north-west of Newcastle-under-Lyme, a large market town. The Neighbourhood Area's northern boundary is shared with the neighbouring county of Cheshire. The nearest city is Stoke-on-Trent, located eight miles to the south-east of the Parish.

As the name suggests, Audley Rural Parish has an abundance of open green spaces which includes arable farmland, woodland, and countryside parks.

The Neighbourhood Area's settlements consist of seven villages (Audley, Bignall End, Wood Lane, Miles Green, Halmer End, Alsagers Bank and Scot Hay) which are distinctly separated from one another. There are also multiple hamlets distributed throughout the Neighbourhood Area, most of which stray far from any of the villages. The Parish has an estimated population of 8,000, along with around 3,800 houses and 150 businesses.

Figure 01: View of the Neighbourhood Area's undulating topography and vast open landscape

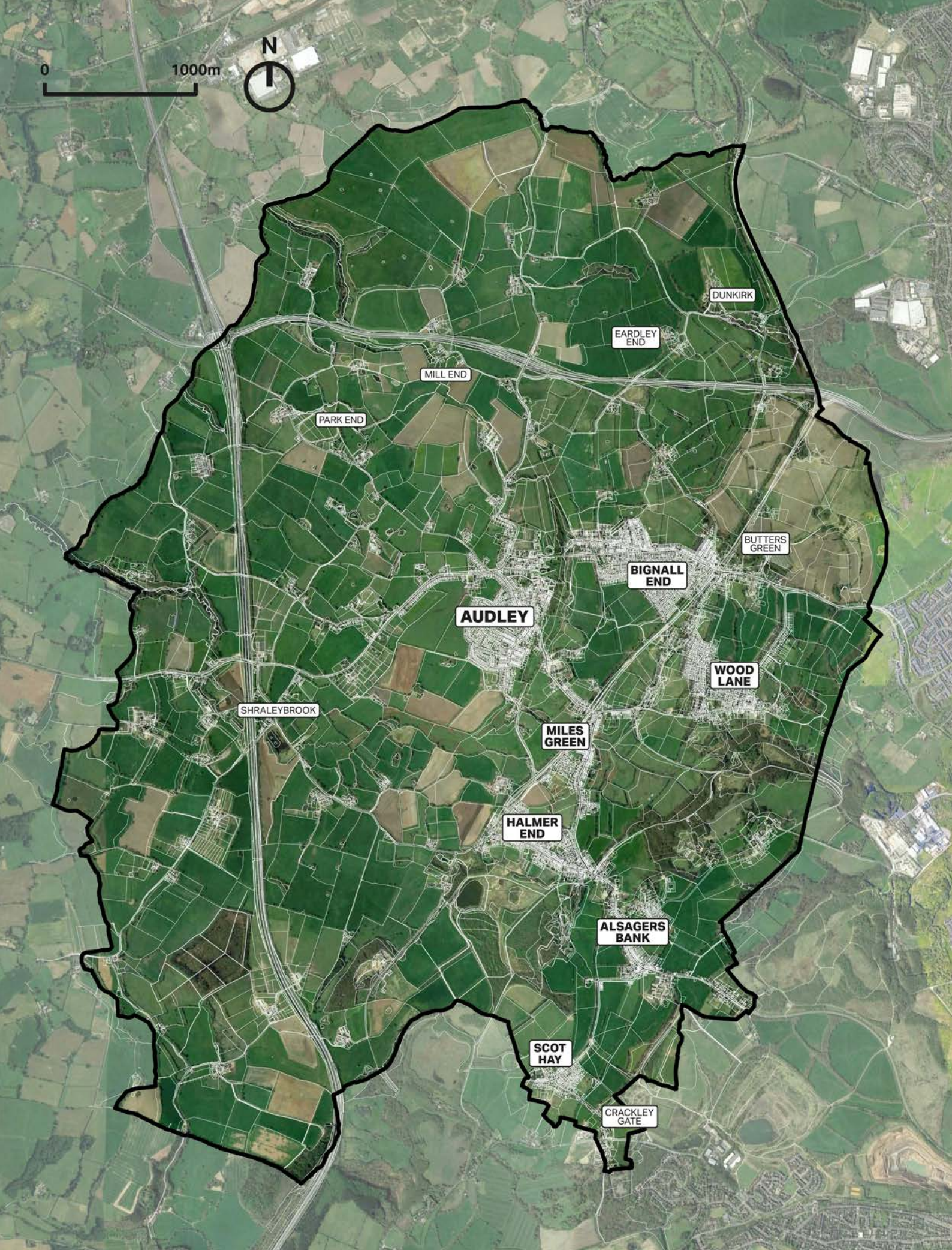


Figure 02: Audley Rural Parish (Neighbourhood Area) boundary

1.5 Planning policy and guidance

1.5.1 National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) outlines the Government's overarching economic, environmental and social planning policies for England. The policies within NPPF apply to the preparation of local and neighbourhood plans, and act as a framework against which decisions are made on planning applications.

The Revised NPPF states that a key objective of the planning system is to contribute to the achievement of sustainable development, which will be achieved with reference to three overarching objectives. One of these is an environmental objective, which seeks to contribute to protect and enhance the natural, built and historic environment.

The parts of the NPPF which are of relevance to this Design Code are:

- Part 12 (Achieving well-designed places)
- Part 13 (Protecting Green Belt land)
- Part 14 (Planning for Climate Change)
- Part 15 (Conserving and enhancing the natural environment)
- Part 16 (Conservation of the historic environment)

National Design Guide 2019

Supports the ambitions of the NPPF to utilise the planning and development process in the creation of high-quality places, and buildings, resources and lifespan.

Environment Bill (2020)

Any new development should be designed with its contribution to the Bill's aims and targets safeguarding nature, tackling climate change and providing a comfortable living to the residents, achieving high levels of sustainable development.

Committee on Climate Change (CCC)

The report made further recommendations for tighter low carbon standards for new build and rented properties, greater support for the uptake of low carbon heat and policy to incentivise able-to-pay energy efficiency improvements.

National Planning Practice Guidance Natural Environment

Paragraphs 10–35 set out responsibilities regarding protected and priority species and habitats; 'proportionate' information and assessment required on biodiversity impacts at all stages of planning development; local ecology networks and nature recovery networks; application of mitigation hierarchy, net gain metrics, and promotion of woodlands.

Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015

The Council must maintain (or bring) its tenanted non-domestic properties to the minimum energy efficiency of EPC level E by 2023. The Government may raise the minimum standard overtime to EPC level C. The proposed investment will include tenanted properties and bring any remaining sub-standard buildings well above the minimum compliance level.

Future Homes Standard (FHS) 2025

To be introduced in 2025, this standard will, "future proof new build homes with low carbon heating and world-leading levels of energy efficiency." This means that from 2025, new build homes will no longer be permitted to have fossil fuelled (e.g. gas, oil etc.) space heating and hot water generation. The hotter summers projected to result from climate change will increase the risk of overheating in new homes over their lifetime.

Building Regulations Part L 2021

In late 2019 and early 2020, the Government consulted on the uplift standards to Part L, as the first step in achieving the FHS and FBS. The new standards should result in a 31% reduction against the current standards. Option 2 (fabric plus technology) will require improved fabric u-values, low temperature radiators, wastewater heat recovery and PV.

A Green Future: Our 25 Year Plan to Improve the Environment (2018)

Calls for an approach to agriculture, forestry, land use and fishing that puts the environment first.

Any new development in Audley should be proposed in the context of the country's aim for the next 25 years to achieve a greener and cleaner environment in tackling climate change.

Planning (Listed Buildings and Conservation Areas) Act 1990

This legislation sets out the principal statutory provisions that must be considered to determine any application affecting Listed buildings and conservations. It establishes that particular regard for preserving the building of tits setting and the desirability of preserving or enhancing the character and appearance of a conservation area.

1.5.2 Local Planning Policy context

The Neighbourhood Area is under the jurisdiction of three tiers of local government: Staffordshire County Council, Newcastle-under-Lyme Borough Council, and Audley Rural Parish Council. The following planning documents were reviewed to understand the policy context which will influence this Design Code document.

Minerals Local Plan for Staffordshire (2015-2030) 2017

This document provides a comprehensive vision for how the county can achieve sustainable economic development by appropriately managing its mineral resources. The plan includes policies on the location, operation and restoration of mineral sites and resources. A substantial Mineral Safeguarding Area designation covers Audley Rural Parish. Refer to Policy 3 (Safeguarding Minerals of Local and National Importance and Important Infrastructure) for further guidance on developing within the Mineral Safeguarding Areas.

Newcastle-under-Lyme Local Plan 2011

POLICY S3 – Development in the Green Belt

With the Green Belt covering most of the Parish, this policy asserts the presumption that any form of development is not permissible within the Green Belt. Only under exceptional circumstances where the benefit of development outweighs its denial will a proposal be permitted. Such instances include re-using an existing building (within the Green Belt) where the alterations do not have a materially more significant impact on the surrounding Green Belt than the present use. Refer to the NPPF for further guidance relating to Green Belt development.

POLICY H1 – Residential Development: Sustainable Location and Protection of the Countryside

In addition to protecting the Green Belt, the openness and character of the countryside should also be protected wherever possible. For example, development within the 'countryside' will only be allowed within the Parish's defined 'village envelopes', where there has been a conversion of an existing rural building or where the development has an appropriate, affordable housing component.

POLICY C4 – Open Space in New Housing Areas

This policy promotes the development of appropriately sized open spaces for new residential areas by providing the minimum sizes of open/play spaces. It stipulates that publicly accessible space must be provided prorate at a scale of 0.1 hectares per 50 houses. Where new play areas are provided, they must be at least 0.1 hectares and be located so no child must walk more than 0.4km or cross a major road to reach such an area from their home.

POLICY C11 – New Footpaths, Horse routes and Cycleways

This policy promotes the development of multiple new footpaths (as shown on the Proposals Map) to foster a seamless pedestrian network throughout the Borough. The designated routes will be protected from any development that would disturb the flow or hinder the creation of the network.

POLICY N20 – Areas of Landscape Enhancement

Within the Parish's designated Areas of Landscape Enhancement, the Council will support proposals that enhance the character and quality of the landscape. Proposals within this area must demonstrate that no further erosion of the landscape's character or quality will be further eroded.

POLICY N21 – Areas of Landscape Restoration

Within the Parish's designated Areas of Landscape Restoration, the Council will support proposals that help restore the character and improve the quality of the landscape. Proposals within this area must demonstrate that no further erosion of the landscape's character or quality will be further eroded.

***Please note:** at the time of writing this document there was a consultation for a new Local Plan covering the period 2021-2040. Once adopted, the document should be applied alongside this Design Code document in guiding the design of future development in the Parish.*

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 (2009)

This document has been prepared jointly by Newcastle-under-Lyme Borough Council and the City of Stoke-on-Trent Council. The Core Spatial Strategy is a Local Development Framework (LDF) that sets out an overarching spatial planning dimension for the long-term regeneration of both authorities between 2006 and 2026.

POLICY CSP1 – Design Quality

This policy promotes the development of high-quality proposals regarding character, identity, and the general context of the development site. For example, preserving protected landscapes and built heritage should be prioritised over development. Proposals should also be contextually responsive to contribute to surrounding networks, spaces, and buildings positively.

POLICY CSP2 – Historic Environment

This policy should be applied in conjunction with the Audley Conservation Area and its adjoining Management Plan to safeguard the Parish's heritage assets. Audley Rural Parish is host to a conservation area, multiple Listed buildings, and a Scheduled Ancient Monument. All assets are designated for their archaeological, architectural, or historical interest and contribute significantly to the Parish's identity and character.

POLICY CSP3 – Sustainability and Climate Change

In the wake of the climate emergency, this policy encourages development that positively addresses the impacts of climate change by prioritising sustainable design and construction practices. For example, proposals should avoid areas prone to flooding and, where necessary, incorporate the use of Sustainable Urban Drainage Systems (SuDS).

POLICY CPS4 – Natural Assets

With several areas designated as natural assets, this policy promotes the protection, maintenance, and enhancement of such areas. New development needs to at the very least avoid adverse impacts on natural assets through careful consideration of location and scale. Where possible, new development should contribute to the enhancement of nearby natural assets. This can be achieved by collaborating with the relevant partners to gain a greater understanding of the protected landscape.

POLICY T16 - General Parking Requirements

This policy covers the local authority's general car parking requirements, specifying maximum levels to be provided within Table 3.2 (Appendix 3) of the Local Plan. However, given the Neighbourhood Area's significant parking issues it is recommended that parking within the area go above and beyond those specified within Table 3.2, so to adequately address the area's parking demands.

Supplementary Planning Documents (SPD): Affordable Housing SPD 2009

This document addresses the borough's affordability issues by providing specific guidance on the delivery of affordable housing. It should be applied in conjunction with national policy (NPPF) as well as policy set out in the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy. The SPD outlines a range of approaches, standards, and mechanisms to secure high-quality affordable housing. This will ensure local needs are met through the creation of mixed, sustainable communities.

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD 2010

This jointly prepared SPD emphasises the need for good quality urban design within both local authorities. The guidance amplifies the design policies laid out in the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy. Both documents should therefore be applied alongside one another. The document recognises the importance of good design in its contribution to economic development, sustainability, social well-being, and inclusion. Good urban design is vital in creating places where people want to live, work, and visit and this SPD outlines an array of methods and best practice that can produce such places.

Audley Conservation Area Appraisal and Management Plan 2013

This document outlines the key characteristics and issues of the Audley Conservation Area followed by a plan on how the area's heritage assets can be managed to ensure their protection. The area includes multiple Listed buildings, a Scheduled Ancient Monument, important views, and un-Listed buildings that contribute to the Conservation Area's historic identity and character. Development within the area is subject to specific statutory provisions that are aimed at preserving/enhancing the area.

1.6 Audley Rural Neighbourhood Plan

Neighbourhood Planning provides a powerful set of tools for local people to ensure that they receive the appropriate types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area. Audley Rural Parish Council resolved in November 2020 to designate the Parish of Audley as a Neighbourhood Plan (NP) area.

The Neighbourhood Plan Steering Group has been formulated, and the Parish Council agrees upon its Terms of Reference. Urban Vision CIC has been appointed as the Neighbourhood Planning consultant.

Figure 03: Aerial image of Audley village, the largest of the Neighbourhood Area's villages

1.7 Process and Engagement

This section provides a brief chronological breakdown of the key elements and milestones used throughout the duration of the production of this document.

1. Inception call with steering group

An inception call with the ARPC Steering Group allowed AECOM to confirm the brief and programme of works. This provided an opportunity for the group to raise any opportunities and concerns in relation to the production of the Design Code.

2. Virtual site visit

A virtual site visit was undertaken due to the limitations on face-to-face meetings during the restrictions imposed during the COVID-19 pandemic. This meeting allowed the ARPC Steering Group to show AECOM areas of interest and sites pertinent to the development of the Design Code. There were four virtual site visits undertaken in total.

3. Site visit

AECOM undertook a site visit along with members of the local group on 02/02/2022. This allowed AECOM to gain a greater understanding of the Neighbourhood Area by acquiring local knowledge from the group. This also presented the opportunity for AECOM to take photos to later be analysed, and included, within this Design Code document.

4. Heritage specialist input

Consultants from AECOM's Heritage Team were invited to provide specialist knowledge and expertise on heritage. This input has provided detailed work on the Neighbourhood Area's historic built form, historic development, and key heritage assets such as Listed buildings, the Audley Conservation Area, Scheduled Ancient Monuments, and Locally Listed buildings.

Figure 04: AECOM consultants (three on left) and the Audley Rural NP Steering Group (five on right) during the site visit

Figure 05: Due to the size of the Parish a mini van was employed to tour both AECOM and the group around the area

Neighbourhood Area Context Analysis

02

2. Neighbourhood Plan Area Context Analysis

2.1 Historic Growth

The village of Audley is first recorded in the Domesday Survey of 1086, appearing as 'Adilege' derived from Ealdgyth's (a female Saxon name) lea (meaning woodland clearing). The Manor was at this time held by Gamel, one of a small group of surviving pre-conquest landholders. The lands comprised of substantial woodland, an acre of meadowland and small areas of cultivation.

The Manor of Audley passed to the Audley family who took their name from the settlement. The Audley's were a prominent Norman family who built a castle at Heighley and are credited with both of Audley's defining medieval features: The Church of St James and the Castle Motte.

During the late medieval and early post-medieval period, agriculture and related industries were the main occupations. In the 1666 Hearth Tax assessment a total of 43 households were found liable to pay tax with an additional 103 deemed too poor. Coal mining emerged as the main industry in the 19th and early 20th century. By 1803 there were already six working collieries. The industry brought the North Staffordshire Railway to Audley in 1870 and the need to house workers and their families fueled development.

Figure 06: The Grade II* Listed Church of St James in Audley

Despite the successes of the local mining industry, there have been several disasters which have scarred the community. On 14th January 1895 the Diglake Colliery disaster killed some 77 miners. The miners are commemorated in Bignall End Chapel's cemetery. The Minnie Pit disaster on 12th January 1918 resulted in the deaths of 155 men and boys. The disaster is commemorated by a series of memorials and the names of the victims are recorded in St James Church.

In addition to the Church of St James, Audley has a strong history of non-conformity. A Wesleyan Methodist chapel was recorded in 1809, and a Wesleyan Chapel was built in 1876 to seat a congregation of 725 people. A Congregational Church opened in 1902 in Halmer End. Donations made by the Reverend Edward Vernon and William Johnson in 1611 and 1612 were used to open the Boy's Free School. In 1811 a Wesleyan school was opened, followed by the National School at Halmer End in 1858.

Audley - 1876

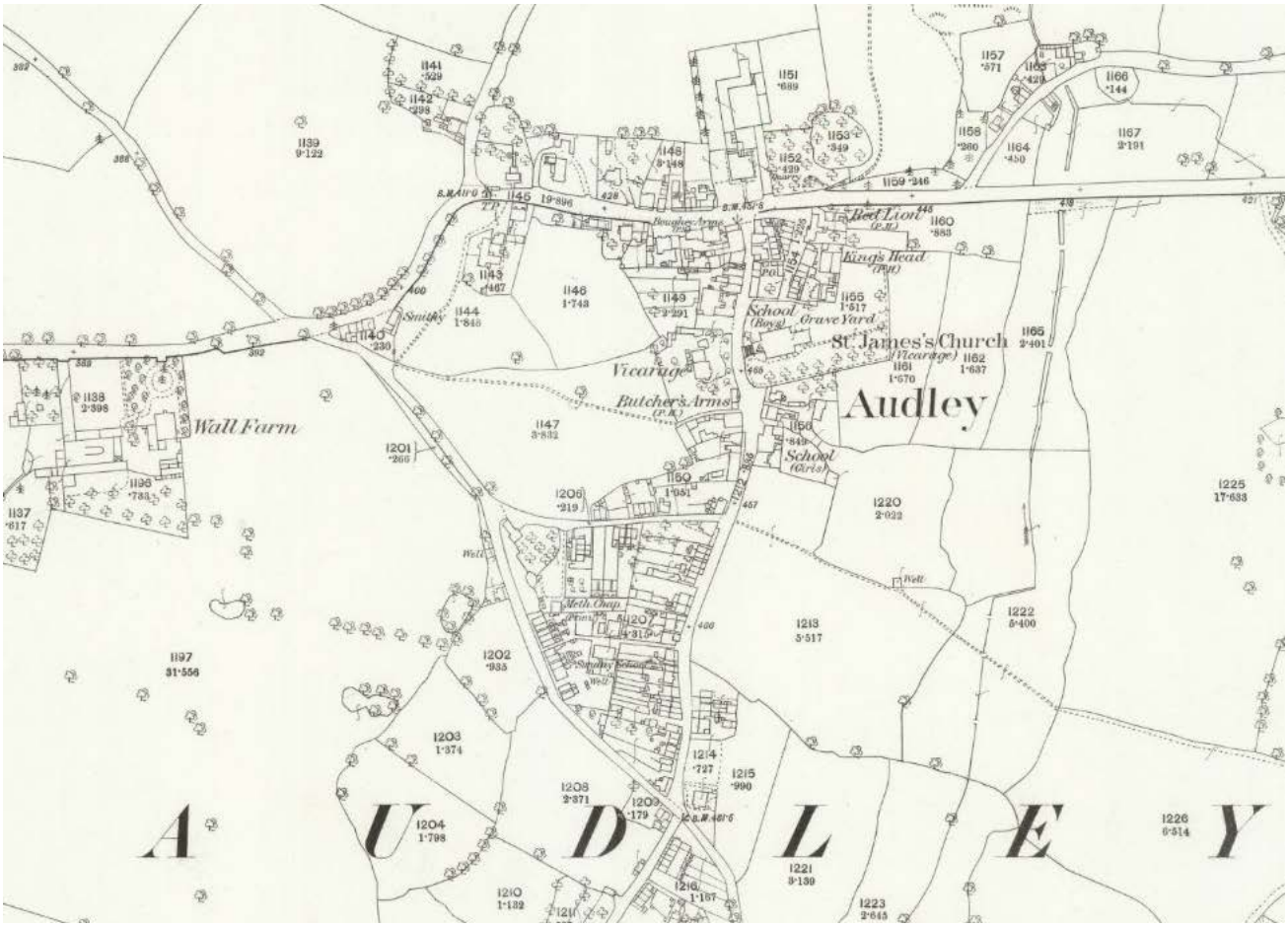


Figure 07: Historic map of Audley in 1876

Audley - 1922

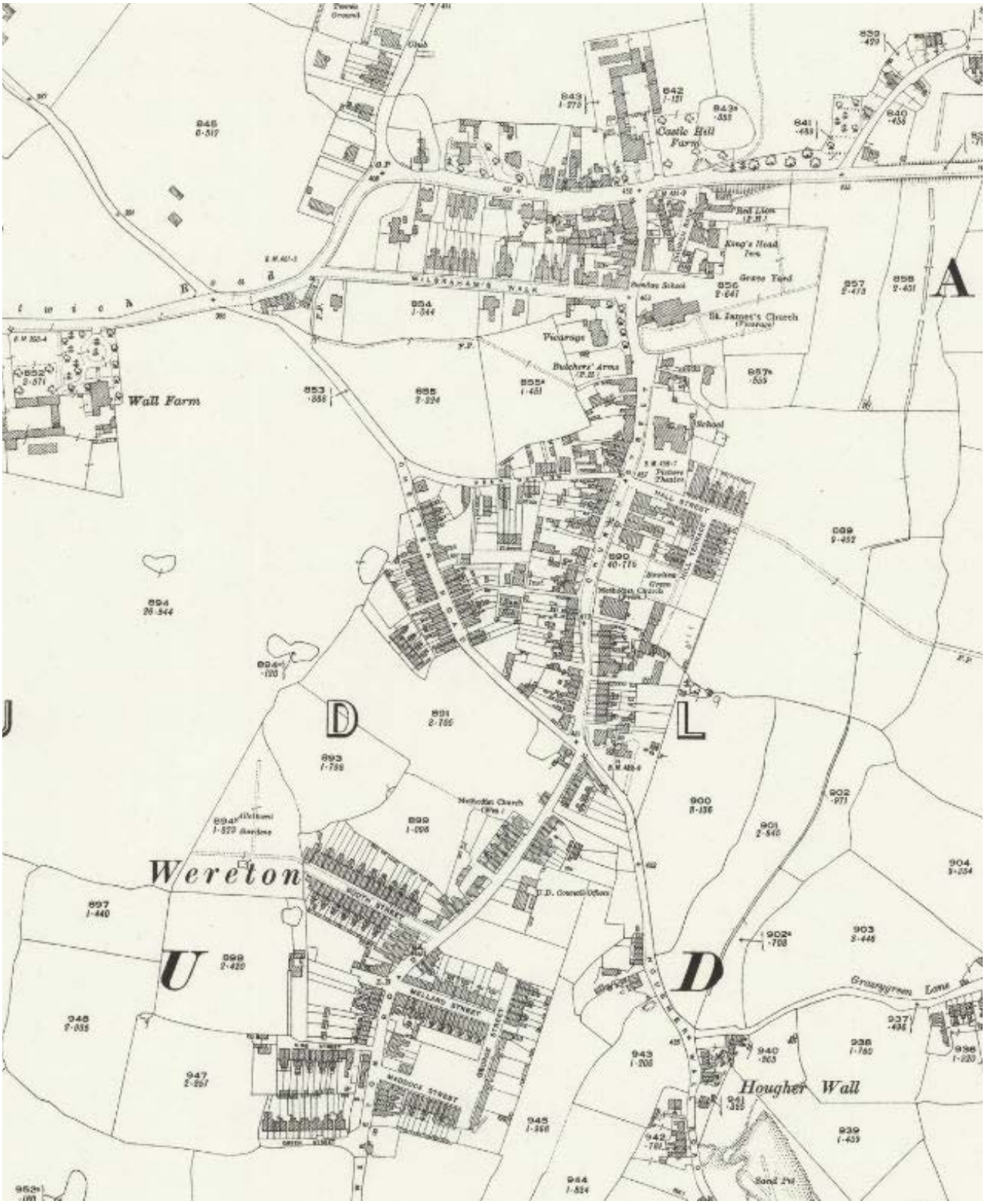


Figure 08: Historic map of Audley in 1922

Halmer End - 1876

Figure 10: Historic map of Halmer End in 1876

Halmer End - 1922

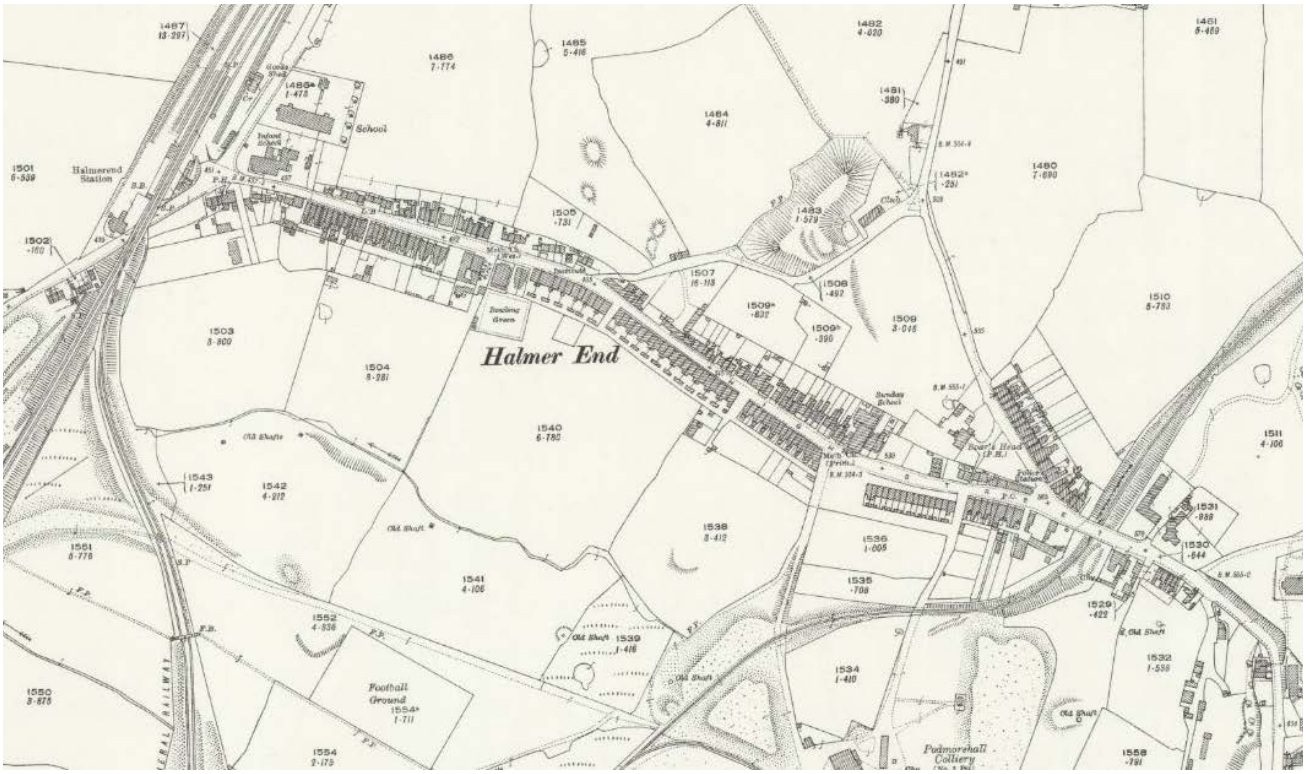


Figure 11: Historic map of Halmer End in 1922

Bignall End - 1876

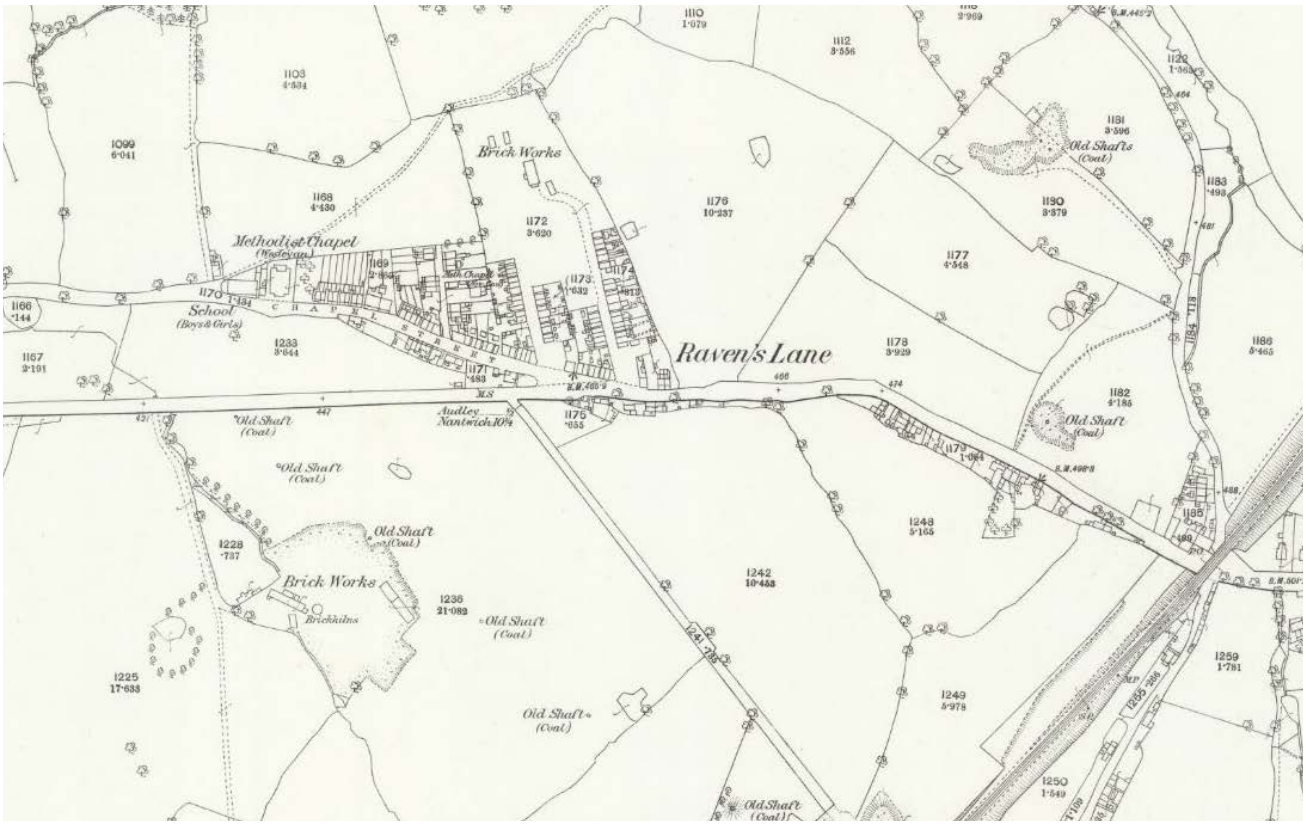


Figure 12: Historic map of Bignall End in 1876

Bignall End - 1922

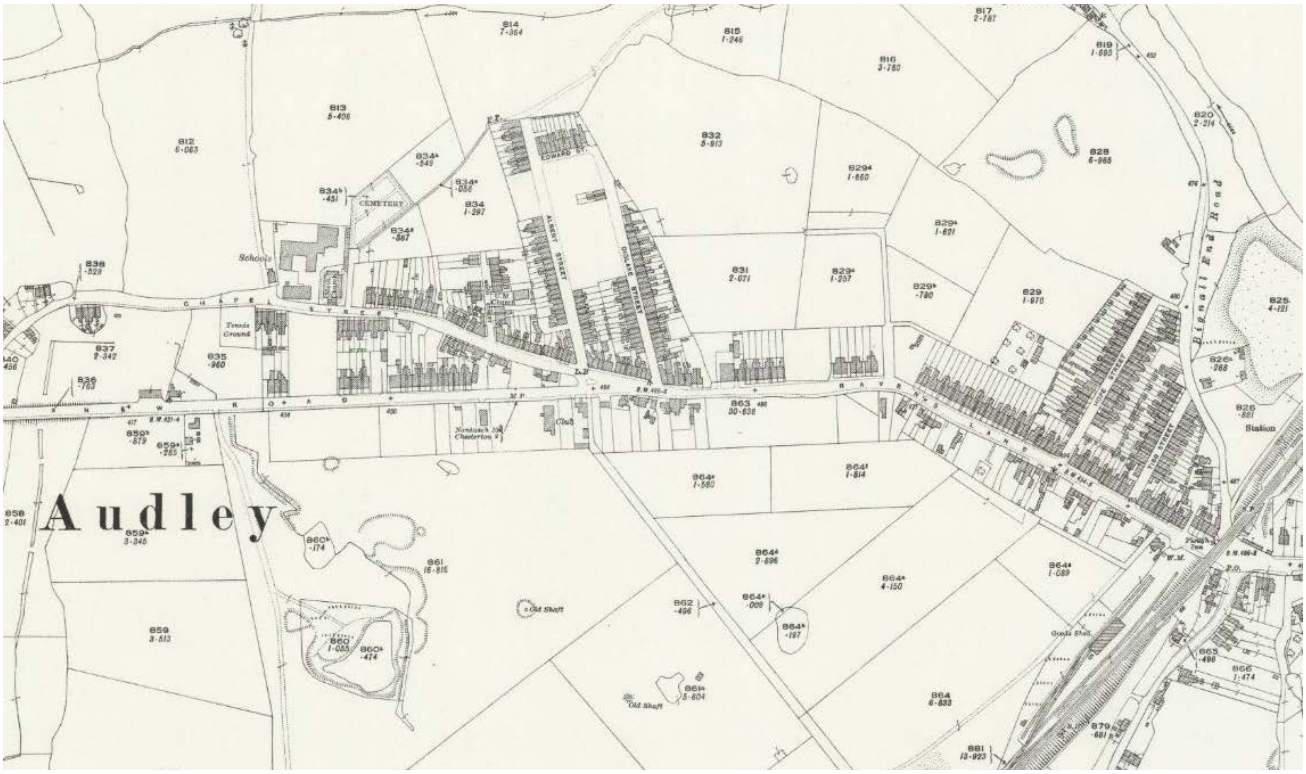


Figure 13: Historic map of Bignall End in 1922

2.2 Heritage Assets

2.2.1 Conservation Area

Audley Conservation Area was first designated in 1976 and had an Article 4 Direction added in 2017 to further restrict development. The historic core of the village is captured within the Conservation Area including Audley's two principal historic landmarks: The Church of St James (Grade II* Listed) and Castle Hill motte (Scheduled Ancient Monument). In addition, Leddy's Field greenspace and a number of Listed and undesignated buildings of local significance are contained within the Conservation Area.

The Conservation Area is situated on a raised plateau which gives views of the settlement of Bignall End below, the local surrounding rural landscape and also wider-reaching views of neighbouring counties.

Buildings in this area have evolved organically throughout different eras, phases, and styles of building, and therefore, do not conform to one particular architectural style. Most of the buildings here are residential, although there are some examples of buildings which were used for business or other purposes historically; for example the Market Hall is now occupied by Audley Climbing Centre and Castle Hill Farm is now occupied by Peak Pursuits, The Boughey Arms pub remains unchanged.

Brick is the most prevalent building material and clay tiles are inherent throughout. Wilbraham's Walk is an excellent example of both of these materials used to build high quality terraces and villas. The strong historic character of the Conservation Area is an important aspect of the Neighbourhood Area's local identity.

Figure 15:
4-12 Church Street - Grade II Listed row of buildings by William White known locally as 'The Arches'. The buildings have Gothic revival style fenestration with pointed arches and stone mullions, unique within Audley. The roof uses patterned 'dreadnought' clay tiles and has heavy-set brick chimneys, typical of the local style.

Figure 16:
The Butchers Arms - Undesignated Public House identified as a focal point and as a building which makes a positive contribution to character, within the conservation area appraisal. The building dates to the 18th century and is an example of a substantial commercial building with several elements of the local style including gables, masonry key stones, recessed brick arches and drip-moulding.

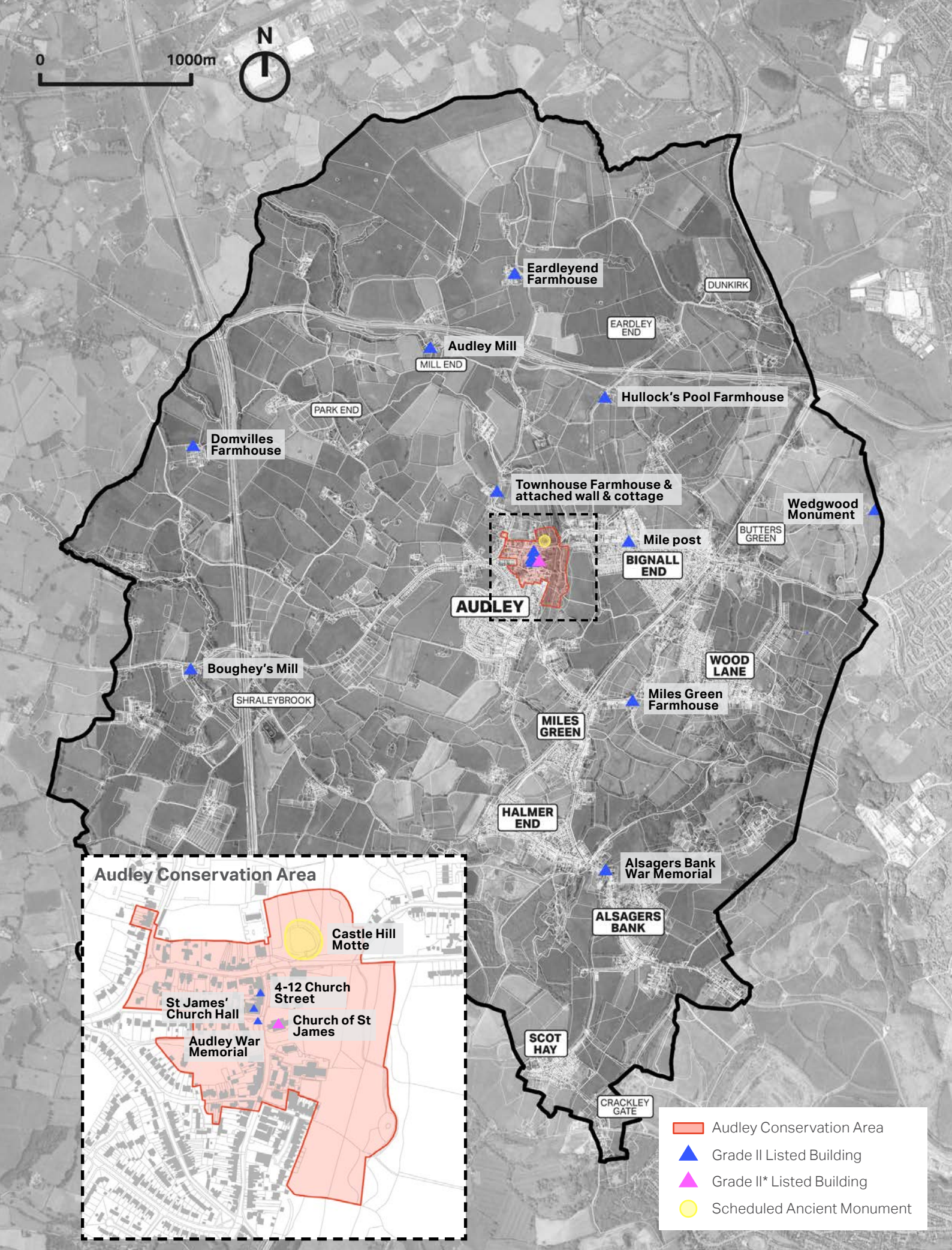


Figure 17: Map showing heritage assets.

2.2.2 Listed Buildings

A total of thirteen Grade II Listed buildings, one Grade II* Listed building and one Ancient Scheduled Monument are located within the Neighbourhood Area. These assets date to the medieval, post-medieval and modern periods, reflecting the diverse historic character of the Parish.

Figure 18:
Church of St James - Grade II* Listed church in the decorated style, dated to early 13th century and partially rebuilt in the mid-19th century by George Gilbert Scott. St James is considered one of the Parish's landmark heritage assets as well as the most notable example of a masonry structure. The high heritage significance of the church is derived partly for its high-quality stonework including fine geometric tracery.

Figure 19:
Mile Post - Grade II Listed 19th century mile post located on New Road, comprising of a cast-iron triangular post with inscription. The mile post is an important example of original street furniture which contributes to local character.

Figure 20:
Wedgwood Monument - Grade II Listed commemorative monument comprising of square pedestal and obelisk (now truncated due to structural issues). Inscription dedicated to John Wedgwood of Bignall End, erected 1839. The monument is considered an important local landmark; the hilltop location ensures prominence within the landscape despite the now reduced height of the obelisk. Views to and from the monument contribute to sense of place and local identity.

Figure 21:
Miles Green Farmhouse - Grade II Listed farmhouse dated to the 17th century with later alterations and restorative works. Miles Green Farmhouse is one of the earliest known agricultural buildings in the Parish and a rare example of an original timber frame and tie beam roof truss with thatch. Timber studding, as seen on Miles Green Farmhouse has been referenced throughout the Parish.

Figure 22:
Alsagers Bank War Memorial - Grade II Listed War Memorial comprising of Hollington stone obelisk and square platform set on concrete base with four steps. The memorial is dedicated to locals who lost their lives during the First World War with later additions from the Second World War. The memorial is of local historic interest and contributes to streetscape as result of the considered design and high-quality construction.

2.2.3 Non-designated Heritage Assets

Non-designated heritage is defined in the Planning Policy Guidance Notes (PPG) as assets locally identified as having a degree of heritage significance which warrants consideration in planning decisions but do not meet criteria for designation. Non-designated assets can be considered of equal significance to designated heritage assets; the majority of archaeological sites and landscapes are currently undesignated.

Locally Listed Buildings

Local heritage lists play an important role in identifying structures, areas and other features which contribute to sense of place and the distinctiveness of the historic environment. A local list can be used by planning authorities, developers, and the community to identify assets and consider their value and setting, as well as opportunities for enhancement.

The preparation or revision of a local list is often informed by a set of selection criteria which ensure a consistent and well considered approach. Newcastle Borough Council's current criteria includes:

- The authenticity of the asset
- The architectural interest of the asset and the quality of the craftsmanship
- The historic interest of the asset including local associations
- The visual importance of the asset (including group value)
- The value of the asset to the community

In addition, there are a number of key considerations specific to Audley Rural Parish, including:

- The ability of the asset to demonstrate the unique character of the village in which it is located
- The condition of the asset and risk from development
- The asset's use as a tangible reminder of historic agriculture, mining and other industry

Local lists are constantly revised and updated to ensure that they continue to reflect historic character and remain relevant to changing conditions and the needs of the community.

National Planning Policy Framework (NPPF)

NPPF paragraph 203 states that the effect of an application upon non-designated heritage assets should be taken into account when determining the application. A balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset

Overarching Design Principles

Successful design avoids pastiche, instead using building materials and features which visually refer to and complement the local vernacular. Key local materials and architectural features include but are not limited to:

- Brick, predominantly red but with some use of Staffordshire Blue brick including decorative brickwork
- Render
- Plain clay Staffordshire Blue roof tiles with brick chimney stacks
- Gables (some with decorative timber studding)
- Masonry lintels, sills and drip-moulding
- Arched door frames and window surrounds

The use of innovative new materials should be encouraged as long as development is sensitive to heritage assets and continues to reflect local character

New development should respect the scale and massing of the local historic built form. Buildings in the study area are typically modest and domestic in scale, largely limited to two storeys. In more developed areas there is a high concentration of terraces and semi-detached housing, with also some examples of larger detached dwellings.

2.3 Street Network

The Neighbourhood Area contains five different types of roads:

- Major roads (motorways and A roads)
- Primary roads (B roads)
- Secondary roads (B road connector roads)
- Tertiary roads (residential roads)
- Rural lanes

The M6 is the UK's longest motorway and stretches between the Scottish Borders and the Midlands where it connects with the M1. It runs North-South through the Parish and provides an important connection with the A500 at Junction 16 enabling easy travel between major cities and business areas.

Audley Parish has two important B roads which form a 'wishbone' to connect Audley, Bignall End on one side and Halmer End and Alsagers Bank on the other. There are numerous interconnecting secondary roads which run between the B road 'wishbone' giving access between Audley, Miles Green and Halmer End; Bignall End, Wood Lane and Alsagers Bank.

Residential Roads are generally quieter roads which can typically be found on Ravenspark estate in Bignall End, Wood Lane, and Audley estate where residential developments are more concentrated.

Rural lanes are typically narrow and quiet and those in the Parish provide access to most of the farmsteads, hamlets, and isolated dwellings.

Overall, Audley Parish has few roads in relation to its size and is partly due to its rural setting and limited developed land. This modest road network contributes to the distinctly rural character of the Parish.

Figure 30: Booth Street, Audley - a typical tertiary / residential street with terraced housing and on-street car parking

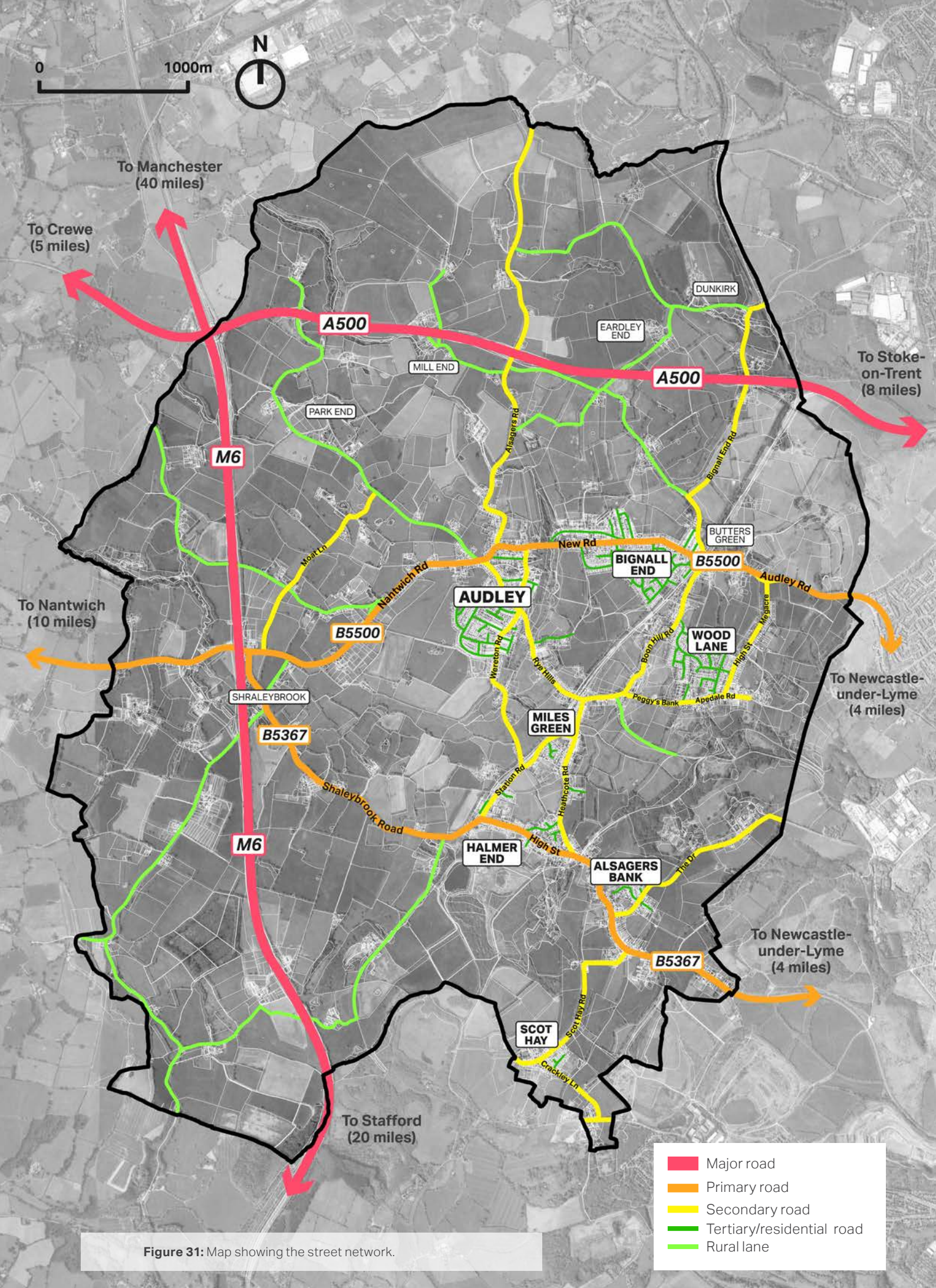


Figure 31: Map showing the street network.

2.3.1 Major roads

- Both the M6 and A500 are significant movement corridors providing strategic movement across the region as well as nationally.
- Used for long distance travel and transportation of freight.
- The large scale and frequency of usage of either road make them particularly polluted in terms of both noise and released emissions.
- Often bounded by tree canopies, hedgerow or other dense vegetation.


A500

2.3.2 Primary roads

- Originating from historic lanes leading from one settlement to another. Development has always been attracted along these roads due to the strategic connectivity they provide.
- Over time this has led to some villages becoming loosely linked by development that has gradually developed along them.
- Often only one side of road is lined by houses.
- Many of the village's originated along these roads which explains the concentration of the area's most historic buildings fronting them.


Nantwich Road (B5500)

2.3.3 Secondary roads

- Similar to primary roads in their connective ability, albeit more localised by providing movement corridors between settlements within the Neighbourhood Area.
- More often than not lined by dwellings due to their proximity to the Neighbourhood Area's settlements / most developed areas.
- Such roads include Heathcote Road, Rye Hills, Wereton Road, Heathcote Road, Boon Hill Road and Peggy's Bank.


Rye Hills

2.3.4 Tertiary / residential roads

- Early extensions to the linear village settlements that start to form a core of streets in a loose grid / nucleated layout.
- Many of these roads extend from, and are accessed via, primary and secondary roads.
- Dwellings lining both sides of the streets with hedgerow and/or red brick boundary treatments.
- Often continuous street frontages due to lack of urban voids / gaps in development.

Wilbraham's Walk

2.3.5 Rural lanes

- Long, narrow, and often winding rural lanes providing connectivity between isolated farmsteads and hamlets that are separated from the village cores.
- Lack of development along them with the exception of occasional agricultural buildings and hamlets.
- Often bounded by hedgerow and narrow grass verges.
- Includes rural farm lanes and other infrequently used routes.

Knowlbank Road

Overarching Design Principles

- Street design should refer to Local Council highways technical requirements
- Having regard to these technical requirements, place-making principles should also be used in designing streets
- Streets should be attractive and safe for all users
- Active travel measures should be encouraged to support dealing with climate change issues
- Parking provision must not degrade accessibility nor impose on the amenity or character of the streetscape. For parking requirements and guidelines refer to:

  Staffordshire Residential Design Guide - Car Parking and Servicing - Page 53 (2000)

  Newcastle under Lyme Local Plan - Policy T16: Development - General Parking Standards - Page 13 (2011)

  Newcastle under Lyme Local Plan Appendices - Appendix 3 - Transport Assessments & Parking - Page 5 (2011)

2.3.6 Pedestrian connectivity

Audley Rural Parish has a large number of pedestrian connections which cross between its agricultural fields and woodland parks via a Public Right of Way (PROW) network. The network is predominantly made up of public footpaths as well as a single stretch of bridleway between Halmer End and Alsagers Bank.

There are also two long distance pedestrian routes within the Neighbourhood Area: The Two Saints Way and the Newcastle Way. The Two Saints Way is a 92-mile (148km) pilgrimage route spanning between the cathedral cities of Chester and Lichfield. The route runs east-west passing through/ by several of the Parish's villages including Wood Lane, Bignall End, and Audley. The Newcastle Way briefly enters the Neighbourhood Area via it's eastern boundary, to the north east of Wood Lane. The route is 25 miles (40km) spanning the north west of Staffordshire across the Borough of Newcastle-under-Lyme from Mow Cop, to the Shropshire border near Market Drayton.

Figure 32: Marion Platt's Way - locally known as 'The Lines'

Figure 33: The Two Saints Way route symbol

Figure 34: The Newcastle Way route symbol

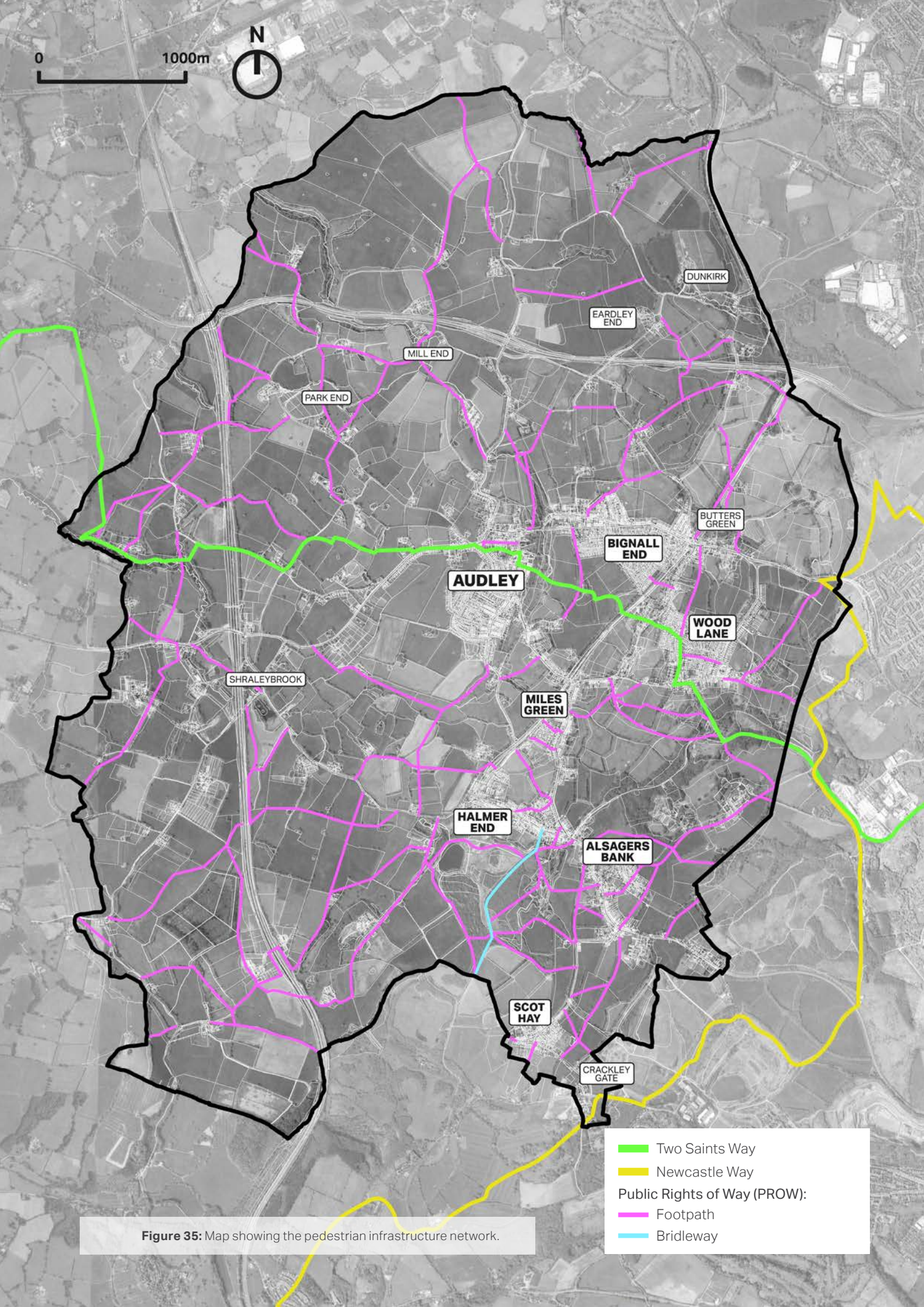


Figure 35: Map showing the pedestrian infrastructure network.

2.4 Green Belt

Audley Rural Parish is overwashed with Green Belt, the only exceptions to this are the six settlements excluding Scot Hay. The adjacent map demonstrates this. The smallest of the villages, Scot Hay, does not have a village envelope and is therefore overwashed by the designation.

One of the Parish's defining features is the distinct separation between its seven villages. The relationship between each village envelope and its surrounding Green Belt enforces this, ensuring no development bridges the gap between each settlement. It is important that future development respects this to not only ensure the villages remain separate, but to also protect the Parish's rural landscape which form such a crucial part of its identity and character.

Overarching Design Principles

- Any development should respect Local Plan policies that promote the aims and objectives of the Local Plan, and seek to protect and enhance countryside
- Development in the open countryside should be carefully considered to ensure its overall impact is assessed as beneficial and not detrimental to the landscape, is environmentally acceptable, and protects the area's landscape character
- Green Belt and open spaces should be protected for strengthening and capacity of rural communities and to support taking action against climate change
- The coalescence of settlements should be avoided by ensuring green gaps between the villages are maintained

Figure 36: Aerial view looking over Halmer End and the surrounding Green Belt

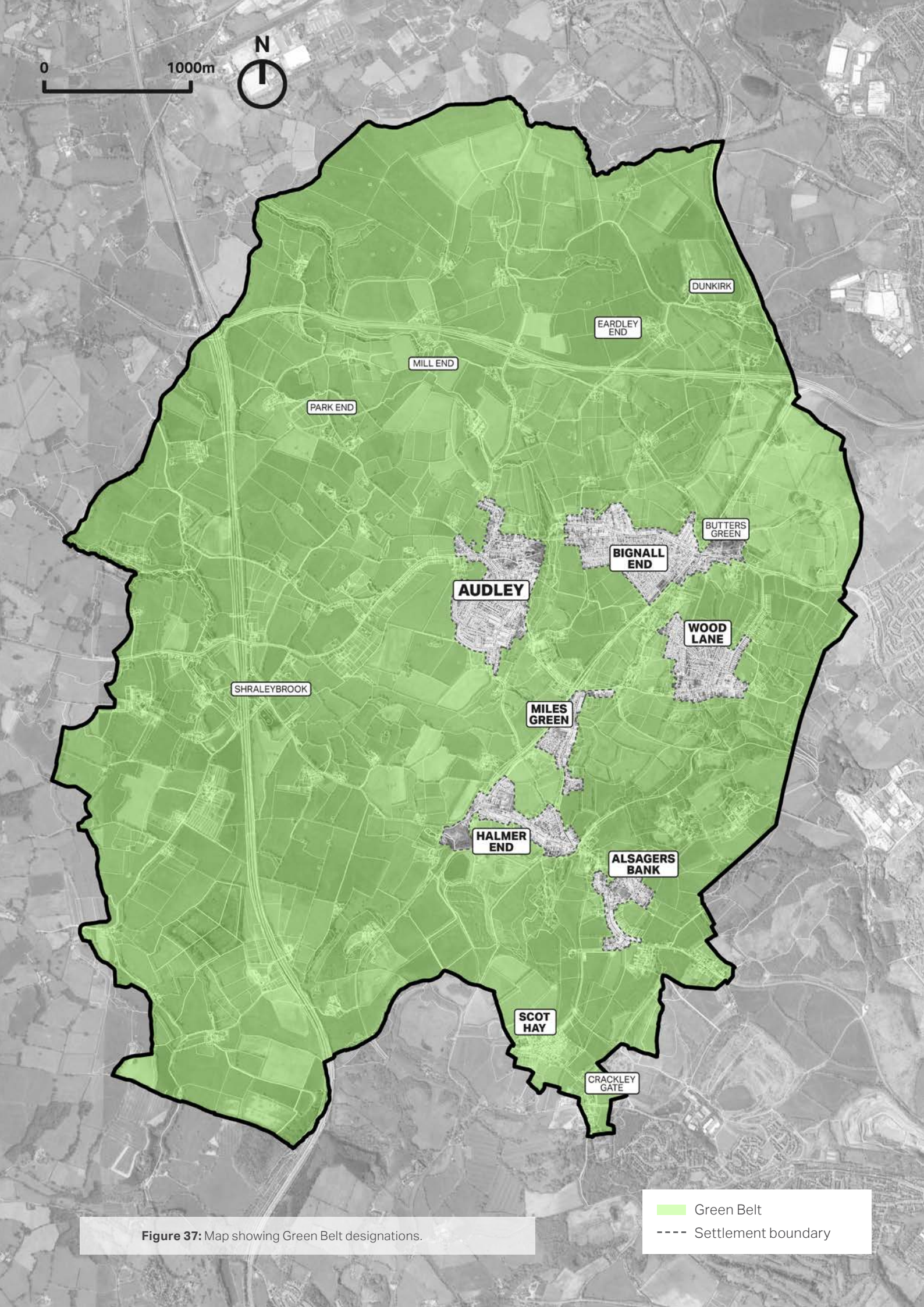


Figure 37: Map showing Green Belt designations.

2.5 Green Spaces

2.5.1 Environmental designations

Some key environmental designations include the Bateswood Nature Reserve which is classified as a Local Nature Reserve (LNR). Historically an opencast mine workings, the area is now a twenty-five hectare wildlife haven, home to several species including the Brown Hawker, Skylark, Common Spotted-Orchid, and Great Crested Newt. There are also several areas of Ancient Woodland, Sites of Biological Importance (e.g. Craddocks Moss, a unique lowland raised bog), and Biodiversity Alert Sites as the adjacent plan illustrates.

As well as the above, the Neighbourhood Area's agricultural land quality has been assessed. The Agricultural Land Classification (ALC) produced by Natural England provides a grading of agricultural land across England, enabling more informed choices on the future use of agricultural land within the planning system. Areas of land within the Neighbourhood has received different grades, but ALC grades range between 2 and 4.

Overarching Design Principles

- Field boundaries should be retained and reinforced, e.g. traditional stone boundary walls, or through the retention and use of traditional hedge plants species
- New development proposals should produce a net gain in biodiversity, e.g. by new habitats and wildlife corridors
- Gardens and site boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species
- The ALC grade of agricultural land should be considered in the development of agricultural land. Further guidance can be found at: *https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land*

Figure 38: Aerial view of Bateswood Nature Reserve - Local Nature Reserve (LNR)

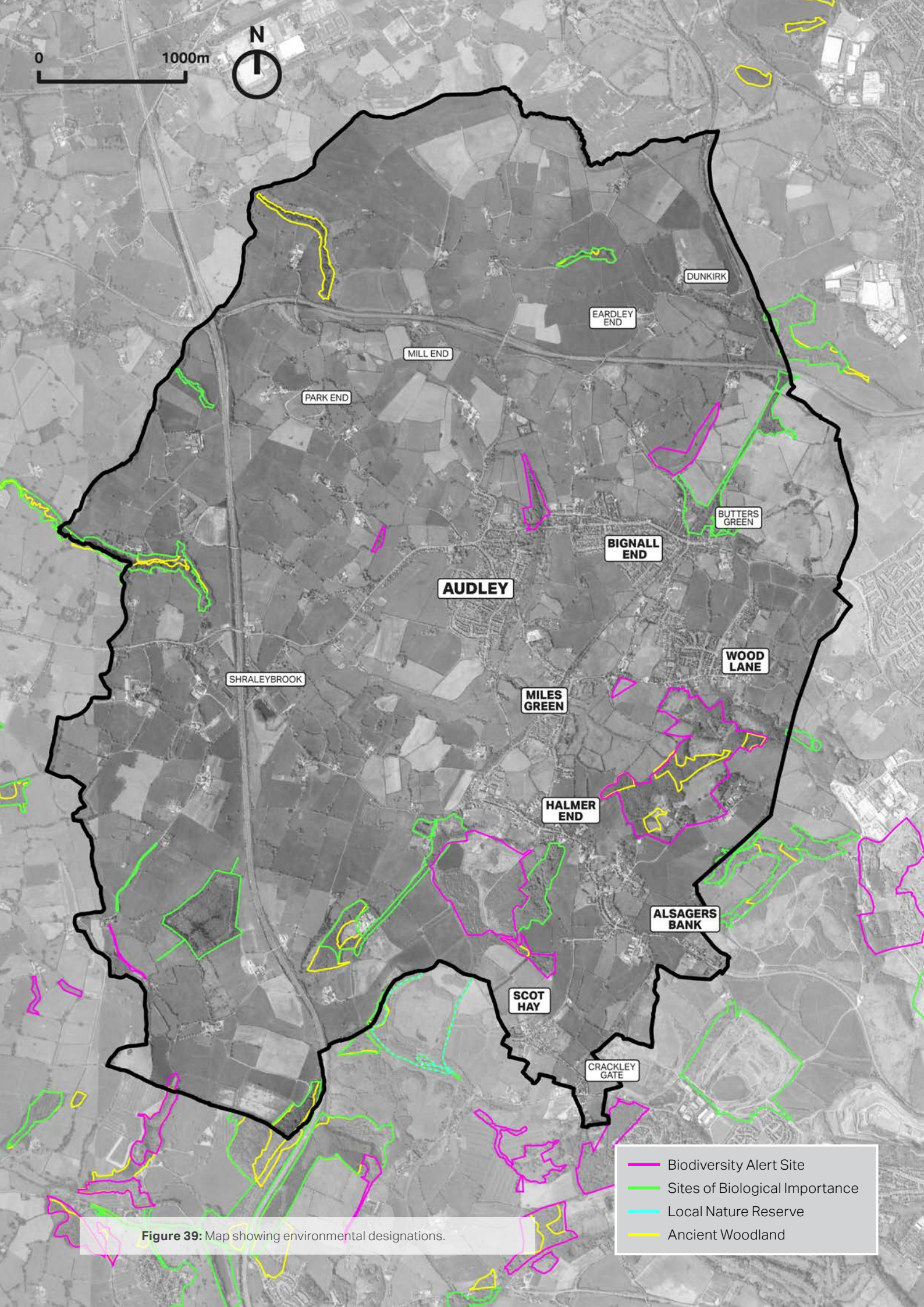
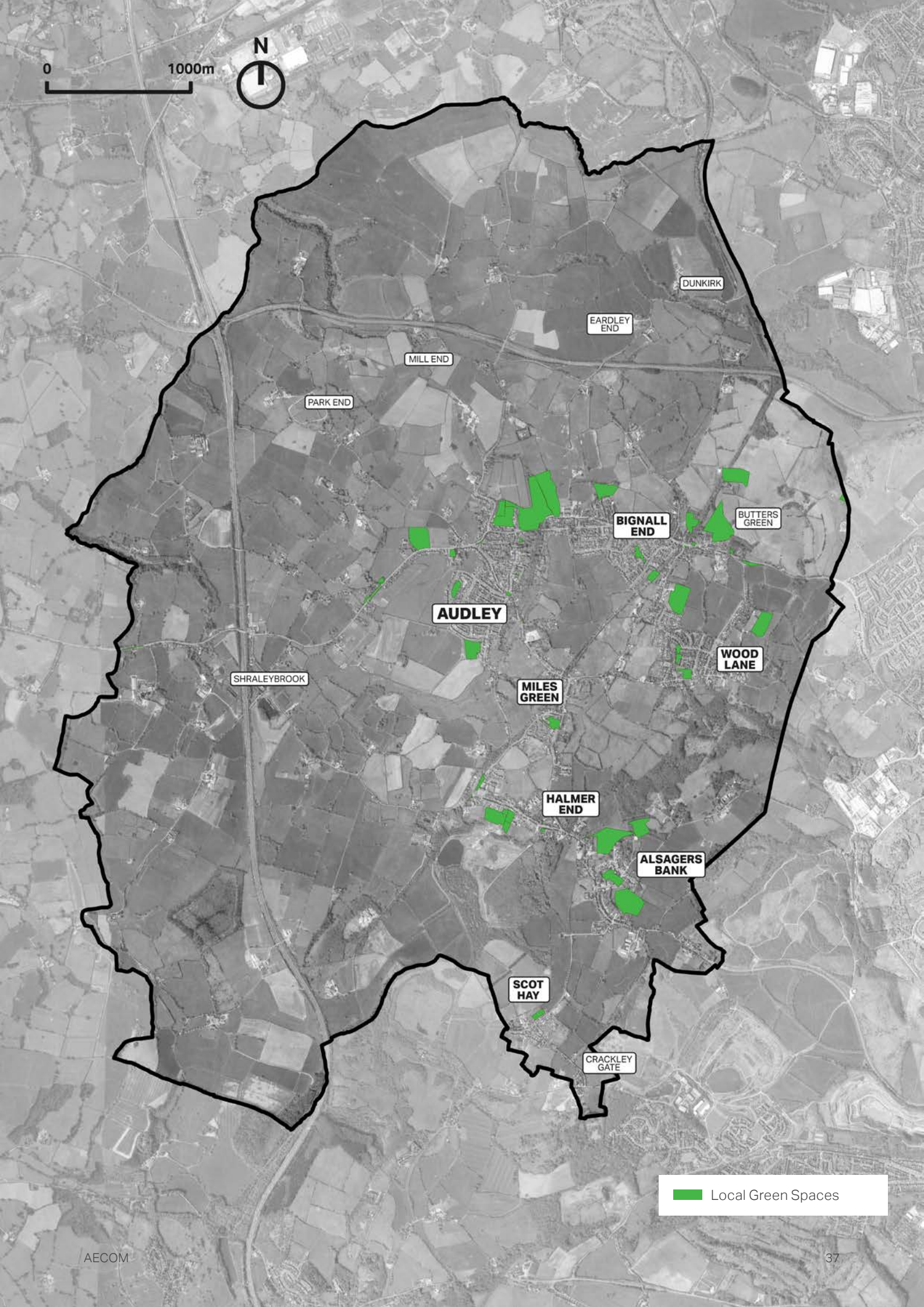


Figure 39: Map showing environmental designations.

2.5.2 Local Green Spaces

The strong landscape character of the Neighbourhood Area lends itself to having an extensive network of Local Green Spaces. Many of these spaces are concentrated around the village envelope, acting as a buffer between the village and the natural character of the rural landscape. The spaces vary greatly, with some being formally maintained for the primary use of sports (i.e. cricket clubs, football pitches etc.), while others are unmaintained and are wholly natural in appearance (i.e. Bateswood Nature Reserve).

The adjacent map showcases the variety in both use and size of the 48 sites identified in the area, following consultations held during October and November 2022.


0
1000m
N
DUNKIRK
EARDLEY END
MILL END
PARK END
BIGNALL END
BUTTERS GREEN
AUDLEY
WOOD LANE
SHRALEYBROOK
MILES GREEN
HALMER END
ALSAGERS BANK
SCOT HAY
CRACKLEY GATE
Local Green Spaces

Site 5 - Bignall End Cricket Club

Site 12 - Audley allotments

Site 42 - Greenspace at Westfield Avenue

Site 55 - Audley Millennium Green

Site 66 - Halmer End Memorial site

Site 90 - Green space off Stephens Way

2.6 Topography & Flood Risk

2.6.1 Topography

The Neighbourhood Plan area's topography gradually inclines from west to east, before peaking at circa 220m to the north-east of Alsagers Bank. Several of the villages, including Alsagers Bank, Audley, Wood Lane, and Scot Hay are set upon the summit of hills. The remaining villages of Bignall End, Miles Green, and Halmer End are located on lower-lying land set between various hill tops. This reflects the Parish's undulating topography upon which its settlements are distributed.

One of the Parish's most notable topographical features is the Castle Hill motte which dominates the landscape surrounding Audley village. The motte lies upon a natural plateau with sloping embankments that historically formed the strongholds defenses.

Figure 40: Wedgwood's Monument at the summit of Bignall Hill

2.6.2 Flood risk: rivers and watercourses

With there being no major watercourse running through the Neighbourhood Area, flood risk is limited to the low-lying land surrounding the narrow brook (Dean Brook) and several streams in the north-west of the Parish. All of the villages are set upon the higher ground and have therefore avoided any flood risk designations. The closest any of the flood zones get to a developed area is the stream that runs along the north of Audley village. Flooding concerns are generally more localised in scale, with several roads and fields readily suffering from surface water flooding.

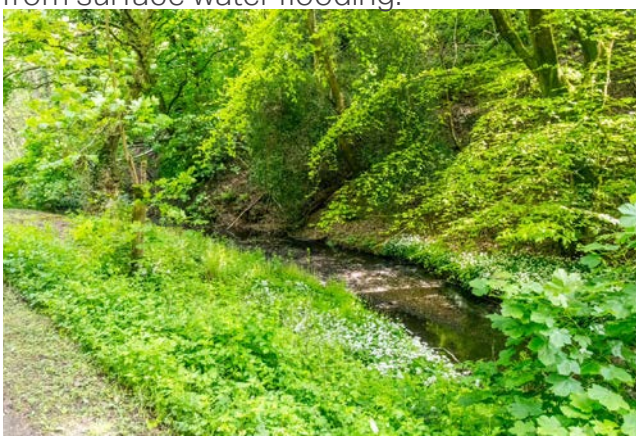


Figure 41: Stream off ' Road, Mill Dale

Figure 42: Aerial view over Halmer End and evidence of the Neighbourhood Area's undulating topography

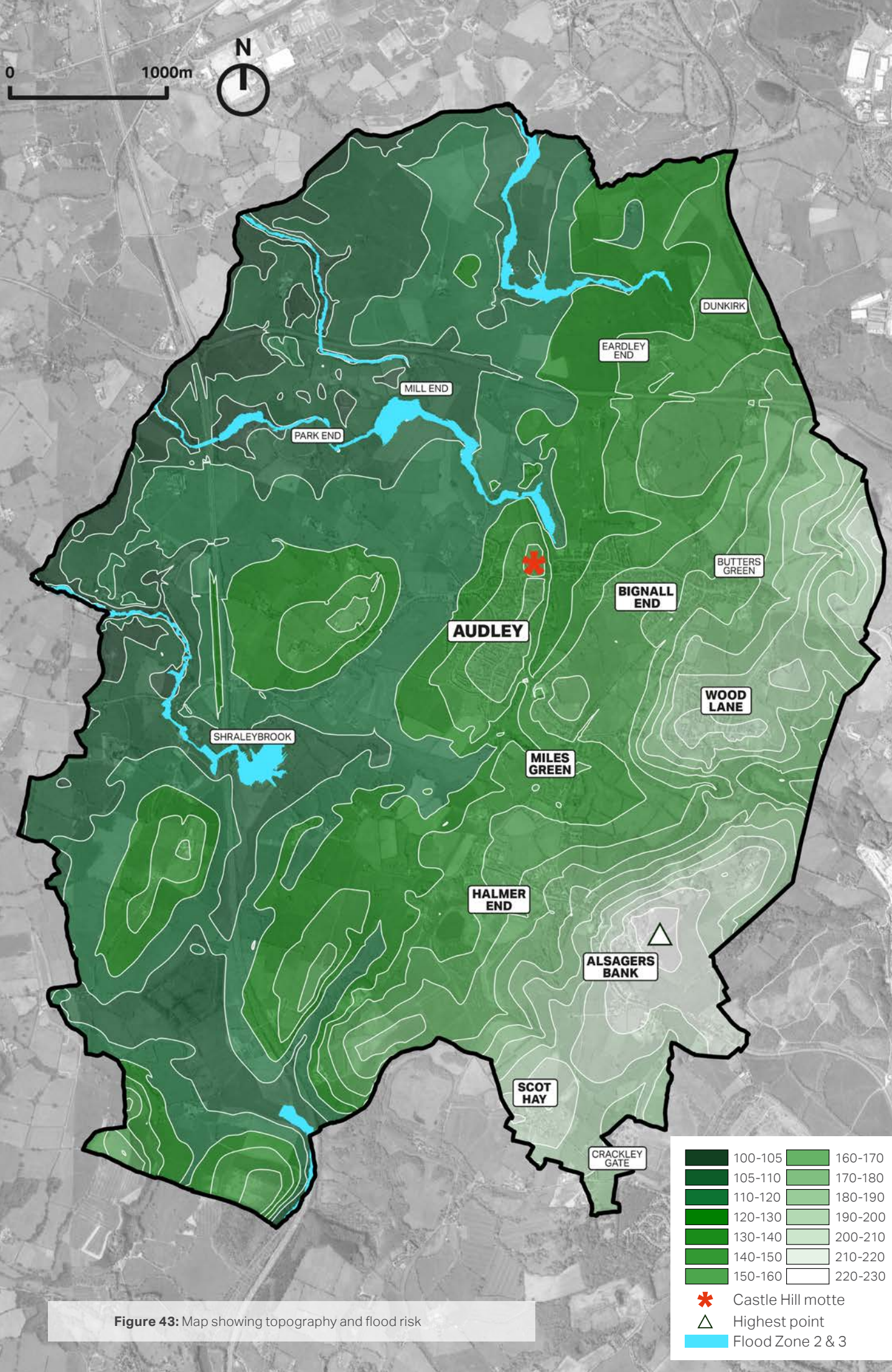


Figure 43: Map showing topography and flood risk

2.6.3 Flood risk: surface water

Besides the potential fluvial flood risk, the Neighbourhood Plan area is also susceptible to surface water flooding. This is exacerbated by the area's undulating topography which has resulted in a network of localised flooding between ridges. The following maps are snapshots of the surface water flood risk throughout the Parish. The first two maps illustrate the surface water flood risk surrounding each settlement. The final two are of the western portion of the Parish and illustrate significant surface water flood risk along the M6 corridor.

Figure 44: Audley Road near the hamlet of Dunkirk (edge of Neighbourhood Area)

The villages: surface water flooding

The adjacent surface water flood risk maps illustrate where localised flooding is concentrated throughout the seven villages. Where minor watercourses intersect with roads are where particular issues arise (as per Figure 33 above). Halmer End is also particularly susceptible due to its low position on the slope down towards Shraleybrook. Alsagers Bank and Scot Hay remain unscathed by surface water run-off (see Figure 35) due to their elevated positions relative to the remaining villages.

Figure 45: Surface water flood risk surrounding Audley, Bignall End, Wood Lane and Miles Green

Figure 46: Surface water flood risk surrounding Halmer End, Alsagers Bank, and Scot Hay

High risk | Medium risk | Low risk | Very low risk

West Audley / M6 corridor : surface water flooding

Significant swathes of land to the north of Park Lane / Park End and the area to the south of the B5500 and B5367 intersection are prone to surface water flooding. These areas are some of the Parish's lowest lying land and are also host to several watercourse networks such as Dean Brook (Figure 37). This has made several areas surrounding the A500 and M6 corridor susceptible to surface water run-off.

Figure 47: Surface water flood risk surrounding Park End (Park Lane) and Millend in Audley

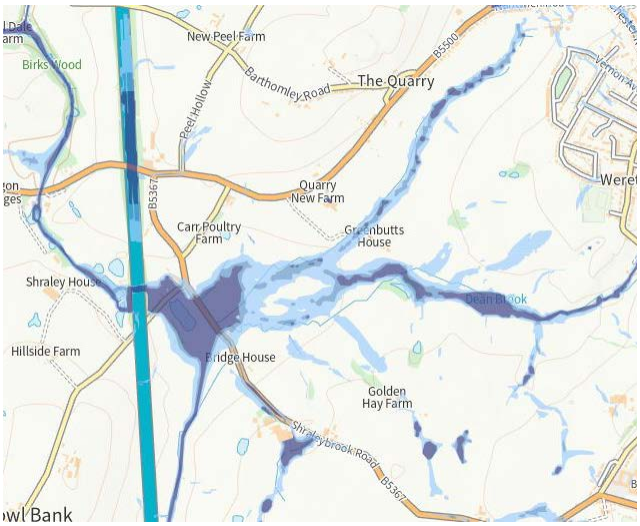


Figure 48: Surface water flood risk surrounding Audley/ Shraleybrook area

High risk | Medium risk | Low risk | Very low risk

Overarching Design Principles

- Existing watercourses and existing drainage systems, should be taken into consideration and the drainage strategy should use and mimic natural drainage patterns as closely as possible
- Site drainage and off-site drainage impacts should be considered early in the development planning and design process
- Watercourses should be protected and enhanced to strengthen the natural ecosystem and reduce the risk of extreme weather events
- New development should prioritise the use of Sustainable Urban Drainage measures and integrate opportunities to improve biodiversity

Figure 49: Regular surface water flooding at the intersection of Peel Hollow and Nantwich Road in Audley

2.6.4 Long views

The topography of the Neighbourhood Area lends itself to extensive views of the surrounding landscape. Several steep hills and the undulating topography have produced multiple vantage points, affording panoramic views. Certain points within the Neighbourhood Area provide unobstructed views well into neighbouring counties, such as Cheshire and Shropshire.

Such views are a defining feature of the Audley Rural Parish, forming part of the area's local distinctiveness and overall identity. Long views should therefore be protected, and enhanced where possible, ensuring long views remain a prominent feature of the Neighbourhood Area's landscape character.

The below table details both the location and views of each of the 13 long views identified by the Audley Rural Neighbourhood Steering Group:

Long view no.	Location	View of
1	**Moat Lane**	Park Lane / Park End, Jodrell Bank, and Manchester
2	**Kent Hills**	Welsh mountains, Jodrell Bank, and Manchester
3	**Audley Millenium Green Trust**	Mow Cop Ridge, Jodrell Bank, and Manchester
4	**Queen Street**	Welsh mountains, The Wrekin, and Shropshire Hills
5	**Leddy's Field**	Wedgwood Monument
6	**Albert Street / Ravens Lane**	Wedgwood Monument
7	**Wedgwood Monument**	360º views reaching as far as Bosley Tower in Peak District
8	**Audley Road**	The Wrekin and Shropshire Hills
9	**Peggy's Bank / Apedale Road**	Welsh mountains, The Wrekin, and Shropshire Hills
10	**Knowlbank Road**	M6, Welsh mountains, The Wrekin, and Shropshire Hills
11	**Field off Shraleybrook Road**	East of Neighbourhood Area and beyond
12	**Gresley Arms Public House**	Cheshire Plains, Liverpool, Welsh mountains
13	**Megacre**	Wedgwood Monument, Beeston, Jodrell Bank, Cheshire Plains, Liverpool, Fiddlers Ferry Powerstation, Welsh mountains, The Wrekin, and Shropshire Hills

Figure 50: Table detailing the location and views of each long view identified by the Audley Rural Steering Group

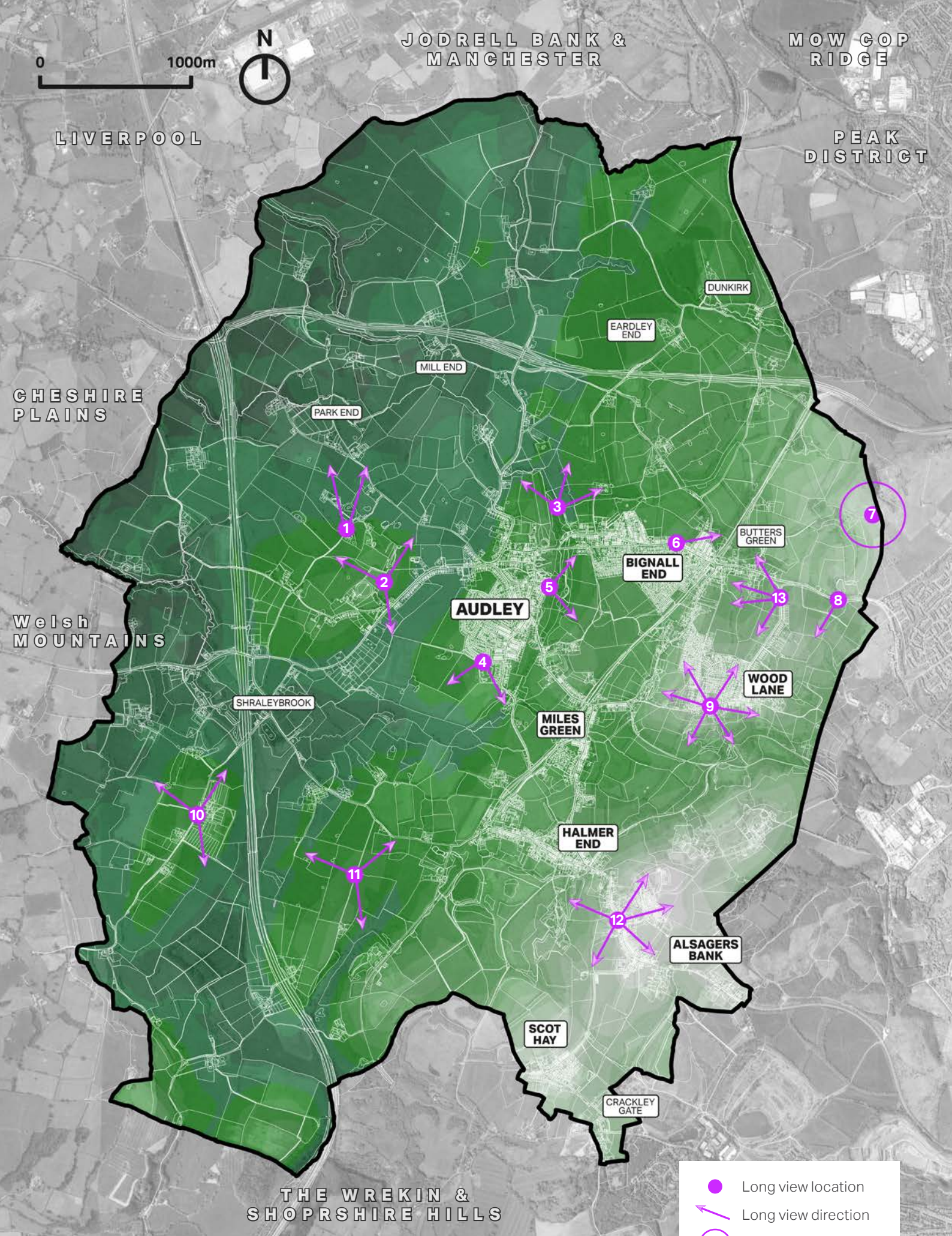


Figure 51: Map showing location and direction of long views

Long view 1 - Moat Lane

Long view 7 - Wedgwood Monument

Long view 13 - Megacre

Long view 9 - Peggy's Bank / Apedale Road

Long view 10 - Knowlbank Road

Long view 12 - Gresley Arms Public House

Focus Areas

03

3. Focus Areas

As per the baseline study and given the size of the Neighbourhood Area, it is proposed to divide its sub-areas into two main categories: Countryside Focus Area (CFA), and Settlement Focus Areas (SFA).

3.1 Defining the Focus Areas

From the analysis of the Neighbourhood Area's settlements and surrounding countryside, eleven focus areas have been identified. These areas exhibit a certain sense of place based on their physical character, functionality, or identity. Differentiating into focus areas helps the nuances of each space to be recognised; the specific opportunities and issues for each focus area are discussed and help produce more specific guidance and design coding, which addresses these themes in greater depth.

Countryside Focus Areas (CFA)

In much of the Neighbourhood Area, the surrounding countryside provides a strong visual character; a combination of the impressive landscape, buildings of architectural and historical significance and areas of ecological importance.

Settlement Focus Areas (SFA)

The Neighbourhood Area's settlements consist of small, characterful villages made up from a variety of housing types and architectural styles.

With the settlements being the primary focus of future development, each will be analysed. This will provide insight into the unique identities that future development should respond to in a respectful and contextual way.

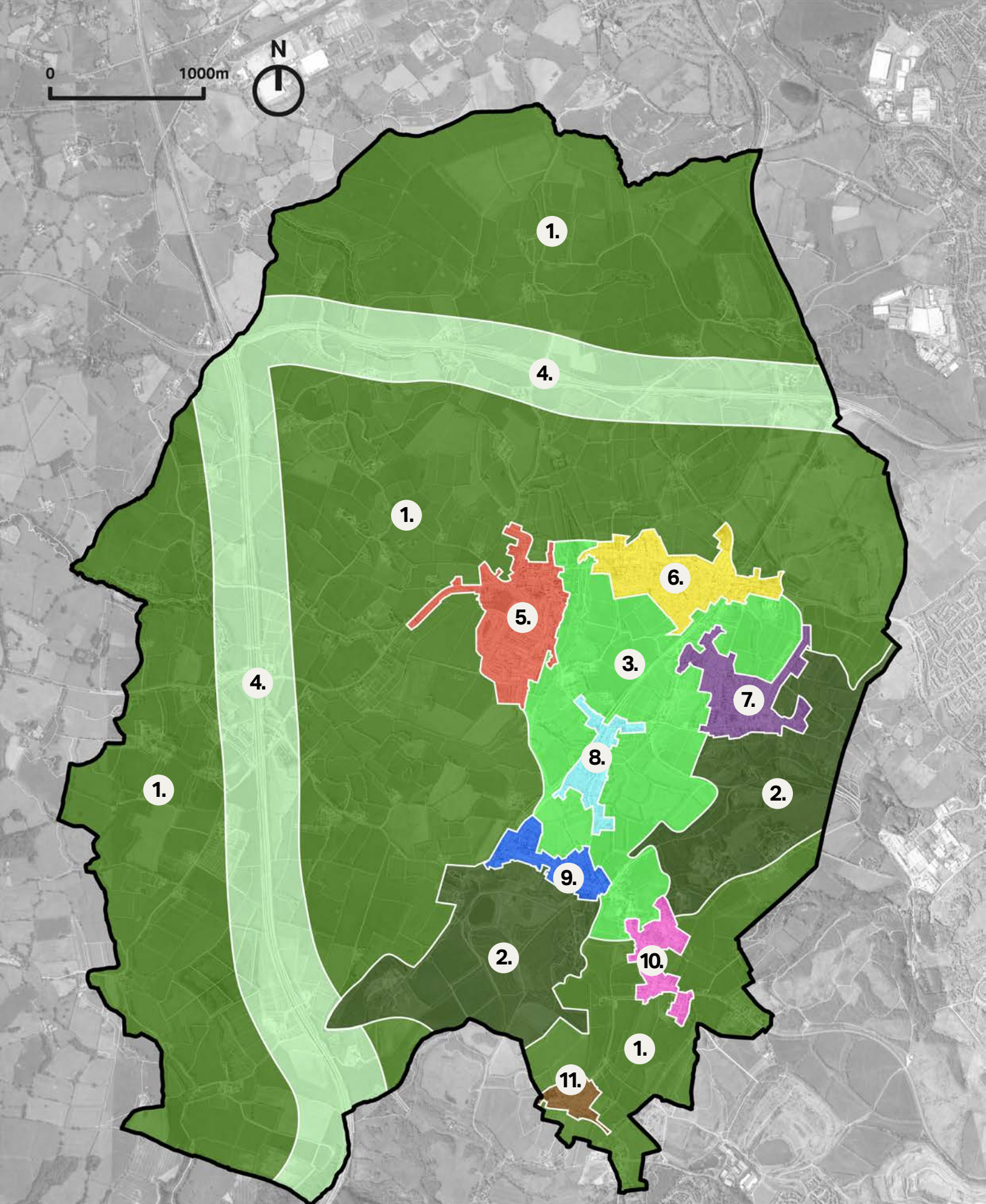


Figure 52: The Countryside and Settlement Focus Areas

Countryside and Settlement Focus Areas

In response to chapters 1-2, and the size of the Neighbourhood Area, the Parish lends itself to being divided between two broad categories (countryside or settlement) into which there are a number of focus areas. As the adjacent map illustrates, the settlement focus areas are in close proximity and centrally located. Overall, eleven focus areas have been identified and include:

COUNTRYSIDE	**1. Open green fields**	Open spaces with field boundary hedgerows and trees; contribute to the openness of the Parish
	2. Woodland areas	Mature woodlands and dense scrubs dominate these areas; and act as visual screens around the villages
	3. Strategic gaps	Open green spaces act as strategic maps separating villages
	4. Major infrastructure gaps	Linear areas along M6 and the A500; potential negative visual and noise impacts
SETTLEMENT	**5. Audley Village**	The main settlement of the Parish, providing key social and community amenities
	6. Bignall End	A typical small residential village at the intersection of the disused railway and the B5500
	7. Wood Lane	A predominantly residential village adjacent to mature woodlands
	8. Miles Green	A small, triangular-shaped village situated amongst green spaces
	9. Halmer End	Predomintantly residential village with a linear settlement pattern and north of the Bateswood Nature Reserve
	10. Alsagers Bank	A small village located in the south-east part of the Parish, situated between two wooded areas
	11. Scot Hay	The smallest of all the villages and located on the south-east border of the Neighbourhood Area

Audley Village

3.2 Audley Village

Audley is the largest of the seven settlements, providing a majority of the Parish's community facilities.

The historic core of the village is designated as a conservation area. A number of Listed buildings and buildings of local historical interest are located here, such as Castle Hill Motte, Castle Hill Farm, the Church of St James and the former Market Hall, which reflect the village's historic character. For example, Castle Hill Farm has an air raid siren on its roof, one of only 1,200 which remain in the UK. There is also the Grade II Listed 4-12 Church Street. Designed by architect William White, they are a row of 3-storey Gothic houses and shop frontages adorned with archways stretching along its ground floor.

Houses are typically in red brick with some examples of render. Several commercial properties are located along Church Street. Prominent residences and substantial farmhouses are located along Nantwich Road and Alsager Road. Historic farms such as Hullock's Pool Farm (formally Listed as Eardley End Farm) are also situated along Mill End Road, reflecting the historical importance of agriculture.

Terraced house dominating area

Detached or semi-detached house dominating area

Conservation Area

Figure 53: The Focus Areas within Audley

3.2.1 Audley settlement features

Settlement type and scale	The largest village in the Parish and where a majority of community facilities are concentrated including 2 small supermarkets, a well-used free public car park, library, church, health centre, theatre, and a number of small businesses (incl. takeaways, pubs, and restaurants). The only village in the Neighbourhood Area to have a defined high street with double-fronted retail premises. Many of Audley's commercial/retail uses are concentrated along Church Street.
Topography	One of the lowest lying villages in relation to other settlements in the Neighbourhood Area, but still resting upon a small hill with views of the surrounding open landscape. The south of the village peaks at roughly 135m (440ft). The Castle Hill motte, however, is elevated above the rest of the village in a prominent position.
Street pattern & layout	Historic development is concentrated along Church Street and Wereton Road taking on a linear form. Successive centuries of development have extended cul-de-sacs and circular routes from both roads, predominantly to the west, where there are a number of interconnected estate-like developments.
Building type & height	Rows of 2-storey terraces and 2-storey semi-detached dwellings are equally as dominant in the village's built form, with one-off detached dwellings on Chester Road and Wilbraham's Walk.
Local vernacular	The more historic and east side of the village demonstrates the local vernacular, in contrast to the late-20th century extensions seen in the west. The east is dominated by Victorian terraces and semi-detached dwellings with predominantly red brick façades and Staffordshire Blue clay roofs. Many are adorned with brick course detailing and have decorative window and door surrounds with varying degrees of pattern and ornation.
Historic features	Audley Conservation Area which includes three Grade II Listed buildings, the Grade II* Listed Church of St James, and the motte and bailey Scheduled Ancient Monument. Is also host to a number of locally Listed buildings including the Boughey Arms, former market hall, and Audley Community Centre.

Figure 54: The Butchers Arms public house fronting Church Street

Figure 55: Aerial view of Audley village with the B5500 (Nantwich Road) and Church Street intersection in the foreground

Figure 56: Traditional red brick terraces directly fronting the pavement on either side of Booth Street. The street is a straight line which is typical of the era's development

Figure 59: Late 20th century housing (eastern half of village) curving along Queen Street. This era's development is characterised by cul-de-sac and circular / curved routes.

Figure 57: Traditional shop frontages of ground floor retail units with wide pavements along Church Street. Most of Audley Village's community facilities are concentrated along the street.

Figure 58: Mid 20th century semi-detached dwellings with red brick boundary treatments along Wilbraham's Walk

Figure 60: Late 20th century semi-detached dwellings with hedgerow boundary treatments extending along Nantwich Road (B5500)

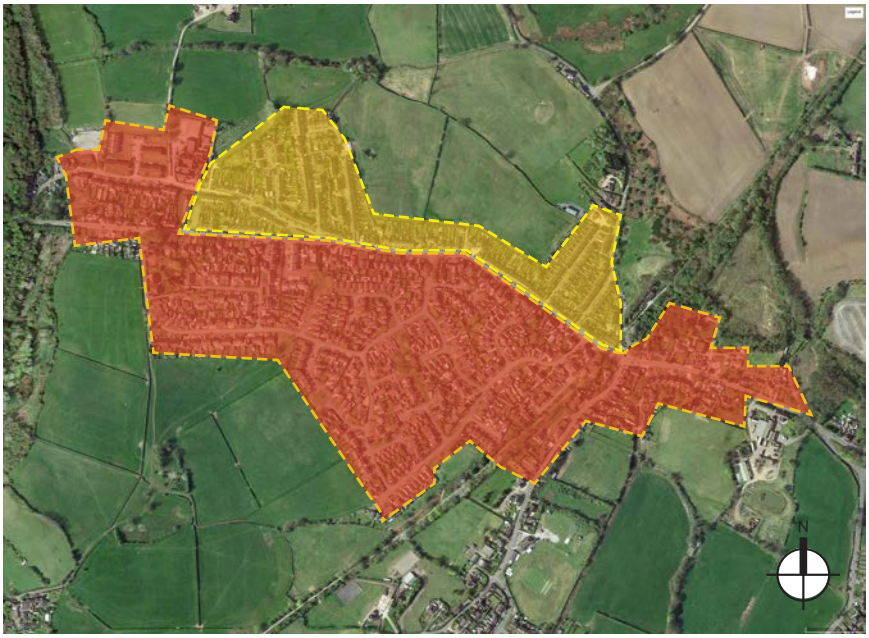
Bignall End

3.3 Bignall End

Bignall End is a village located to the east of the Neighbourhood Area, historically bisected by the Audley branch of the North Staffordshire Railway.

The historic housing stock, comprising of brick terraces, is concentrated along New Road and Ravens Lane. Key architectural features include arched door frames with keystone details and rendered sills and lentils. A number of the terraces have now been rendered. There has been significant development of 20th century housing to the south of the village comprising of detached and semi-detached houses and bungalows.

Historically Audley Colliery was located to the east of the village and a historic brick works was located north of Albert Street. Facilities include Ravensmead Primary School, a Methodist church and Audley Football Club.



Terraced house dominating area

Detached or semi-detached house dominating area

Figure 61: The Focus Areas within Bignall End

3.3.1 Bignall End settlement features

Settlement type and scale	A large village, similar in size to neighbouring Audley village. The B5500 runs through its core, producing what was once a linear form. This form has distorted over time as urban extensions, largely to the south of the B5500, have been added. Several community facilities are sporadically distributed along the B5500 including a pub, Methodist church, post office and a number of retail units.
Topography	Sits at the foot of Boon Hill with the east of the village elevated above the west. The west of the village is subsequently one of the Neighbourhood Area's lowest lying areas.
Street pattern & layout	The B5500 forms the historic 'spine' of the village whereby successive waves of developments have extended beyond both north and south via cul-de-sacs and circular routes. Much of this development has filled the gap between Boon Hill Road and the B5500, producing a network of interconnected streets.
Building type & height	2-storey terraces are concentrated to the north of the B5500 whereas 2-storey semi-detached and detached dwellings dominate the large-scale development spread between the B5500 and Boon Hill Road.
Local vernacular	The B5500 essentially splits the village into two halves, with the north demonstrating the village's Victorian-era vernacular in contrast to the late-20th century development of the south. The terraces are predominantly red brick with Staffordshire Blue clay roof tiles. Many are adorned with brick course detailing and have decorative window and door surrounds with varying degrees of pattern and ornation.
Historic features	Only one Listed (Grade II) structure in the village exists, a triangular cast iron Mile Post topped with a dome and bearing the Parish name, is on New Road. The former railway Station House fronts Ravens Lane and is Locally Listed.

Figure 62: Red brick terraces fronting the northern edge of New Road (B5500)

Figure 63: Aerial view over Bignall End

Figure 64: A former Co-op building, now an ornate dwelling constructed in 1911 fronting Raven's Lane (B5500)

Figure 68: Chamfered terrace corners are commonplace along the B5500 through Bignall End, as well as several other villages in the Neighbourhood Area

Figure 65: Former railway station house fronting Ravens Lane

Figure 67: Less traditional housing types such as these late 20th century bungalows (Boyles Hall Road) are concentrated to the south of the B5500

Figure 66: Less traditional housing types south of the B5500 (left) in contrast to the more traditional terraces to the north of the B5500 (right). Semi-detached dwellings with large setbacks in comparison to terraced housing with small setbacks respectively.

Wood Lane

3.4 Wood Lane

Wood Lane is located within the east of Audley Parish, bounded to the south by a large, wooded area and separated from Boon Hill by green space.

The majority of the housing stock is modern, comprising of planned estates of detached and semi-detached houses and bungalows. There are some examples of historic brick terraces on High Street and Apedale Road. Facilities include Wood Lane Primary School, a community centre, and the Wood Lane Cricket Club.

Terraced house dominating area

Detached or semi-detached house dominating area

Figure 69: The Focus Areas within Wood Lane

3.4.1 Wood Lane settlement features

Settlement type and scale	A larger nucleated village dominated by a series of infill developments which have over time extended from the more historic routes of Boon Hill Road, Apedale Road, and High Street. . The village has limited community facilities including a community centre and small primary school.
Topography	The village sits at the top of Boon Hill, one of the Neighbourhood Area's several summits and roughly 275m (900ft) above sea level. This makes the village's landform particularly steep in places, especially along the historic routes (Boon Hill Road, Megacre / High Street, and Peggy's Bank). Its position commands extensive views of the surrounding landscape, including the swathes of Green Belt surrounding it.
Street pattern & layout	Unlike other villages Wood Lane has a high number of cul-de-sacs and circular routes due to a series of infill developments which have connected over time. This development has eroded Wood Lane's historically linear form which was once limited to a series of terraces and farm buildings scattered along Apedale Road, Boon Hill Road, and High Street. More recent development set back from road with hedgerow boundary treatments.
Building type & height	Historic development predominantly made up of 2-storey terraces whereas more recent and larger-scale development is a mix of 2-storey semi-detached and detached dwellings as well as several pockets of 1-1.5-storey bungalows.
Local vernacular	Several rows of Victorian red brick terraces feature decorative window and door surrounds, many of which have since been rendered, creating a variety in the streetscape.
Historic features	Wood Lane Primary School along Apedale Road and nearby rows of terraced housing are typical examples of local Victorian heritage.

Figure 70: Bignall End Cricket Club (bottom left) and Wood Lane village

Figure 71: Typical Victorian façade of Wood Lane Primary School fronting Apedale Road. Red brick boundary treatment and both red brick and Staffordshire blue clay coping detail.

Figure 72: Wood View House, constructed in 1898, fronting Apedale Road

Figure 73: View from Megacre towards Bignall End Cricket Club and Boon Hill.

Figure 74: Limited detailing on some of the frontages. Dwellings set back from road with hedgerow boundary treatments.

Figure 75: Some of the few single storey buildings on Wood Lane exhibit various styles of masonry and render. Grass verges also providing separation between pavement and dwelling plots.

Figure 76: Variety of roof styles and tile weatherings

Figure 77: A small number of terraces / flats in the more recent buildings; this is an exception to the normal style.

Figure 78: The eaves of many terraces have a toothed moulded brick detail seen throughout the Parish in late C19 and early C20 buildings.

Miles Green

3.5 Miles Green

Miles Green is a small village, triangular in plan with a central green space. To the north, a brick bridge over the former railway marks the boundary with Rye Hills.

Rendered façades are common; however red brick remains the most common material. There are several examples of high-quality historic terraces with stone sills and lintels.

The topography of the settlement enables long-range countryside views and significant views across Apedale. There are a number of working farms which evidence the importance of agriculture to the settlement.

Figure 79: The Focus Areas within Miles Green

3.5.1 Miles Green settlement features

Settlement type and scale	A small rural village and one of the Neighbourhood Area's smallest settlements, second to Scot Hay. The village has limited community facilities being served only by a single pub and several small businesses.
Topography	With Dean Brook running through the village from west to east, Miles Green is situated within a small ravine at the foot of Boon Hill. Dean Brook flows through the village at around 130m (426ft) above sea level with gradually sloping embankments rising to circa 140m (460ft).
Street pattern & layout	The village has a T-shaped form with Heathcote Road forming the core of the settlement. Both Rye Hills and Miles Green Road then form the offshoots to the north on either side of Heathcote Road. These roads constitute the village's historic routes by contrast to more recent additions such as the late 20th century cul-de-sac developments (Victoria Avenue, Dean Brook Drive) extending from Heathcote Road.
Building type & height	Despite its small size there is a variety of housing typologies. 2-storey terraces however dominate the villagescape, particularly along the more historic routes of Heathcote Road and Miles Green Road.
Local vernacular	Mixture of pale render and red brick façades, with smaller dwellings typically red brick and larger dwellings (such as The White House, Bridge House, Miles Green Farmhouse) typically render. Many terraces feature decorative window and door surrounds. Many of which have since been rendered. Decorative brick façades are commonplace with several terraces featuring decorative brick courses, Flemish bonding, and alternating brick patterns.
Historic features	Key buildings include The White House which faces Heathcote Road from the Heathcote Road, Miles Green Road, and Rye Hills T junction. There is also Miles Green Farmhouse which is the village's only Listed (Grade II) structure.

Figure 80: Entry to Miles Green Road from Farmhouse / Peggy's Bank. Terraced dwelling with red brick boundary treatments.

Figure 81: Miles Green Farmhouse in the backdrop. A row of terraces in the foreground. The date of the terraces ranges from 1880-1910.

Figure 82: Row of cottages (Heathcote Road) with each dwelling featuring a different colour of render

Figure 83: Terraces responding to the steep gradient along Heathcote Road

Figure 84: Grade II Listed Miles Green Farmhouse at the entrance to the Village from Miles Green Road

Figure 85: Victorian terraces with decorative façades along Station Road. Staffordshire blue brick string courses and red brick arches above doorways.

Figure 86: Locally recognised heritage asset, Bridge House

Figure 87: Boundary of Miles Green headed towards Halmer End and Alsagers Bank

Figure 88: Density is low on the edge of the settlement

Figure 89: Brick wall boundary treatment is common; variety of building phases seen here with different brick used. Stepping levels respond to undulating local topography

Halmer End

3.6 Halmer End

Halmer End is a small linear village located to the north-west of Alsagers Bank. The Bateswood Nature Reserve is located to the south of the settlement and the Minnie Pit and Minnie Pit Heritage Centre is situated to the West. Historic terraces and villas in brick with high quality architectural details such as quarry tiles. These buildings contribute to local historic character. A number of historic farms have been identified on Shraleybrook Road which form part of the settlement's rural setting.

Local facilities in Halmer End include: the Sir Thomas Boughey Academy High School, public house, Methodist church, Local Miners Institute, bowling green, football pitches, village shop, hardware store, and post office.

Terraced house dominating area

Detached or semi-detached house dominating area

Figure 90: The Focus Areas within Halmer End

3.6.1 Halmer End settlement features

Settlement type and scale	A small rural village following a distinctively linear form along High Street (B5367). It is host to several community facilities including a secondary school, pub, Methodist church, and community centre.
Topography	The village slopes upwards from west-east. High Street climbs steeply towards the neighbouring village of Alsagers Bank.
Street pattern & layout	High Street (B5367) dominates the village's street pattern, producing a distinctly linear form. A number of small cul-de-sac and infill developments have since extended along, and from, High Street, Heathcote Road, and Co-Operative Road.
Building type & height	With the exception of several 3-storey terraces along High Street (B5367), 2-storey terraces remain the dominant building type and height. Late 20th century developments include 1-1.5 storey bungalows and 2-storey semi-detached dwellings.
Local vernacular	Red brick terraces with decorative window and door surrounds. Many of which have since been rendered. Decorative brick façades are commonplace with several terraces featuring decorative brick courses, Flemish bonding, and alternating brick patterns.
Historic features	Original Victorian brickwork adorns only some of the village's terraces. Many have been covered by render in recent decades, making the brickwork a stand-out feature of the small village. Key historic buildings include several farmsteads and the 1867-constructed Methodist church, which has a humble façade fronting High Street.

Figure 91: Aerial view of Halmer End's linear form extending along High Street

Figure 92: Halmer End and Green Belt surrounding the village envelope

Figure 93: 21st century development (left) contrasting with the 19th century terraces (right) on either side of High Street. Historic Limestone retaining wall (right) provides a strong separation between the busy road and the quiet residential street serving the historic terraces.

Figure 94: Halmer End Methodist Church fronting High Street

Figure 95: Victorian villas (Holly Villas) fronting High Street

Figure 96: Terrace featuring the area's iconic Flemish bonding

Figure 97: Terraces featuring decorative door and window surrounds made from stone and finished with render

Figure 98: Traditional Victorian terraces fronting Heathcote Road

Alsagers Bank

3.7 Alsagers Bank

Alsagers Bank is a small linear settlement located in the south-east of the Audley Parish. The topography of the village enables long-range panoramic views of the surrounding countryside, settlements and road networks.

Buildings are typically domestic, comprising of distinctive narrow terraces, vernacular detached houses and some 20th century infill. Houses are largely red brick and front onto the pavement or are set back a short distance behind yards or front gardens. Hedges and rubble stone boundary walls are prominent features which emphasise the Neighbourhood Area's rural character. The historic Apedale Hall estate is also located to the east of Alsagers Bank, and is accessed via the former carriage drive.

Local facilities in Alsagers Bank include: a primary school, public house, church, and football pitches.

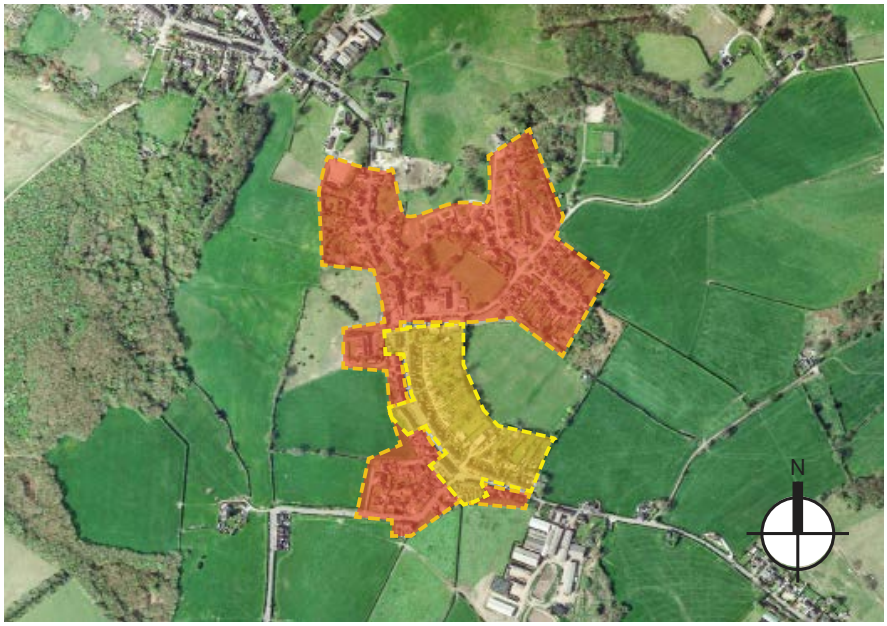


Figure 99: The Focus Areas within Alsagers Bank

3.7.1 Alsagers Bank settlement features

Settlement type and scale	Similar to Halmer End, Alsagers Bank is a small rural village following a distinctively linear form along High Street (B5367). Is host to several community facilities such as a pub, primary school, and a church.
Topography	Sits to the west of the highest point in the Neighbourhood Area, making it the highest village in the Parish. High Street (B5367) slopes steeply upwards from north to south. Unobstructed views of Parish viewable from several locations (including The Gresley Arms car park).
Street pattern & layout	Characterised by the winding linear form of High Street (B5367) where a majority of the village's housing is fronting onto. More recent development extends from The Drive where there are several crescents and cul-de-sacs, typical of late 20th century settlement expansions.
Building type & height	Variations in density due to mix of 2-3 storey, 1-storey bungalows, and 2-storey detached and semi-detached dwellings fronting much of High Street. More recent development extending from The Drive dominated by 2-storey semi-detached dwellings.
Local vernacular	Red brick terraces with decorative window and door surrounds, many of which have since been rendered. Number of historic cottages and farm buildings produce a rural character.
Historic features	Alsagers Bank War Memorial stands prominently at the gateway to the village. Victorian terraces are a dominant feature of the villagescape, as well as multiple historic cottages and farm buildings. Number of historic cottages and farm buildings also prominent amongst the villagescape. The stone walls are also a distinctive feature in Alsagers Bank.

Figure 102: Hill Crescent - where much of the village's late 20th century development is concentrated

Figure 101: The Drive (left) intersecting with High Street / B5367 (left)

Figure 100: The village's linear form seen surrounded by Green Belt

Figure 103: Prominent historic barn house with dry stone boundary walls, with potential for a Locally Listed status

Figure 104: View across towards Leycett from Alsagers Bank, similar to the Gresley Arms view

Figure 105: War memorial prominent at entrance of village

Figure 106: Main road through Alsagers Bank has relatively high levels of density and steeply sloped topography

Figure 107: Relatively dense terraced housing along High Street

Figure 108: View down Alsagers Bank from The Gresley Arms

Scot Hay

3.8 Scot Hay

Scot Hay is a very small nucleated village and the only settlement in the Neighbourhood Area to be built within the confines of the Green Belt. It is located to the south-east of the Parish and is in close proximity to the boundary line. Being the Neighbourhood Area's smallest village there is a lack of basic community facilities.

The village is relatively compact and centred around the Crackley Lane-Leycett Road junction which are its only vehicular access routes. The junction rests upon a hill and is one of the Neighbourhood Area's highest points, commanding extensive views of the surrounding landscape and Green Belt.

In terms of village heritage, a row of Victorian terraces and the former chapel fronting Leycett Road remain some of the most historic buildings in the village. Scot Hay is also host to two Locally Listed structures: a Red Phone Box and Red Post box.

Due to its size local facilities are limited to: a wooden bus shelter which is often decorated with quirky displays, a small play area and Scot Hay Cricket Club although the ground is just outside the Parish boundary. Despite this, the club is an important community hub for the village.

Figure 109: Scot Hay Focus Area

3.10.1 Scot Hay settlement features

Settlement type and scale	A small rural village with a nucleated form surrounding the Crackley Road-Leycett Road intersection. The village is small-scale within the surrounding landscape and is the only village to be overwashed by Green Belt.
Topography	Sits upon a hill with unobstructed views of surrounding landscape. Is one of the Neighbourhood Area's highest points. The village's summit peaks at roughly 200m (655ft) above sea level.
Street pattern & layout	Only three roads in the village. The more historic Leycett Road-Crackley Lane intersection has produced a triangular shaped form with single-plot development fronting either road. The most recent addition, Bankfield Grove, is a late 20th century addition and is a cul-de-sac extending from Crackley Lane.
Building type & height	Higher density (2-3 storey terraces) along Leycett Road with lower density 1-2 storey semi-detached and bungalows elsewhere. Overall a compact village with lack of urban voids.
Local vernacular	Several rows of Victorian terraces directly fronting Leycett Road, many of which have been rendered. Much of village now dominated by late 20th century red brick semi-detached and bungalow dwellings.
Historic features	Converted former chapel (Chapel House) fronting Leycett Road. Scot Hay house stands prominently at the Leycett Road-Crackley Lane intersection. There is also a Locally Listed Red Phone Box and Red Post Box.

Figure 111: Scot Hay House at Leycett Rd-Crackley Ln junction

Figure 112: Chapel House fronting Leycett Road

Figure 110: Scot Hay in the background set within the Green Belt

Figure 115: Row of terraces fronting Leycett Road featuring their original Staffordshire Blue and red brick Flemish bonding façades

Figure 116: Multiple tones of render used on terraces fronting Leycett Road, creating variety in the streetscape

Figure 113: Late 20th century bungalows along Bankfield Grove

Figure 114: Late 20th century semi-detached dwellings along Leycett Road

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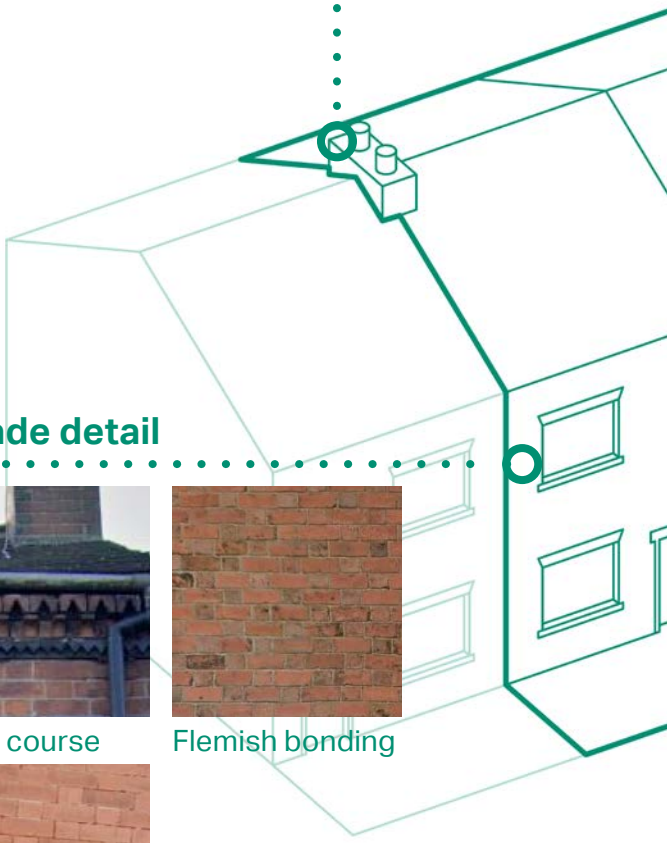
Parish-wide vernacular

3.9 Parish-wide vernacular

The adjacent diagram illustrates the Neighbourhood Area's local vernacular. Each image not only reflects the Parish's built character but also high-quality design that contributes to successful place-making. While the built features that have been identified are not exhaustive, they provide a summary of the analysis undertaken from each village's built form. The diagram should be used as a guide for new development throughout the Neighbourhood Area, in ensuring its historic character is respectfully responded

Chimney

Red brick chimney stack



Façade material

Red brick

Pale render

Red brick & Staffordshire Blue clay

Red brick & pale render

Façade detail

Dentil course

Flemish bonding

Brick string course

Roof material

Staffordshire Blue clay

Roof detail

Timber gable detailing

Clay finial

Window

Stone header and sill

Stone header & footer (render)

Bay window

Brick surround detailing

Doorway

Brick arches with keystone

Stone header

Stone rendered arch with keystone

Timber porch

Boundary treatment

Red brick wall

Wrought iron & brick wall

Stone or brick capped gate posts

Hedgerow

Limestone dry stone wall

Exemplar Development: Marmalade Lane

to.

Marmalade Lane adheres to well-known as well as progressive design principles including:

- Respecting surrounding heritage by using local materials and referencing local architectural styles and housing typologies
- Incorporating sustainable energy sources such as air source heat pumps and solar panels
- Using contextual and durable materials in both façades and roofs of the homes, as well as in the hard surfacing of public realm
- Providing open public spaces for everyone within the development to mutually enjoy
- Incorporating green spaces within individual plots as well as within communal spaces

Figure 117: Marmalade Lane - the central car-free community space within the development *(Image: TOWN, David Butler)*

Figure 118: Mix of public and private spaces including private gardens as well as communal spaces *(Image: TOWN, David Butler)*

Figure 119: High-quality materials used on façades, within window / window frames, and doorways *(Image: TOWN, David Butler)*

3.10 Exemplar Development: Marmalade Lane

Marmalade Lane is a multi-award winning and sustainably-led co-housing development in Cambridge. The scheme includes 42 homes, made up of a mix of terraces and small-scale apartment buildings.

Marmalade Lane is largely laid out in terraces creating attractive, people-friendly streets to the front, with private gardens set behind. Car parking has also been kept to the periphery, with bins in communal stores, conserving external space for the recreational use of residents.

While the homes are contemporary in style, they pay homage to the local vernacular by referencing traditional Cambridge townhouses and low-rise apartments. The development also includes extensive shared facilities, such as a large communal garden, and a central car-free space along Marmalade Lane.

Figure 120: Refuse storage and air source heat pumps have been contextually screened by using the same materials used on the façade of the primary buildings within Marmalade Lane *(Image: TOWN, David Butler)*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4. Design Guidance & Codes

A series of Design Codes have been produced to provide guidance for any future developments in the Audley Rural Neighbourhood Area. This will ensure that local character and context is considered, ensuring local distinctiveness is enhanced and protected.

4.1 Introduction

Design Codes set out within this document have been significantly influenced by local precedents and national best practice materials. Based on the understanding gained in the previous sections, feedback captured during the engagement workshops and relevant planning policy, the Design Code matrix is broken down into the following categories:

- Heritage Assets
- Village Structure and Built Form
- Movement and Accessibility
- Environment and Biodiversity
- Flood Resilience
- Sustainable Design

All proposed developments need to also consider the Focus Areas in order to ensure specific design cues are understood within the context of the Focus Area they fall under. The Design Codes will ultimately help understand what type of development is appropriate in the Neighbourhood Area.

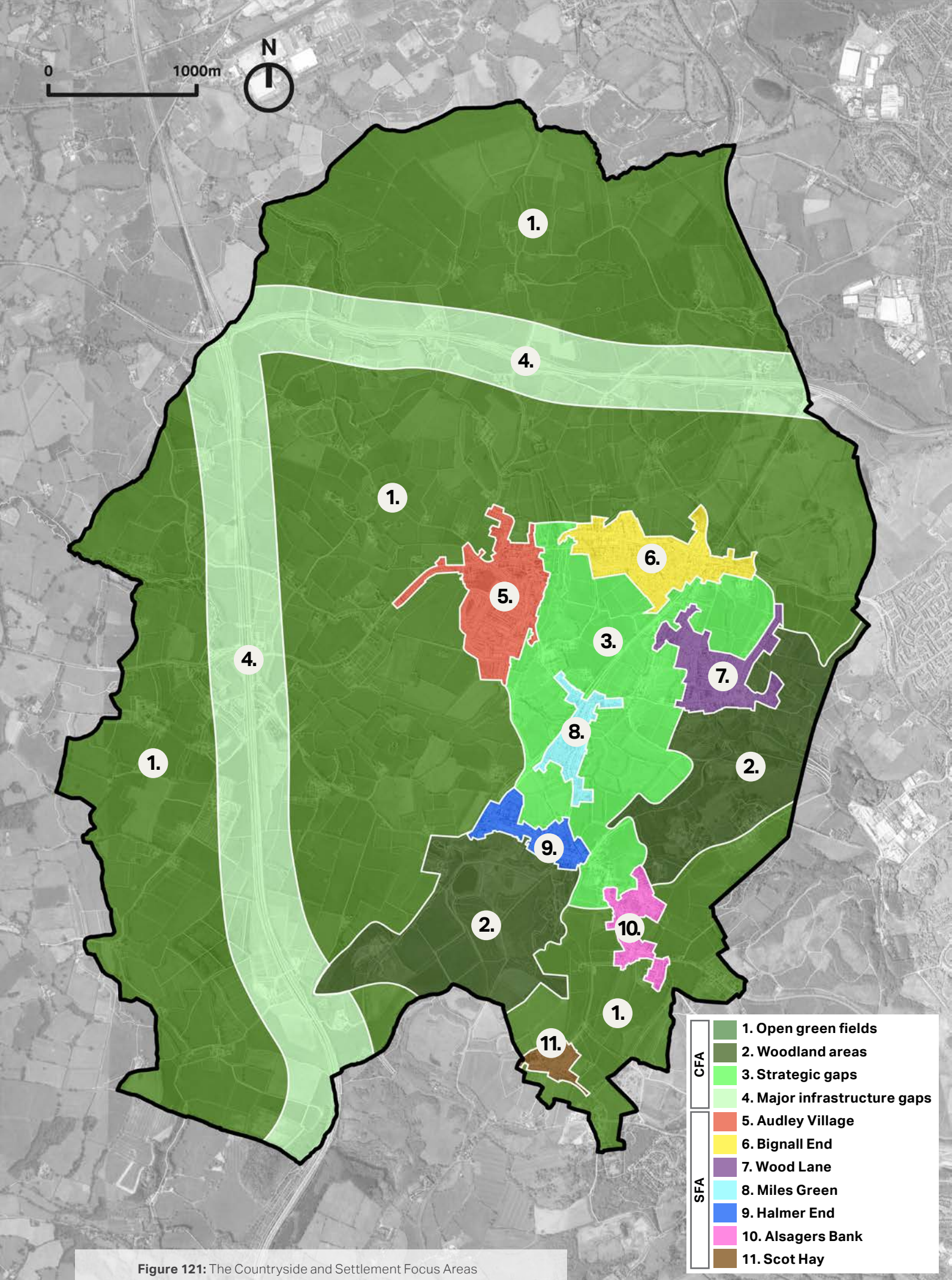


Figure 121: The Countryside and Settlement Focus Areas

4.2 When to Use the Codes

The table on the page below identifies all the codes within this document. A prefix has been created for each code to allow simple application and referencing of the design codes when writing policies for the Neighbourhood Plan.

It also shows which codes are relevant to the Countryside and Settlement Focus Areas (CFA / SFA) outlined on page 50 and 51, as well as on the adjacent plan (Figure 121). This allows for more nuanced application in response to the development pressures within each area.

Design Code theme	Design Code	Design Code applied to Countryside Focus Areas	Design Code applied to Settlement Focus Areas	Page number
Heritage	Heritage Assets (HA)	1,2,3,4	5,6,7,8,9,10,11	**Page 96**
Village Structure and Form	Settlement Types (ST)	2,4	5,6,7,8,9,10,11	**Page 98**
	Uniform Roofline (UR)	/	5,6,7,8,9,10	**Page 100**
	Varied Roofline (VR)	1,2,3,4	5,6,7,8,9,10,11	
	Responding to Topography (RT)	2,3,4	5,6,7,8,9,10,11	**Page 101**
	Architecture and Materiality (AM)	1,2,3,4	5,6,7,8,9,10,11	**Page 102**
	Shop Frontages (SF)	/	5,6,7,8,9,10,11	**Page 110**
Movement and Accessibility	Major Road (MR)	4	/	**Page 112**
	Primary Streets (PS)	/	5,6,7,8,9,10	**Page 113**
	Secondary Streets (SS)	1,2,3,4	5,6,7,8,9,10,11	
	Residential Street (RS)	2,4	5,6,7,8,9,10,11	**Page 114**
	Rural Lanes (RL)	1,2,3,4	/	
	Non-Vehicular Movement (NVM)	1,2,3,4	5,6,7,8,9,10,11	
	Car Parking (CP)	/	5,6,7,8,9,10,11	**Page 115**
Environment and Biodiversity	Environmental Designations (ED)	1,2,3,4	5,6,7,8,9,10,11	**Page 116**
	Green Belt and Strategic Green Gaps (GBSGG)	1,2,3,4	5,6,7,8,9,10,11	**Page 117**
	Woodland, Trees, and Hedgerows (WTH)	1,2,3,4	5,6,7,8,9,10,11	**Page 119**
	Flood Resilience (FR)	1,2,3,4	5,6,7,8,9,10,11	**Page 121**
Sustainable Design	Low Carbon Energy Generation (LCEG)	1,2,3,4	5,6,7,8,9,10,11	**Page 123**
	Energy Efficiency (EE)	1,2,3,4	5,6,7,8,9,10,11	**Page 124**
	Resilience to Climate Change (RCC)	1,2,3,4	5,6,7,8,9,10,11	
	Electric Vehicle Charging (EVC)	1,2,3,4	5,6,7,8,9,10,11	**Page 125**
	Net Zero Carbon (NZC)	1,2,3,4	5,6,7,8,9,10,11	**Page 126**

Table 1: The Focus Areas and Design Code matrix

4.3 Heritage Assets

Heritage assets play a central role in defining local character in the Neighbourhood Area. Local heritage is an important tool for successful and diverse place-making and presents opportunities for future development to enhance local identity and distinctiveness.

Listed Buildings (national & local)
There are several nationally and Locally Listed buildings in the Neighbourhood Area. These designations reflect the high status of its heritage, as well as their local and national importance. Future development should aim to respect and enhance the settings of Listed buildings (or any other heritage assets) to retain their positive contribution to local character.

Conservation Areas
The Audley Conservation Area is designated as such, due to the special interest of buildings and heritage within the area. Development within this area must be sensitively managed to preserve and enhance the quality of its historical and architectural features.

Non-designated heritage assets
In addition to nationally Listed buildings, there are a number of non-designated historic buildings, boundary treatments and street furniture which contribute positively to local character.

Design Code - Heritage Assets (HA)

- **All new development must be respectful of the scale and massing of the historic built form.**
- **The uniformity of rooflines is of particular importance, and new development should not negatively impact visual uniformity.**
- **Low-quality designs that do not successfully assimilate with the historic built form or 'pastiche' should be discouraged.**
- **Development should not impede key long-distance views of the countryside.**
- **Removal of green spaces, green verges, or any other community amenity space within the Neighbourhood Area should be avoided. Removal of any mature foliage and trees should also be avoided. If the removal of such is deemed necessary, it should be replaced like-for-like or be of a higher quality.**
- **New development should seek to incorporate elements of the local vernacular that may have previously been overlooked, such as fenestration proportions, window treatments, doorways, and boundary treatments.**

Figure 122: William White buildings in Audley

Figure 123: Audley's Church of St James

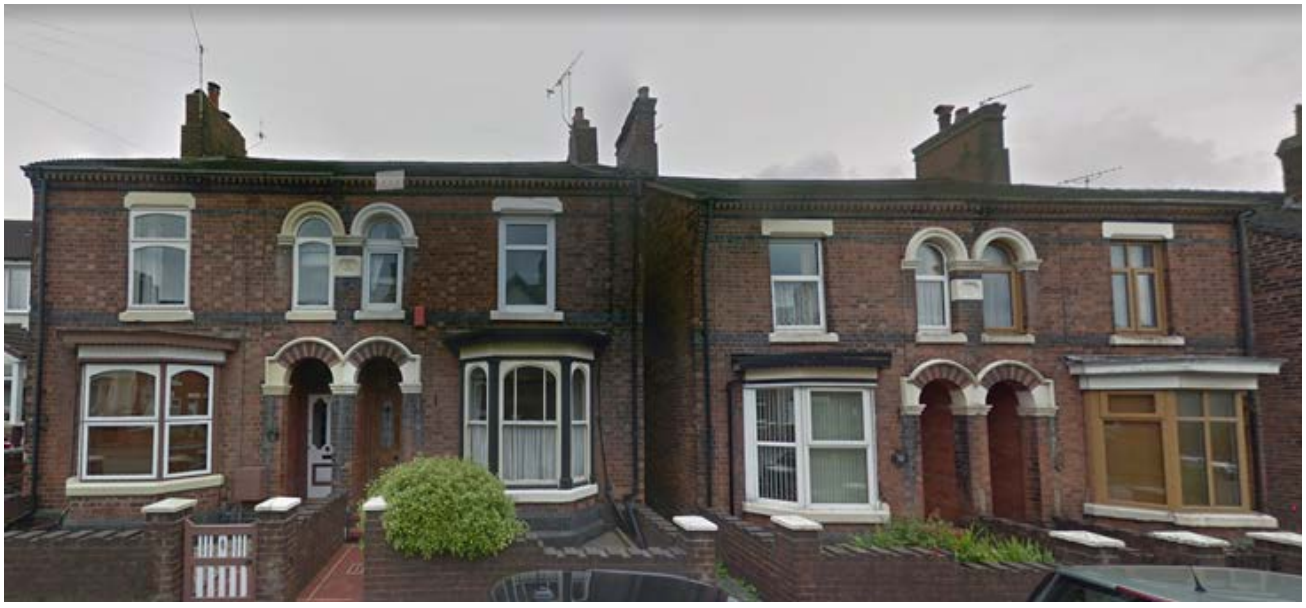


Figure 124: Villas with original quarry tiles on path and Minton tiles on front doorstep

4.4 Village Structure and Form

4.4.1 Settlement Types

There is significant variation in terms of the structure and layout of the built form across the Neighbourhood Area. It is important to ensure diversity and well-considered design is achieved while avoiding homogeneous or pastiche replications of existing styles. Each settlement within the Neighbourhood Area has its own character, which is highlighted throughout this Design Code document. As the adjacent page details, many of the villages vary in layout / settlement type due to the way in which they have developed over the decades and centuries. The differences in growth are due to individual historic events and developments each settlement has experienced.

Design Code - Settlement Types (ST)

- **Audley has retained a traditional, compact layout, with some limited expansion. Proposals should seek to preserve this nucleated arrangement.**
- **Proposals should respond to local characters in terms of layout, scale massing and materials.**
- **Development in areas of dispersed settlement should retain important open spaces and breaks in the building line.**
- **Development should be permeable in its arrangement and seek to facilitate interconnectedness across the villages.**

Figure 125:
Aerial view over Boyles Hall, Bignall End

Figure 126:
Audley, a nucleated settlement

Nucleated

Nucleated settlements within the plan area are found at Audley. Its centre and boundaries are clearly defined.

Figure 127:
Miles Green, which has developed and grown irregularly

Irregular and Organic

Irregular and organic settlement is seen at Bignall End, Wood Lane, Miles Green and Halmer End, where their layout is defined by the stream / brook confluences and the village's road, landform, and fields.

Figure 128:
The dispersed arrangement of Shraleybrook

Dispersed

Dispersed settlement is found in the plan area's rural Parishes where small discrete settlements, such as Shraleybrook and Scot Hay, are linked by narrow rural lanes, lined by a dispersed distribution of buildings and farms.

Figure 129:
Alsagers Bank, a linear settlement

Linear Development

Several fringe settlements of the villages in Audley are characterised by linear development along their routes, as seen at Audley and Alsagers Bank.

4.4.2 Building Heights and Roofline

A comfortable variation in the size and scale of buildings - from single storey bungalows to 3-storey properties - can enhance local character. It provides variety and difference, as opposed to homogeneity. Houses within Audley Parish are mainly between 1 - 2.5 storeys high, with a minority of 3 storey family houses. New development should be sympathetic in height and scale to its surrounding context. There are two identified types of building rooflines throughout the Neighbourhood Area:

Design Code - Uniform Roofline (UR)

- **Uniform rooflines can be applied in the areas where settings / higher density can be encouraged.**
- **3 to 4 buildings with the same roof height can be used to form uniform rooflines.**
- **Roofing materials and other features visible above the ridge line should be carefully considered to create uniform rooflines that reflect the surrounding context of the site.**

Type 1 (Uniform roofline)

Buildings with uniform skyline can be found throughout residential areas within Audley and Bignall End due to general street types, building heights and minimal building articulation.

Type 2 (Varied roofline)

Buildings with various heights can be found in the smaller settlements. Such variety positively contributes to the character of some of the local villages.

Design Code - Varied Roofline (VR)

- **A variety of rooflines are common within the core of many settlements, due to variations in building use and type. However, the overarching height of buildings is between 1 - 2.5 storeys.**
- **This roofline can be applied in the area where the development meets the countryside's edge to retain its rural character and where the site is influenced by its presence on the slope.**
- **Roofing materials, eaves, pitch, verge details, chimney stacks, or other features visible above the ridge line should be carefully considered. These features may be diverse to create a varied roofline, while still respecting local character.**

Figure 130: Uniform rooflines example within Audley

Figure 131: Varied rooflines example within Wood Lane

4.4.3 Topography

Topography plays a significant role in the Neighbourhood Area regarding building design, accessibility and long views. Development needs to respond appropriately to the undulations of the land and deliver well-considered design solutions. As highlighted by section 2's long views analysis, the Neighbourhood Area's landscape is defined by long distance views that extend across, as well as far beyond, the confines of the Neighbourhood Area. Such views should therefore be protected, and enhanced where possible.

Design Code - Responding to Topography (RT)

- **Buildings on a slope should be orientated to enjoy views to the surrounding landscape, but should adopt appropriate screening measures to ensure privacy of other units is maintained.**
- **Buildings should seek to adopt appropriate design solutions to address level changes. Buildings should not appear out of scale in comparison to their surroundings**
- **The underdwellings / overdwellings are typical to the local Hebden Royd vernacular and are appropriate responses to the steep topography. Contemporary interpretations of an appropriate style are supported.**
- **Development in elevated positions should be aware of its position above other units and consider the privacy of those below.**

Figure 132: The Neighbourhood Area has a characteristically undulating landform as illustrated here

4.4.4 Architecture and Materiality

Without being too prescriptive about the adopted material palette and design features, new development should complement the existing residential character of each individual village, as well as the wider Neighbourhood Area.

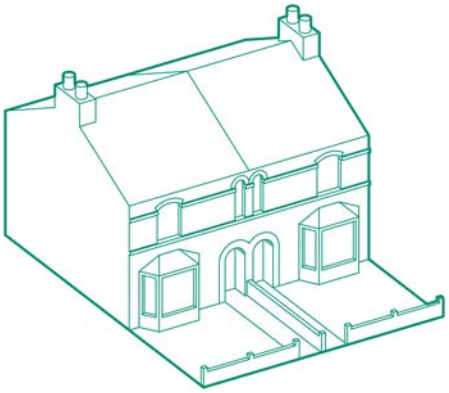
While there are similarities between the villages built features, there are variations in character which the following pages illustrate via a series of diagrams. New development should aim to respect the character of each village by emulating, referencing, or respecting the features outlined for each village.

The Neighbourhood Area's existing local character and material palette is generally dominated by red brick and render façades and Welsh grey slate roofs. Subsequently, these materials should be used as a design cue for any new development. In addition, proposals should adopt high-quality, natural materials that sit well within the attractive natural landscape and help reinforce the historic and rural character of the area where possible.

Design Code - Architecture and Materiality (AM)

The following design codes apply to the whole Neighbourhood Area:

- **It is very important that proposed developments are well evaluated to achieve a high quality of design, sympathetic to the existing built fabric in the surrounding Focus Areas and reinforcing local distinctiveness.**
- **Material selections should be made based on an understanding of the immediate context and the wider Audley built environment. Where proposals affect heritage assets, either directly or due to proximity, it is recommended that advice is obtained from a Conservation Architect at an early stage of design development.**
- **Any development which adopts traditional vernacular features found in the Neighbourhood Area must have an integrity of heritage detail.**
- **The materials listed in this document should not be considered prescriptive. Complementary innovation and creativity in material use are encouraged, with due consideration of context and character.**
- **Designs need to be sensitive and complementary to their surroundings, but this does not require merely replicating existing styles and imitating architectural details. It is recommended that contemporary architectural solutions are considered.**



This icon symbolises residential character within each village. It will be used alongside images in illustrating the key elements of each villages residential character.

Features used in: **AUDLEY**

Features shown on this page indicate that Audley is a large village with buildings from a variety of architectural periods. Typically late 19th century to early 20th century to the north and east of Audley with some infrequent historic structures with more modern nucleated estates to the west and south of the village centre.

Roof material

Grey/ Staffordshire Blue plain clay tile

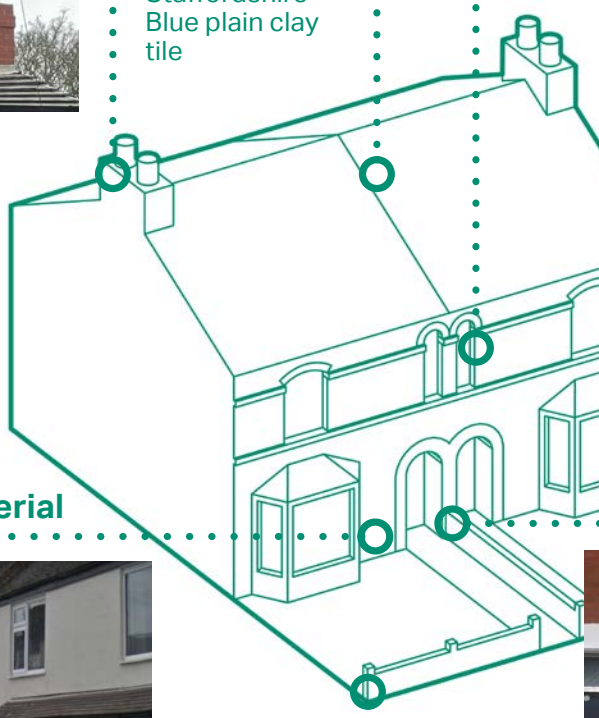
Window

Stone heads & sills (render) & traditional timber sash

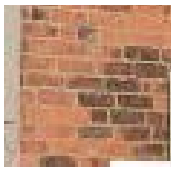
Chimney

Heavy red brick chimney (terraced)

Slender red brick chimney



Façade material



Red brick, polychromatic brick, and pale render

Doorway

Brick arches

Stone head

Boundary treatment

Red brick wall

Hedgerow

Figure 133: Typical built features used in Audley village

Features used in: **BIGNALL END**

Features shown on this page indicate that Bignall End is a small village with buildings from a variety of architectural periods.

Roof material

Grey/ Staffordshire Blue plain clay tile

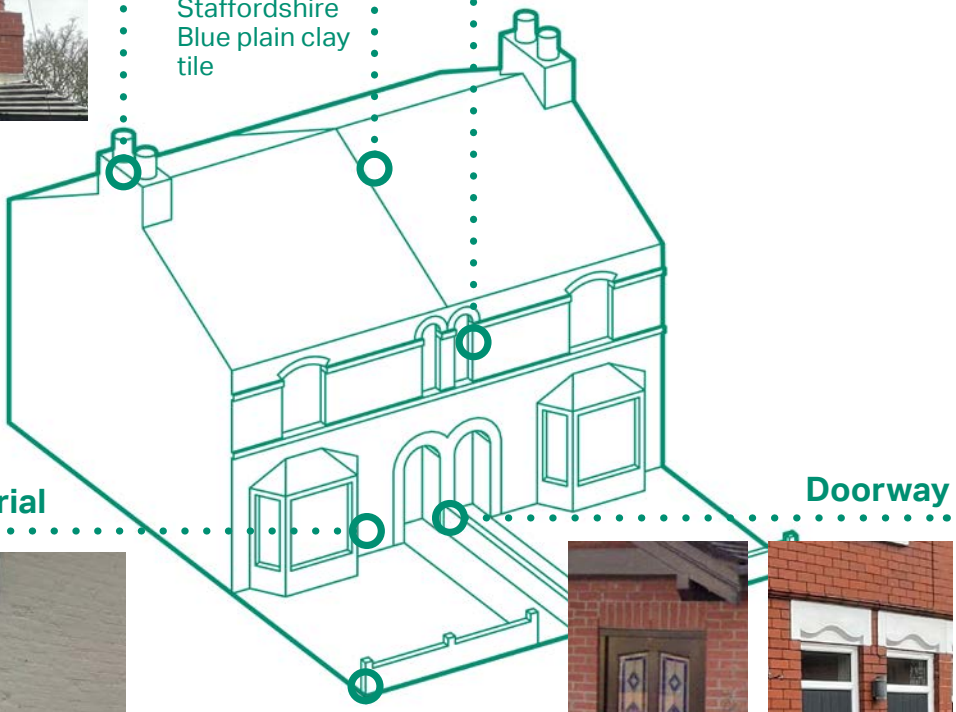
Window

Stone head & sills (render)

Chimney

Heavy red brick chimney (terraced)

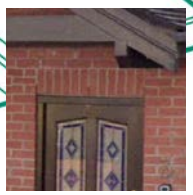
Slender red brick chimney



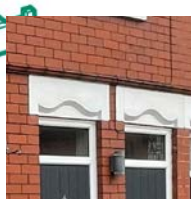
Façade material

Red brick (Accrington style), polychromatic brick, pale render, gravel wall

Doorway



Brick head



Stone head

Boundary treatment

Red brick wall with stone coping

Hedgerow

Figure 134: Typical built features used in Bignall End

Features used in: **WOOD LANE**

Features shown on this page indicate that Wood Lane is a small village with buildings from a variety of architectural periods.

Chimney

Heavy red brick chimney (terraced)

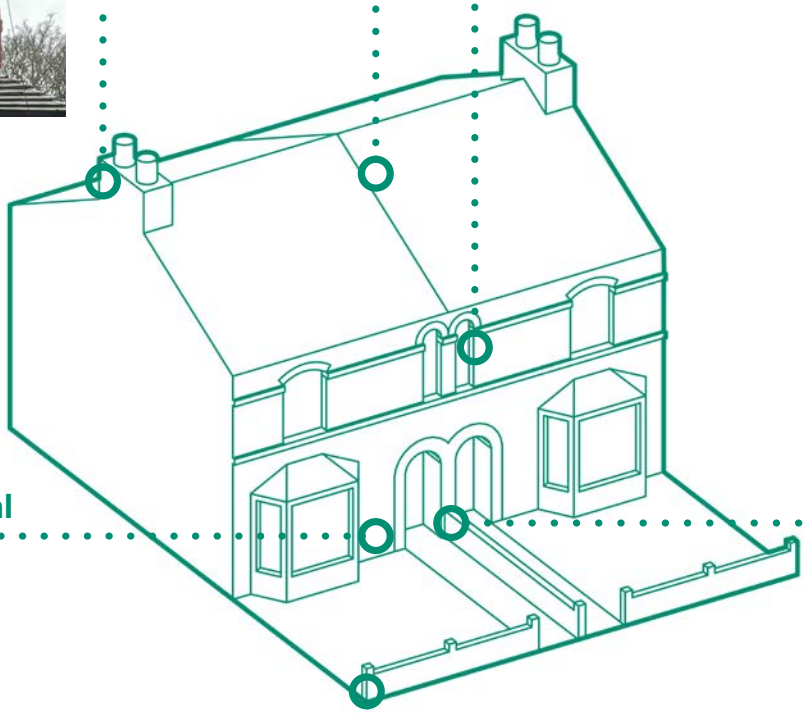
Slender red brick chimney

Roof material

Grey tile & slate

Window

Stone head & sills (render)



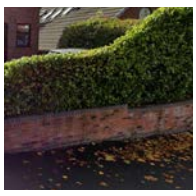
Façade material

Red brick, pale render

Doorway

Stone head

Boundary treatment



Hedgerow with low rise red brick wall

Figure 135: Typical built features used in Wood Lane

Features used in: **MILES GREEN**

Features shown on this page suggest that Miles Green is a small village having largely developed post-WWII using mid-late 20th century styles. There is also a single thatched cottage, the only one of its type in the Neighbourhood Area.

Roof material

Thatch (atypical) and grey slate

Window

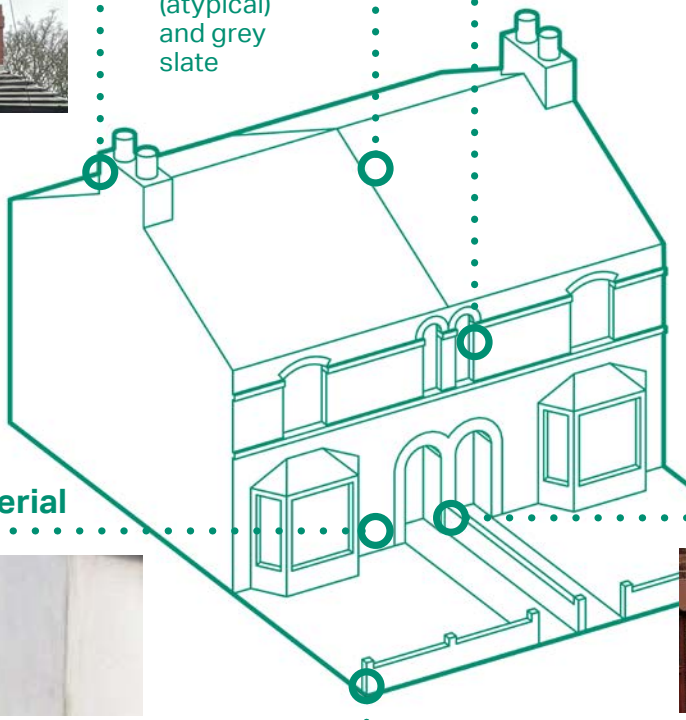
Stone head & sills (render)

Hood moulds

Chimney

Heavy red brick chimney (terraced)

Slender red brick chimney



Façade material

Red brick, pale render, gravel wall

Doorway

Stone arch

Stone head

Boundary treatment

Red brick wall with stone coping

Hedgerow

Figure 136: Typical built features used in Miles Green

Features used in: **HALMER END**

Features shown on this page indicate that Halmer End is a historic village with buildings adorned with local materials and architectural styles (i.e. Flemish bonding). The High Street and main routes are largely historic with modern development from mid 20th century to 21st century towards the middle of the settlement (Cooperative Lane etc.)

Window


Stone head & sills (render)

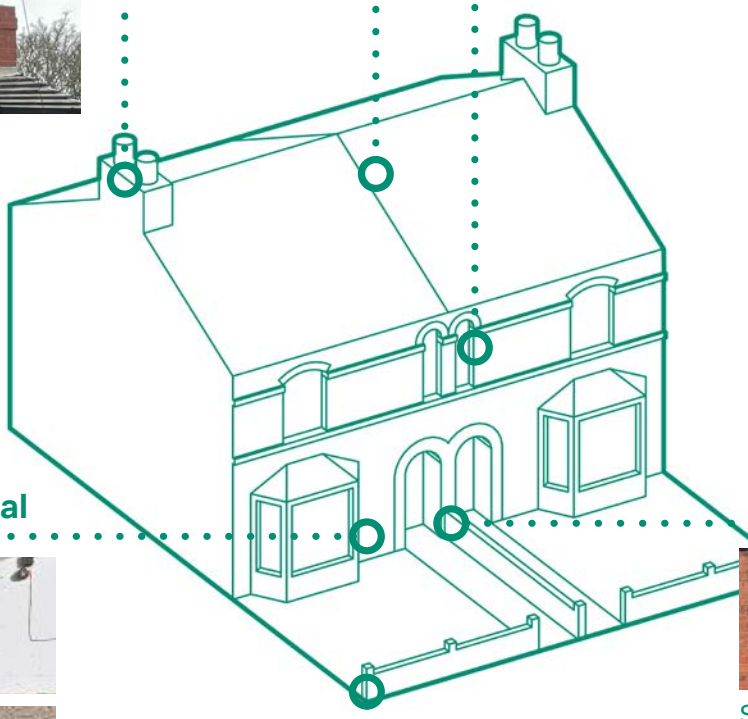
Roof material

Staffordshire Blue plain clay

Chimney

Heavy red brick chimney (terraced)

Slender red brick chimney



Façade material




Red brick, Flemish bonding, pale render, gravel wall

Doorway

Stone head

Red brick and staffordshire blue arch

Boundary treatment

Blue brick walls or mix of red and blue

Hedgerow

Bonded stone wall

Figure 137: Typical built features used in Halmer End

Features used in: **ALSAGERS BANK**

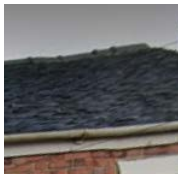
Features shown on this page suggest that Alsagers Bank is a small and historic linear settlement.

Chimney

Heavy red brick chimney

Slender red brick chimney

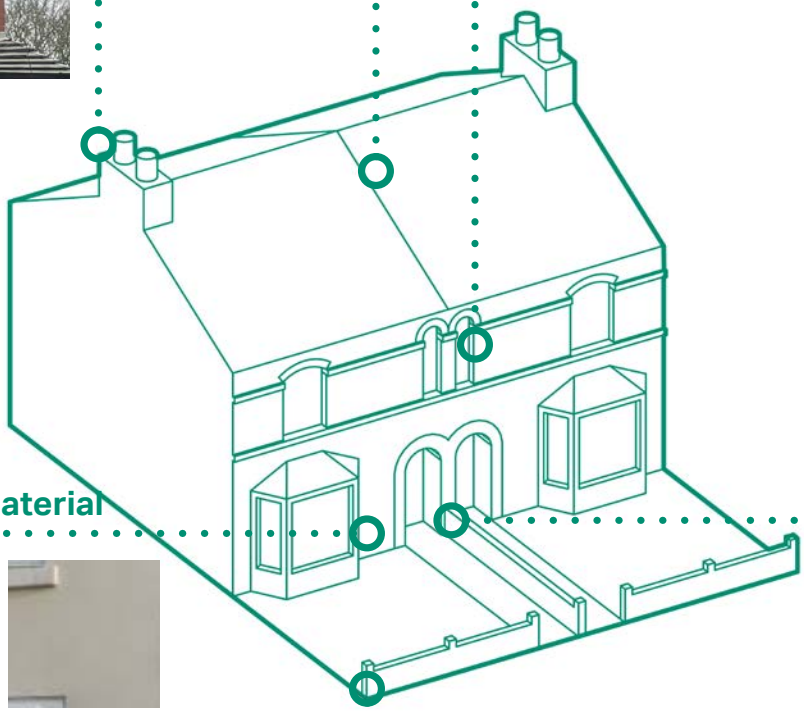
Roof material



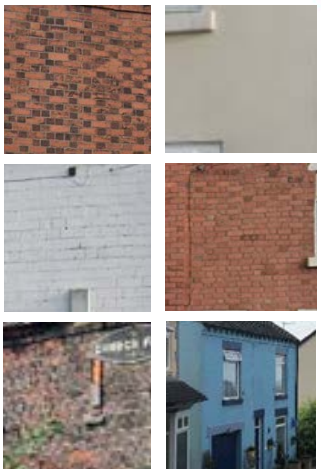
Grey plain clay tile

Window

Stone head & sills (render)



Façade material



Red brick, Flemish bonding, pale render, gravel wall

Doorway

Stone head arch

Boundary treatment

Bonded stone wall

Red brick wall

Hedgerow

Figure 138: Typical built features used in Alsagers Bank

Features used in: **SCOT HAY**

Features shown on this page indicate that Scot Hay is a is a traditional village with rich history and local materials.

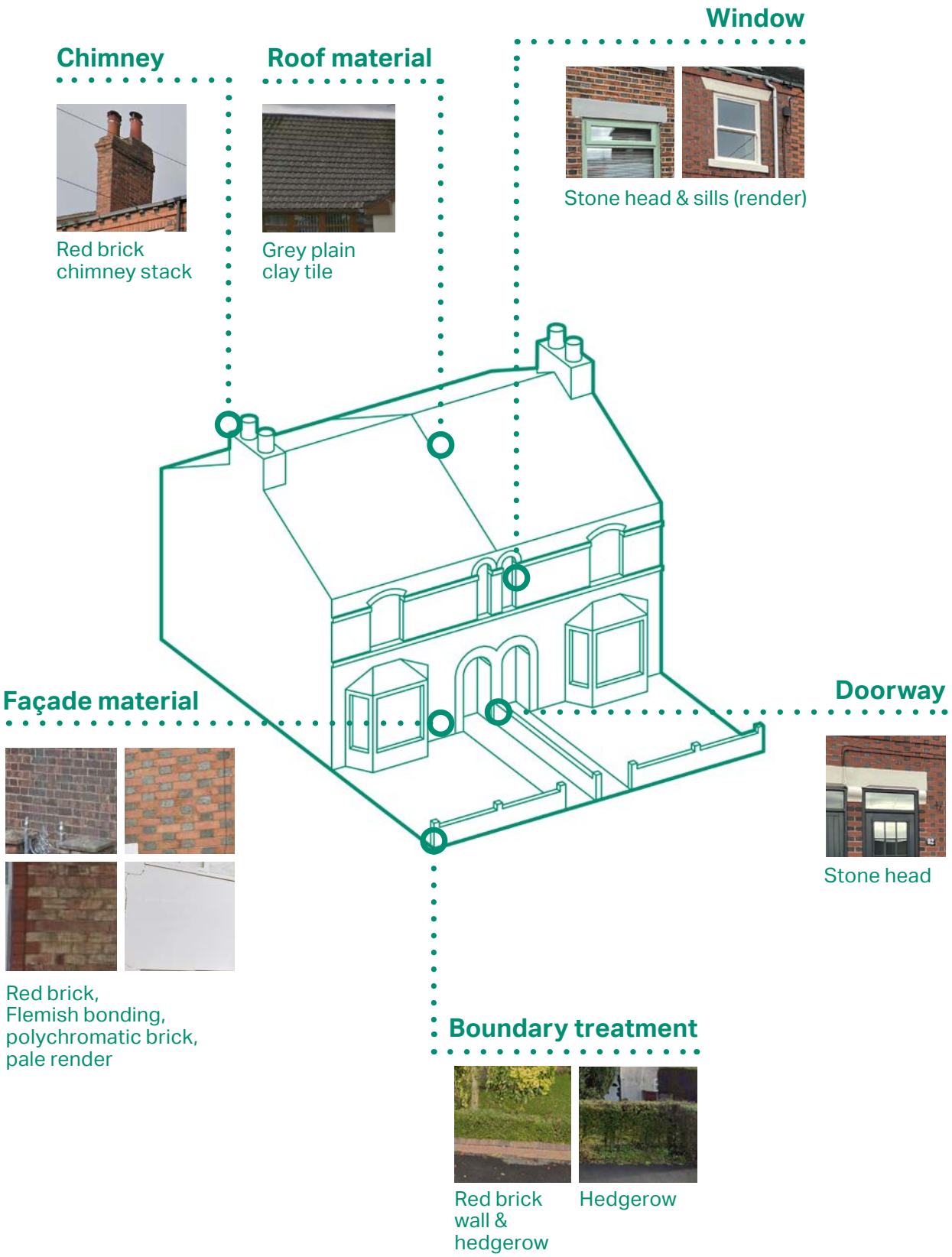


Figure 139: Typical built features used in Scot Hay

4.4.5 Shop Frontages

The Neighbourhood Area's villages are host to an array of historic buildings with traditional shop frontages. However, over the years, several frontages have been poorly replaced or covered by insensitive signage and window treatments. Examples of both good and bad shop frontage design can be seen within Audley Conservation Area (CA), particularly along Church Street. Refer to Figure 17 for further detail of Audley CA. Existing original shop frontages have a distinct and attractive character, contributing significantly to the placemaking and villagescape charm of each settlement. Adhering to the following design codes and guidance will contribute to the enhancement, preservation, and creation of contextually responsive frontages.

For further guidance refer to:

- *Newcastle-under-Lyme Shop Front Design Guidance (2015)*
- *Audley Conservation Area Appraisal and Management Plan (2013)*

Figure 140: Existing retail frontages along Church Street, Audley

Figure 141: Large retail setbacks along Church Street, Audley

Design Code - Shop Frontages (SF)

The following design codes apply to the whole Neighbourhood Area, particularly within village centres and high streets locations:

- **Traditional timber shop fronts should be preserved and enhanced to uphold historic settlement character.**
- **Shop fronts applied to historic buildings should always consider the full building elevation and reference the vertical and horizontal architectural elements to create a strong relationship between the shop front and the host building.**
- **Modern shop fronts are appropriate but should typically employ a 'less is more' approach to their design. Back-lit box signage will not be acceptable. Lettering should be clear and of a medium size to complement the fascia board, shop front and building. The colour, style, and materials used within shop frontages should be respectful of the host buildings character (particularly historic buildings).**
- **Typically, buildings in village centres / on high streets are positioned up against the edge of the pavement with little-to-no setback.**
- **Church Street, Audley (Figure 140 and 141) - Church Street's shop frontages can avoid obstruction by parked vehicles by implementing soft measures along the pavement edge. Such measures can include street trees, planters, grass verges, and street furniture (i.e. benches). These will not only dissuade parking, but also contribute to the villagescape character of the high street.**
- **Retail frontage proposals should aim to include the features listed on the adjacent page in Figure 142 - Best practice: Shop frontage features.**
- **Respond to the historic analysis in Section 2.2 Heritage Assets of this report, and its component Design Codes HA (Heritage Assets) and AM (Architecture and Materiality) on the previous pages of this section.**

Best practice: Shop frontage features

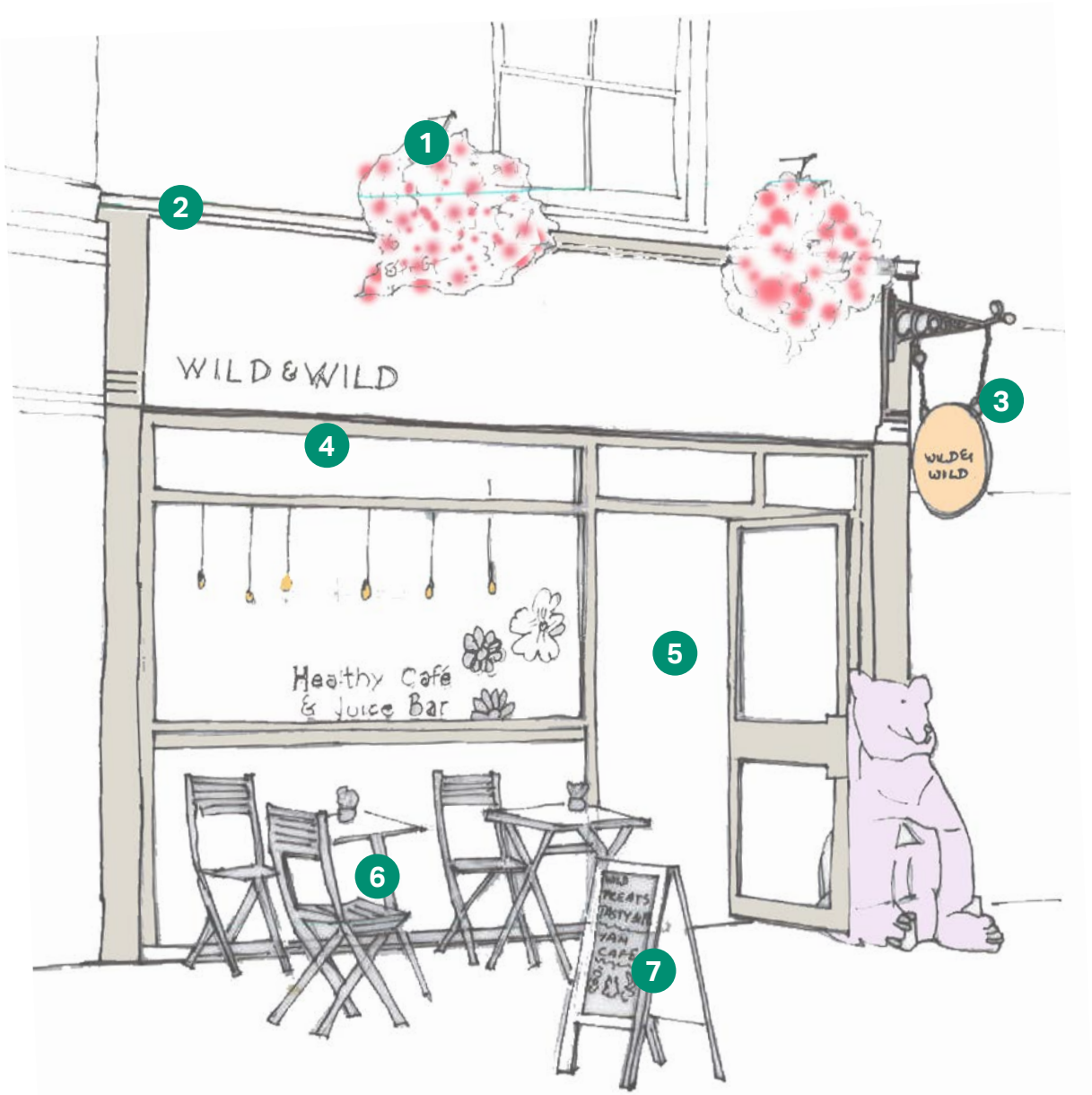


Figure 142: Diagram illustrating high-quality shop frontage design features

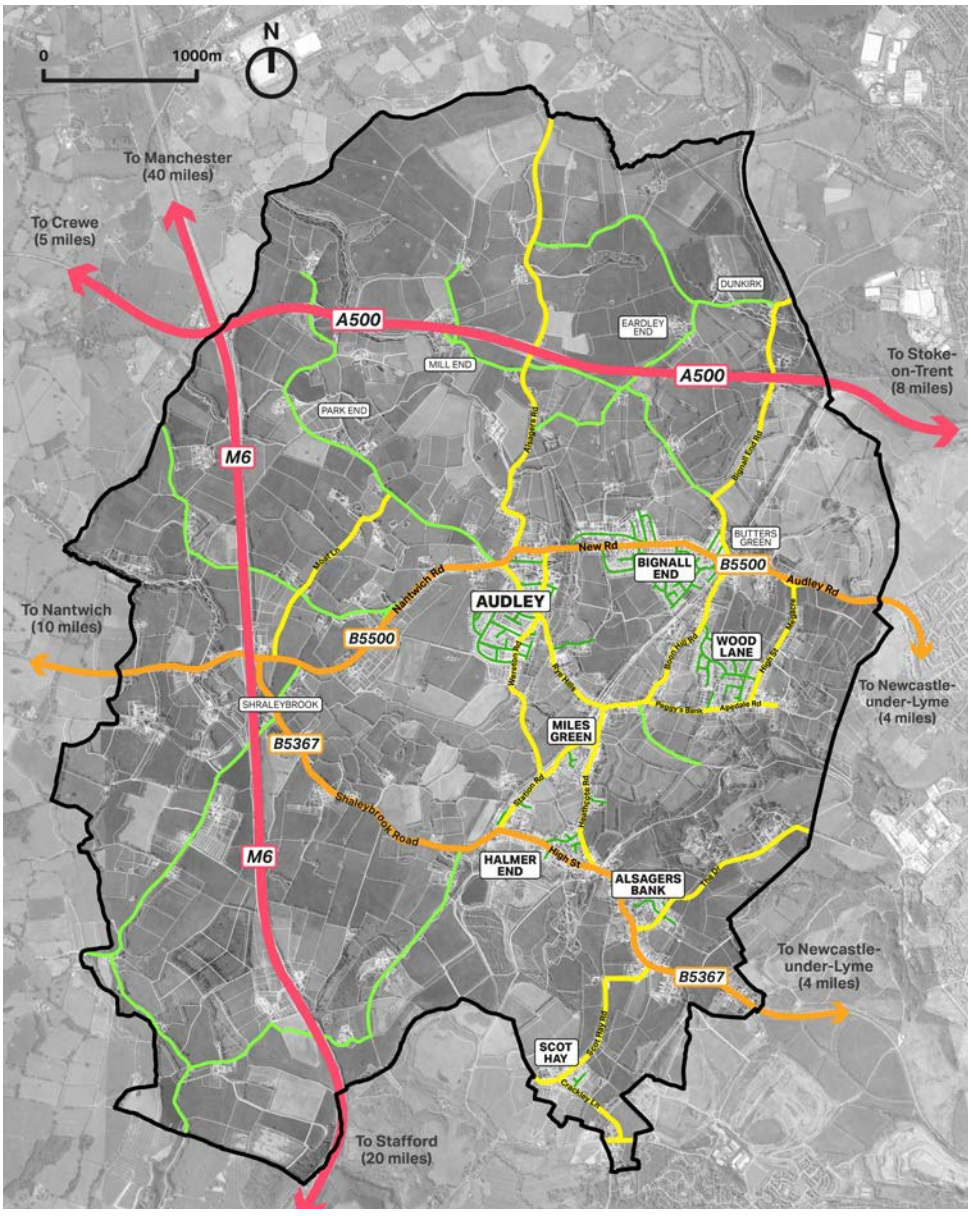
1. Hanging baskets / plant boxes are encouraged to soften building frontages
2. Proportionate depth of signage not more than 1/4th of the total height of the shop front
3. Hanging signs are encouraged
4. Clear windows should account for 2/3rds of the shop front apart from window frames and mullions forming part of the vertical separation
5. Clear door access should account for at least 1/3rd of the shop front proportions. Provision of additional door access on wider shop fronts is acceptable
6. Outdoor seating and displays are acceptable where pavement widths are 2m or more, can accommodate them and do not hinder pedestrian movement
7. A-board signs are acceptable where pavement widths can accommodate them and do not hinder pedestrian movement

4.5 Movement and Accessibility

A well-designed street hierarchy and streetscape are key elements of successful places. The relationship between streets and the adjacent buildings strongly influences the safety, appearance and movement function of development. New development should accommodate current and future traffic flow, as well as allowing access of service vehicles in a way that contributes positively to the character of the Neighbourhood Area. This Design Code aims to guide any future development to contribute to sustainable connectivity, particularly walking and cycling as a means of multi-modal movement.

Design Code - Major road (MR)

- **The major roads include the M6 and A500, which provide strategic connections to the wider Parish area, as well as far beyond. Villages within the Audley Rural Parish are also accessed through these major roads. However, the linear areas along the M6 and A500 may not be suitable for development due to the extent of noise, visual, and air pollution, as well as issues regarding access.**



Major road
Primary road
Secondary road
Residential road
Rural lane

Figure 143: Map showing the street network.

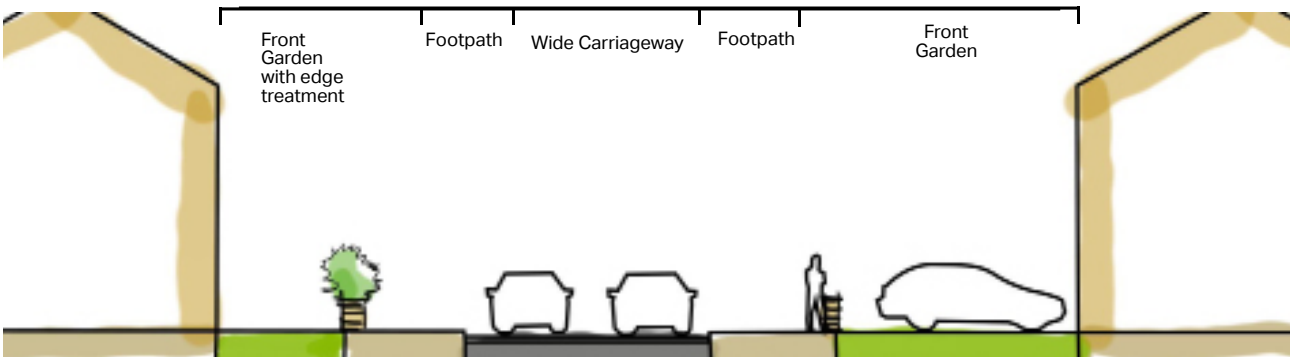


Figure 144: Typical Precedent Primary Road Section

Design Code - Primary Streets (PS)

- **The Primary Streets are important features defining the villages layout and linking it with the surrounding suburban and rural areas. They act as the principal movement corridors, together with major roads, connecting the Neighbourhood Area and forming gateways into each of the villages.**
- **They will connect to the Secondary Streets within the study area. These routes are anticipated to carry the highest amount of movement across the villages. They should be designed to be as attractive as possible, with quality public landscaping and street furniture, and a positive relationship to public and private spaces. Buildings should generally have long setbacks and front onto this route with an active and attractive façade.**

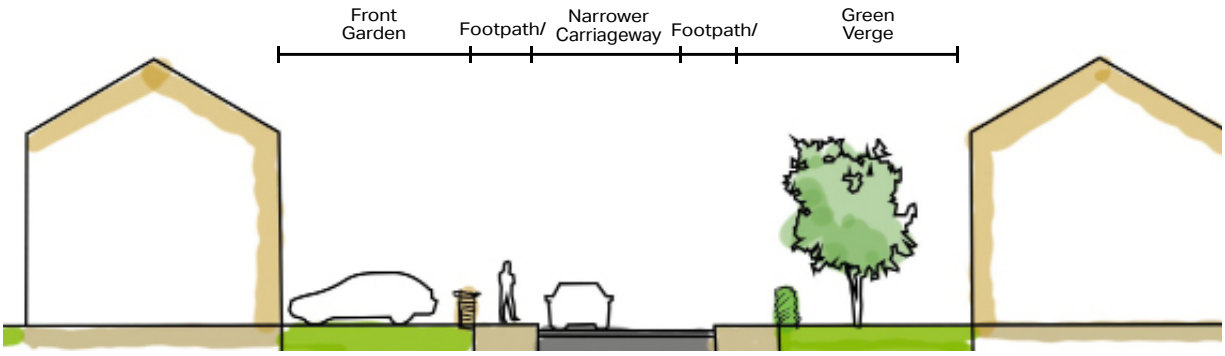


Figure 145: Typical Precedent Secondary Road Section

Design Code - Secondary Streets (SS)

- **The Secondary Streets circulate traffic around the Neighbourhood Area, providing access to different neighbourhoods and linking the villages with their surroundings. The Secondary Streets generally accommodate medium density development. These routes are important in the movement hierarchy and should have wide street spines and pavements on both sides.**
- **Carriageways should be designed to safely accommodate both vehicles and cyclists. Reallocation of space to support this is encouraged where possible, to ensure the Neighbourhood Area's sustainable movement network is extended across new developments.**

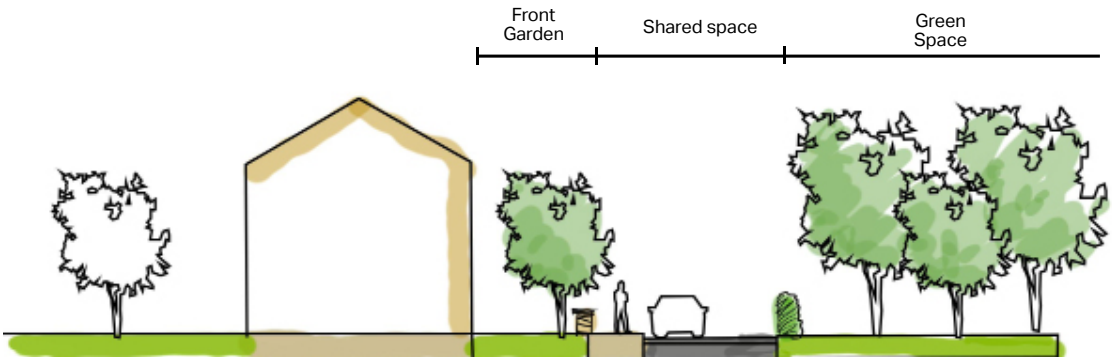


Figure 146: Typical Precedent Residential Road Section

Design Code - Residential Streets (RS)

- **Streets are of an intimate scale and work well as informal, shared spaces. There is therefore opportunity to adopt pedestrian and cyclist priority along these street types.**
- **There should be a comfortable transition between the different route typologies.**

Design Code - Rural Lanes (RL)

- **Rural Lanes are commonplace throughout the Neighbourhood Area. These lanes have an informal character and provide access to more isolated development such as farms.**
- **They are narrow, supported with little highway infrastructure, and of varying quality. These lanes play an essential role in offering countryside connections.**

Figure 147:
Rural lane (Knowlbank Road) in Shraleybrook

Design Code - Non-vehicular Movement (NVM)

- **The quality and safety of walking and cycling environments of villages should be improved.**
- **Improvements to junctions to enhance public space and improvements to pedestrian movement and safety should be achieved, particularly within the village central areas.**
- **Any proposed routes should provide a permeable and connected pattern, creating different travel options, particularly for pedestrians. Integration between transport modes should be improved.**
- **Better Information systems, such as finger posts, should be provided at appropriate locations to support using of footpaths and cycle routes.**

4.5.1 Parking

Car parking is a significant issue within the Neighbourhood Area. While the appropriate provision of parking not only alleviates accessibility issues, such proposals will have a direct visual impact, potentially having detrimental impacts on the amenity and character of villagescapes. In addition to the parking Design Codes provided in this report, please also refer to existing guidance and local policy on parking requirements for both car and cycle:

- *Staffordshire Residential Design Guide - Car Parking and Servicing - Page 53 (2000)*
- *Newcastle under Lyme Local Plan - Policy T16: Development - General Parking Standards - Page 13 (2011)*
- *Newcastle under Lyme Local Plan Appendices - Appendix 3 - Transport Assessments & Parking - Page 5 (2011)*

Design Code - Car Parking (CP)

- **(1) On-street parking:** On-street parking is the only parking option for several dwellings within the Neighbourhood Area. In order to reduce the visual impact of parked cars, on-street parking should be avoided in future development. Where on street parking is essential it should be broken up by landscaping.
- **(2) Front of dwelling driveway parking:** Parking provided on driveways in directly in front of dwellings should be restricted 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.
- **(3) Side of dwelling driveway parking:** 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.
- **(4) Garage parking:** Parking being provided in a garage to the side of a dwelling should be set back from the frontage line of the dwelling to reduce the visual impact of cars on the street. Garages should also provide sufficient room for cars to park inside them as well as provide some room for storage. The minimum internal dimensions of a garage should therefore be 6m x 3m.

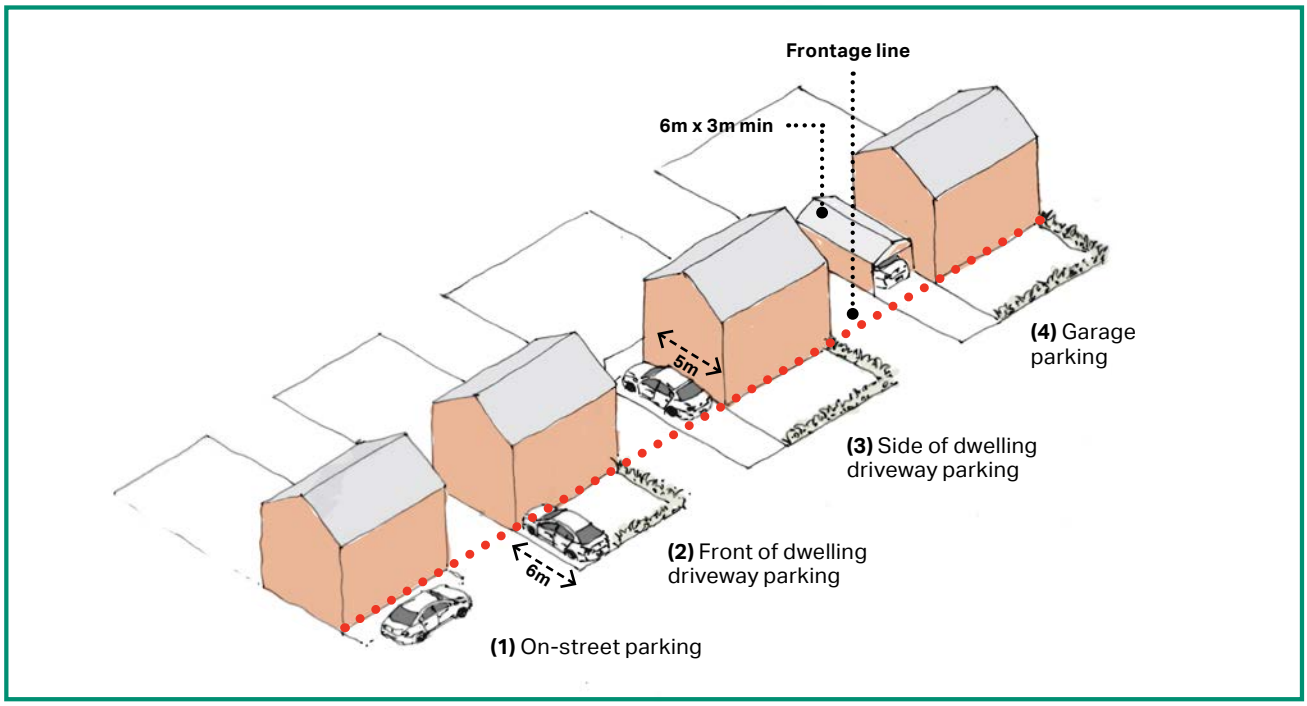


Figure 148: Parking provision types diagram

4.6 Environment and Biodiversity

The Neighbourhood Area is host to an array of both statutory and non-statutory environmental designations. This comprises the network of green spaces, water bodies, biodiversity habitats and other natural elements. All of these spaces need to be well maintained to ensure they continue to meet the needs of the local people, as well as the animal and plant species within its ecosystem.

The Neighbourhood Area's open countryside is a defining feature of its landscape character, making it all the more important to preserve such areas where possible. A majority of these spaces fall within the Green Belt, adding an extra layer of protection to these locally and naturally important spaces.

Design Code - Environmental Designations (ED)

- **Any development should enhance biodiversity and landscape characteristics wherever possible. This will involve restoring and increasing the total area of natural habitats and landscape features, and provision of a clear landscaping scheme to demonstrate how new development will create positive green linkages and contribute to these assets.**
- **New developments should strengthen biodiversity and the natural environment. Biodiversity Net Gain (BNG) should be adopted as a requirement for all relevant development.**
- **New development proposals should aim for the creation of new habitats and wildlife corridors, e.g. by aligning back and front gardens, and new areas of woodland, stone walls/hedgerows, grassland or wetland habitats. Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species. Signs and safe crossing points for wildlife such as amphibians, ducks and hedgehogs should be considered as part of proposals.**

Figure 149:
Aerial view of the Bateswood Nature Reserve, a Local Nature Reserve host to two Sites of Biological Importance

4.6.1 Green Belt and Strategic Green Gaps

The Neighbourhood Area has a strong well connected Green Infrastructure network, including many allocated open spaces, playing fields, Green Belt, and some informal strategic green gaps (Figure 148). These various types of green infrastructure often play an essential role in the character of that particular settlement and in separating villages regarding setting and local amenity. With these strategic green gaps, development is resisted to conserve the character and boundaries of each settlement.

Any development should consider these open spaces as an integral aspect of the developments layout. Where possible, any existing open spaces or strategic green gaps should be retained and enhanced, and with new developments ensuring they contribute to the enhancement of the Neighbourhood Area's open spaces. Any new development needs to provide a contextually appropriate and high-quality volume of open space.

Design Code - Green Belt and Strategic Gaps (GBSGG)

- **Green Belt and strategic green gaps should be protected and enhanced.**
- **Developments adjoining public open spaces should arrange main building façades and entrances to face the open space. This will enhance the character of the space, which will help create a sense of place, improve natural surveillance, and foster social interaction.**
- **Open spaces should offer a variety of uses related to the surrounding activities and buildings. Where play areas are required, these should not be isolated, and should be located within short walking distances of housing and should promote natural surveillance with buildings overlooking them.**
- **The Design Codes will support those strategic green gaps to be allocated and defined as protected green spaces.**
- **Proposals for new open space or improved open space, especially in areas with a deficiency of provision, will be encouraged.**

Figure 150: Green Belt land (right) abutting the settlement boundary of Alsagers Bank

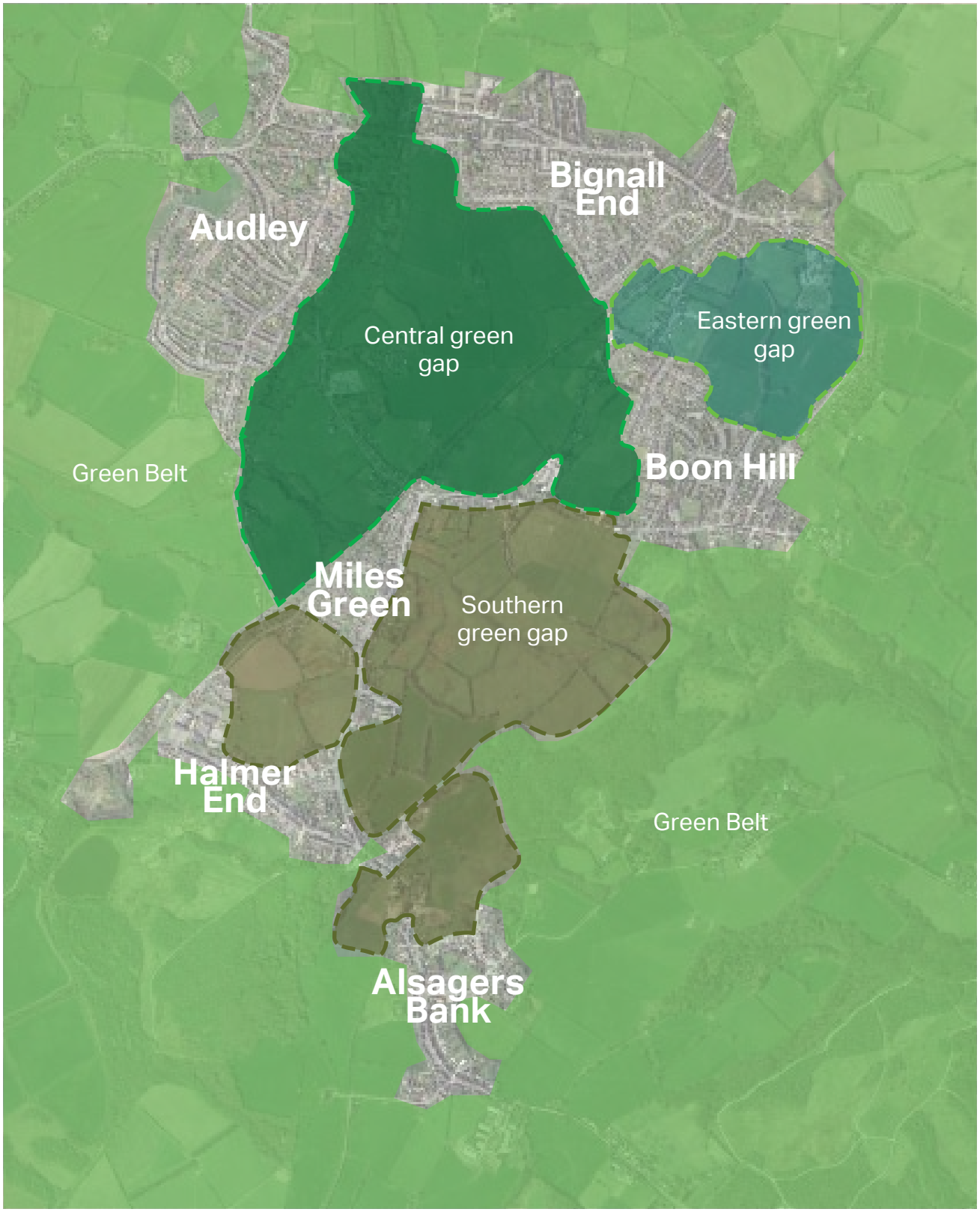


Figure 151: Green Belt and strategic gaps

4.6.2 Woodland, Trees and Hedgerows

Woodland, trees and hedgerows have a significant contribution to both the built and rural environment of the Neighbourhood Area. For example, some groups of trees and hedgerows can be seen as a natural village boundary on the east and west of Audley. Their visual amenity helps define the rural and natural character of the wider Neighbourhood Area. Development should therefore seek to enhance and protect groups of high quality trees, hedgerow and woodland.

Development should also aim to preserve and enhance trees and tree groups where appropriate. Selected existing trees along the parcel edges are to be retained to create a maturity of the place and define boundaries. Planting of trees is encouraged to help strengthen borders and to help maintain the strong edges of any development.

Furthermore, the loss of higher quality and more valuable trees within sites, which would fail to enhance the green infrastructure and biodiversity, should be minimised.

This Design Code acknowledges that many residents value the woodlands around the Neighbourhood Area as well as its Local Wildlife Sites and other open areas. The Design Code stresses the importance of green areas and aims to support the ways and means by which local residents can connect more with the natural environment, even within the cores of each of the settlements.

Design Code - Woodland, Trees and Hedgerows (WTH)

- **Developments should be designed to retain trees, particularly those of landscape and biodiversity importance, with a view to increasing tree cover.**
- **According to the Hedgerow Regulation 1997, any good quality hedgerows classified as important should be protected and enhanced where necessary. This is known as 'Important Hedgerow'.**
- **The spacing of development should reflect the rural character and allow for long distance views of the countryside from the public realm.**
- **Appropriate levels and quality of both trees and soft landscaping should be incorporated in the design.**
- **In the peripheral areas of the Neighbourhood Area's villages, the rural character of the area should be preserved and enhanced through the retention of grass verges, hedgerows and trees, as well as new plantings to improve biodiversity.**
- **Species choice should be predominantly native but not completely; a 2:1 ratio would be appropriate to help build a tree population that supports UK wildlife but is also capable of responding to new disease and climate threats.**
- **Species such as newts, water voles, badgers, bats, nesting birds and their habitats are protected and must be considered by any development.**

- **Whilst it is not expected that all trees be retained on development sites (as trees can grow with defects that make their retention undesirable), any new development should put great thought into tree retention and planting as part of proposals.**
- **Careful consideration should also be taken when planting new trees so as not to block any light or CCTV columns or obstruct line of sight, which are essential for natural surveillance.**
- **The loss of better quality / higher valuable trees within the site which would fail to enhance the green infrastructure and biodiversity should be minimised.**
- **Tree planting should be considered everywhere across the Neighbourhood Area to connect residents with the natural environment.**
- **New domestic and commercial lighting should be designed to preserve dark skies.**

Figure 152:
Woodland along Stephens Way

Figure 153:
Woodland in Millennium Green

4.6.3 Flood Resilience

Audley has a number of buildings within Flood Zone 3 which have a high risk of flooding. The community is therefore very aware of the impact development can have on flood risk to both the wider area and their own homes.

New development should seek to avoid Flood Zone 3 where possible, in particular avoiding areas of the functional floodplain. The Sequential and Exception Tests should be utilised to locate the development as required by NPPF. Proposals should not increase flood risk to either the development site or elsewhere. Consideration should be given in developing designs to manage surface water run-off in such a way that slows run-off down and serves to contribute to reducing flood risk to properties downstream as well as at the development site.

Due to the settlement areas susceptibility to flooding, it would be preferable for developments to limit surface water discharge rates below the Greenfield run-off rates. This may not be practical in all situations, and the Greenfield rate should be considered a maximum.

Where possible, developments should look to implement Sustainable Urban Drainage Systems (SuDS) to manage drainage requirements. These would preferentially use natural processes to provide green areas, allowing residents to connect more with nature.

Figure 156: Surface water flooding in Dunkirk

Figure 155: Regular flooding at bottom of Peel Hollow resulting in overflow of flood waters into adjacent farmland

Figure 154: Near constant flow of flood water along Barthomley Road and over the M6 bridge

Design Code - Flood Resilience (FR)

- SuDS should be integrated into developments to help address surface water run-off. These should be designed in accordance with The SuDS Manual, CIRIA.
- Drainage should be considered early in the development planning and design process, along with other key considerations.
- Existing watercourses, existing surface water flow routes across the site, and existing drainage systems, must be taken into consideration and the drainage strategy should mimic natural drainage patterns as closely as possible.
- Adoption of permeable paving solutions instead of tarmac is encouraged. Gardens and soft landscaping should be maximised to reduce the overall area of impermeable hard surfacing that might increase surface water volumes and increase local flood risk. Further, green space can be used for natural flood protection e.g. permeable landscaping, swales etc.
- Boundary treatments within the flood zone are encouraged to be designed with high water resistance materials and/or effective seals to minimise water penetration, provided these treatments are in keeping with the local character.
- Proposals should take a proactive approach to incorporating flood resilience into building design through internal layout. Where appropriate the Flood Resilient Construction of New Buildings Guidance (Ministry of Housing, Communities & Local Government, 2007) should be adopted.
- New housing should demonstrate how rainwater and grey water will be stored and reused to reduce demand on mains supplies. Rainwater harvesting helps to capture and store rainwater for irrigation and cleaning. Efforts should be made to conceal the units, or install them with attractive materials, cladding and finishings. Greywater recycling reduces pressure on local utilities by enabling the occupier to re-use water from showers and washing machines in WCs.
- The installation of water butts within new residential developments is encouraged to collect rainwater from roofs and reduce the overall rainwater runoff impact of any development.
- Buildings should incorporate domestic water saving measures such as aerated taps, thermostatic mixer valves, low-flow showers, dual flush WCs and water-efficient white goods.
- Wastewater heat recovery solutions could be considered in the domestic units as well as any commercial buildings which are likely to have a high hot water demand, e.g. hotels, leisure centres, school changing areas etc.

4.7 Sustainable Design

The Local Plan encourages creating buildings and spaces with reduced environmental impact, offering people opportunities to live lower carbon lifestyles. Buildings should be suitable for future adaptation, conversion or expansion. The sustainable design and construction of new buildings and extensions to existing buildings have an essential role in reducing running costs, improving energy efficiency, and reducing greenhouse gas emissions.

Integration of sustainability should be considered from the concept stage, considering passive solar heating, cooling and energy-efficient strategies. The energy hierarchy should be adopted through the implementation of passive environmental design principles (considering how the site layout can optimise beneficial solar gain and reduce energy demands, e.g. insulation while reducing the risk of overheating), then specification of energy-efficient building services before the incorporation of renewable energy sources.

Figure 157: Precedent image - example of integrated solar panelling

Design Code - Low Carbon Energy Generation (LCEG)

The National Grid is de-carbonising as cleaner, greener energy is used to generate electricity, supporting a move away from fossil-fuel heating to electricity-based systems. Additional sources of low carbon energy should be included in the design where suitable.

- **Where possible, buildings with complementary energy profiles should be clustered together such that a communal low carbon energy source (e.g. an ambient loop network) can be used to supply multiple buildings that might require energy at different times of day or night. This can be used to reduce peak loads. Further, waste heat generated from one building could then be used to heat another.**
- **Depending on local water bodies in close proximity to the development, water source heat pumps may be a suitable source of heating and cooling. In a large development these may contribute to a District Heating Network (DHN) or for a large commercial building they may be used directly. They can be designed to use either static or flowing bodies of water but require detailed environmental assessments to be carried out as part of the design process.**
- **Biomass boilers might be suitable in buildings with a predictable heat load, as the heat output cannot be easily modulated to match load changes instantly. Biomass should only be specified on sites where there is a local sustainable source of wood chips or pellets that can be readily stored nearby and there is space for storage and easy transport access for deliveries.**

Design Code - Energy Efficiency (EE)

- **Active measures may include the specification of energy efficient building services and controls to facilitate efficient operation.**
- **All heated pipes and ducts should be insulated, and service penetrations sealed, to improve system efficiency, prevent heat loss and minimise the risk of overheating.**
- **Lighting in the commercial buildings should be on zone control with presence and daylight detection where suitable. LED light fittings should be specified, both internally and externally, with automatic switch off at night where not required for safety or security.**

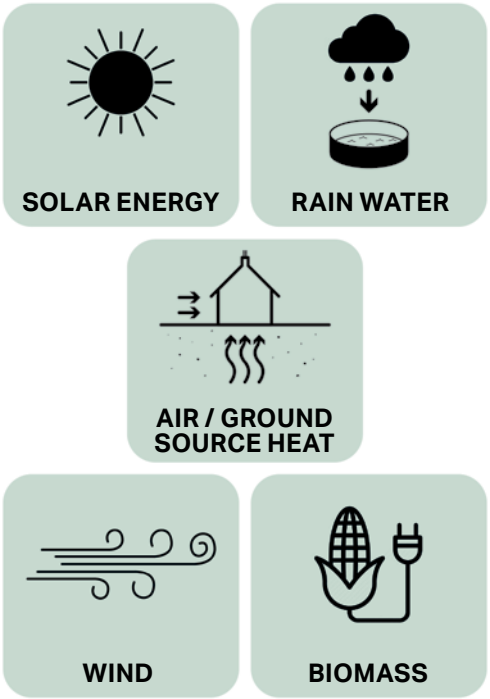


Figure 158: Key alternative natural energy sources

Design Code - Resilience to Climate Change (RCC)

All new development should work to moderate extremes of temperature, wind, humidity, local flooding and pollution within the Neighbourhood Area:

- **Areas of the Neighbourhood Area are at risk of flooding from watercourses and surface water. Avoid siting homes in high risk flood areas and mitigate increased risk of storms/flooding with sustainable drainage systems. These reduce the amount and rate at which surface water reaches sewers/ watercourses. Often, the most sustainable option is collecting this water for reuse, for example in a water butt or rainwater harvesting system. This has the added benefit of reducing pressure on valuable water sources.**
- **Plant trees as part of major development for habitat, fuel and sustainable building materials.**
- **Eco-systems cannot adapt as fast as the climate is changing leading to loss of biodiversity. Protecting and enhancing the Neighbourhood Area's watercourses and green infrastructure can combat this. Aim to increase ecology through biodiversity net-gain (BNG) on major development sites.**
- **Use street trees and planting to moderate and improve micro-climate for streets and spaces.**

Design Code - Electric Vehicle Charging (EVC)

Current transition to electric vehicle technology and ownership comes with related issues that must be addressed by new development. Two key areas are explored below - public parking areas and private parking for homes.

Design issues to address for public parking:

- **Provision of adequate new charging points and spaces and retrofitting existing parking areas.**
- **Serving remote or isolated car parks (e.g. in woodland areas).**
- **Retrofitting existing public parking and upkeeping design quality of streets and spaces (attractiveness and ease of servicing/maintenance).**
- **Integrating charging infrastructure sensitively within streets and spaces, for example, by aligning with green infrastructure and street furniture.**
- **Sensitive integration of charging infrastructure within conservation areas.**

Design issues to address for parking at the home:

- **Convenient on plot parking and charging points close to homes.**
- **Potential to incorporate charging points under cover within car ports and garages.**
- **Still need to integrate car parking sensitively within the streetscene. For example, parking set behind the building line or front of plot spaces lined with native hedgerow planting.**
- **Need to consider visitor parking / charging needs.**
- **Existing unallocated / on-street parking areas and feasibility to provide electric charging infrastructure not linked to the home.**
- **Potential for providing secure, serviced communal parking areas for higher density homes.**

Figure 159: Public electric vehicles charging points

Figure 160: Home electric vehicles charging point

Design Code - Net Zero Carbon (NZC)

Key considerations in the assessment of alternative energy sources for development may include (but are not limited to):

- **Optimise solar orientation of streets and buildings. Aim to increase the numbers of buildings on site that are oriented within 30' of south (both main fenestration and roof plane) for solar gain, solar energy (solar panels) and natural daylighting.**
- **Ground conditions to accommodate loops for ground source heat and space for air source heat pump units.**
- **Links to local estates for sustainable coppicing, harvesting or recycling of biomass fuels.**
- **Local wind speed and direction for micro-generation wind turbines.**

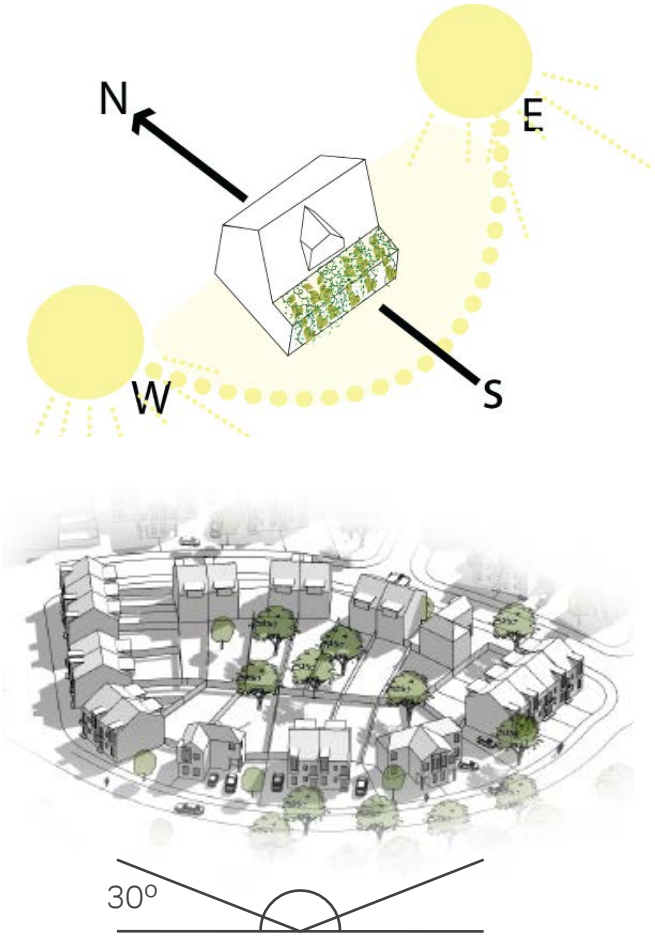


Figure 161: Dwellings oriented within 30° of south for solar gain

Figure 162: Carefully angled solar panels that harness every moment of the sun

By default, new development should adopt a fabric first approach in line with the governments emerging Future Homes Standard, to attain higher standards of insulation and energy conservation.

- **Reducing energy demand further by employing passive design principles for homes is desirable and can make some forms of development more acceptable to the community (window orientation, solar gain, solar shading, increased insulation, ventilation with heat-recovery).**
- **Maximise on-site renewable energy generation (solar, ground source, air source and wind driven).**
- **Consider building form and thermal efficiency: point-block/ terraced / semi-detached / detached all have different energy efficiency profiles. This must be balanced with local design preference and character considerations to ease acceptance for development.**

Figure 163:
Precedent image - example of energy efficiency design

Figure 165: Air source heat pump unit located to the rear / side elevation of a dwelling, so to avoid its visual impact on the dwellings frontage and wider streetscape

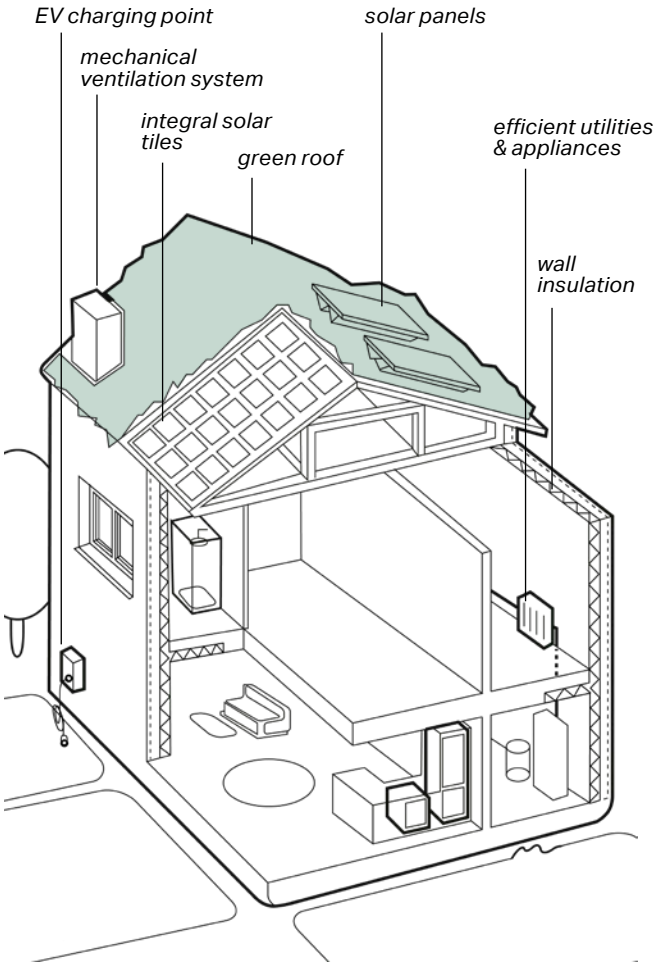


Figure 164: Cut-through diagram of an energy efficient home and its features

4.8 Design Quality: General questions to ask when presented with a development proposal

The importance of good design and respecting local distinctiveness

As the NPPF (paragraph 124) 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) 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.

Local people understand what good design means in the context of the Neighbourhood Area. The baseline work shows the peaceful character of the villages and the long views from several areas throughout the Neighbourood area.

Because this Design Code cannot cover all design eventualities, this section provides a number of questions based on established good practice. The aim is to assess all proposals by objectively answering the questions shown. Not all the questions will apply to every development. It is up to the Parish Council to decide the ones that are relevant to each specific case.

As a first step there are a number of ideas or principles that must be present in the proposals. The proposals or design must:

1. Integrate with existing paths, streets, circulation networks and patterns of activity;

2. Reinforce or enhance the established village character of streets, greens, and other spaces;

3. Respect the rural character of views and gaps;

4. Harmonise and enhance existing settlement in terms of physical form, architecture and land use;

5. Relate well to local topography and landscape features, including prominent ridge lines and long distance views;

6. Reflect, respect, and reinforce local architecture and historic distinctiveness;

7. Retain and incorporate important existing features into the development;

8. Respect surrounding buildings in terms of scale, height, form and massing;

9. Adopt contextually appropriate materials and details;

10. Provide adequate open space for the development in terms of both quantity and quality;

11. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;

12. Ensure all components, e.g. buildings, landscapes, access routes, parking and open space are well related to each other;

13. Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours; and

14. Positively integrate energy efficient technologies.

Building Line and Boundary Treatment

–– What are the characteristics of the building line?

–– How has the building line been respected in the proposals?

–– Have the appropriateness of the boundary treatments been considered in the context of the site?

Building Heights and Roofline

–– What are the characteristics of the 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?

Local Green Spaces, Views and Character

–– What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?

–– Does the proposal maintain or enhance any identified views or views in general?

–– How does the proposal affect the trees on or adjacent to the site?

–– Has the proposal been considered in its widest context?

–– Has the impact on the landscape quality of the area been taken into account?

–– In rural locations, has the impact of the development on the tranquility of the area been fully considered?

–– How does the proposal affect the character of a rural location?

–– How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?

–– Can any new views be created?

–– Is there adequate amenity space for the development?

–– Does the new development respect and enhance existing amenity space?

–– Have opportunities for enhancing existing amenity spaces been explored?

–– Will any communal amenity spaces be created? If so, how will this be used by the new owners and how will it be managed?

–– Encouragement to create additional parking over and above the usual standards?

Street Grid and Layout

–– Does it favour accessibility and connectivity over cul-de-sac models? If not, why?

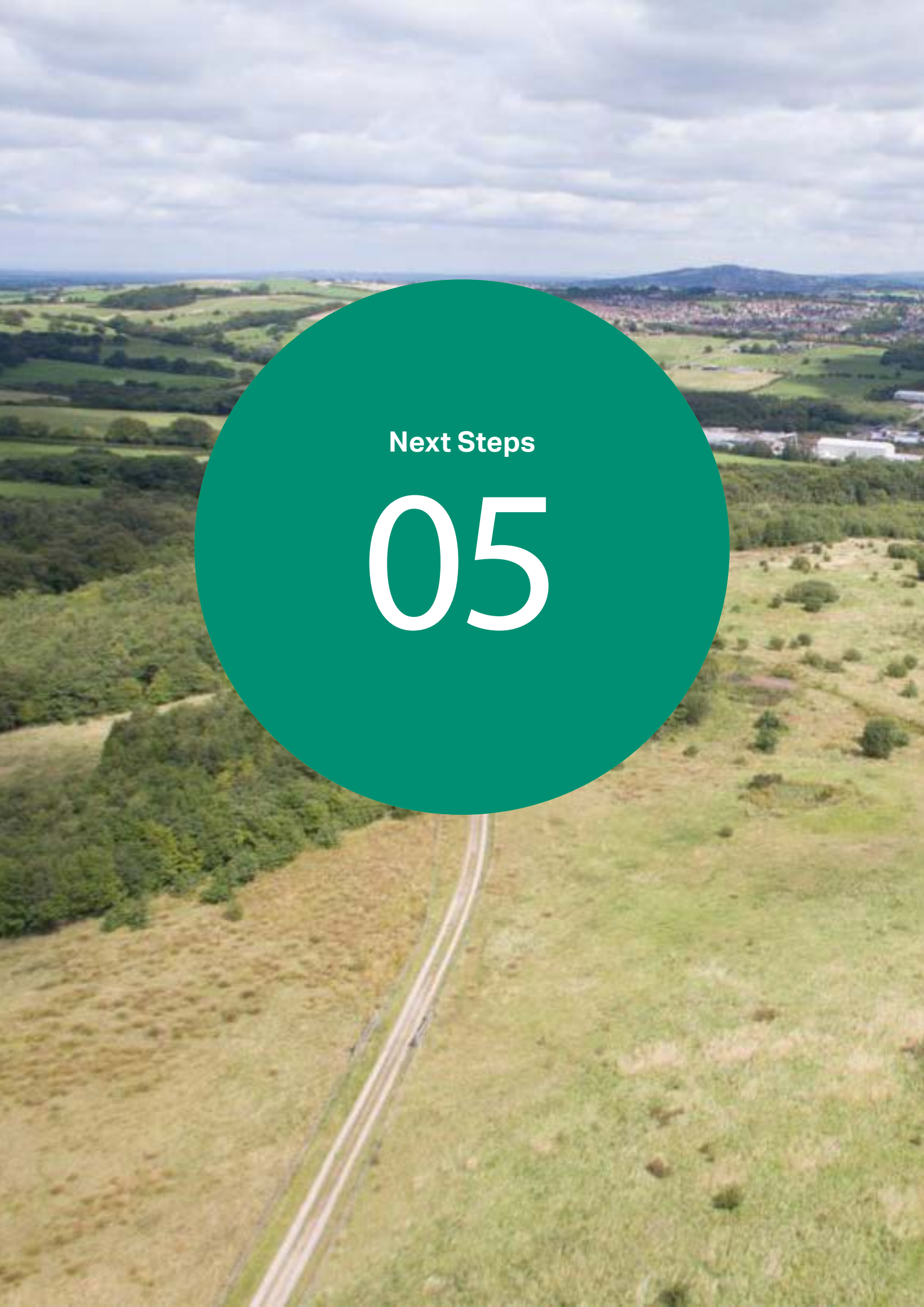
–– Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists, and those with disabilities?

–– What are the essential characteristics of the existing street pattern? Are these reflected in the proposal?

–– How will the new design or extension integrate with the existing street arrangement?

–– Are the new points of access appropriate in terms of patterns of movement?

–– Do the points of access conform to the statutory technical requirements?



Next Steps

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5. Next Steps

This document provides a series of design principles, Design Codes and recommendations for the Audley Rural Parish Neighbourhood Plan Area. The document is based on high-level reviews regarding the context, constraints, history, and characteristics of the town and surrounding countryside areas. The reviews suggest that any future development should be in line with the local characteristics and the existing context. The Design Code provided within the document will guide future developments across the whole Neighbourhood Area to respect, conserve and improve the existing character, heritage, links, and villagescape features.

Audley Rural Parish Council is recommended to use this document to embed design policies within the Neighbourhood Plan to achieve the objectives set out in this document. Developers should also observe this document to understand the design quality they are expected to accomplish within the Neighbourhood Planning Area.

Credits to the Audley Rural Neighbourhood Plan Steering Group and Duncan Richardson at Shraleybrook Media for their efforts in assisting with the content of this report.

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