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Great Addington

Design Guide

Final Report

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Delivering a better world

Quality information

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Revision History

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Introduction

01

1. Introduction

Through the Department for Levelling Up, Housing and Communities (DLUHC) Programme led by Locality, AECOM was commissioned to provide design support to Great Addington Parish Council.

1.1 The importance of good design

As the National Planning Policy Framework (NPPF) (paragraph 126) notes, 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'.

Research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council; see, for example, The Value of Good Design[1]) has shown that good design of buildings and places can improve health and well-being, increase civic pride and cultural activity, reduce crime and anti-social behaviour and reduce pollution.

This document seeks to harness an understanding of how good design can make future development as endearingly popular as the best of what has been done before.

Following the analysis of the parish, a set of architectural and design qualities will be created. This set of qualities combined with good design practice will form the design guidelines that any development within Great Addington Parish should follow in order to comply with this Design Guide document.

1.2 What is a design guide

The Government's Planning Policy Guidance defines design codes as:

'… a set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should be proportionate and build upon a design vision, such as a masterplan or other design and development framework for a site or area. Their content should also be informed by the 10 characteristics of good places set out in the National Design Guide. They can be …appended to a Neighbourhood Plan…'.[2]

1. https://www.designcouncil.org.uk/sites/default/files/asset/document/the-value-of-good-design.pdf

2. Paragraph: 008 Reference ID: 26-008-20191001 - Revision date: 01 10 2019.

1.3 The purpose of this document

The NPPF 2021, paragraphs 127-128 states that:

'*Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers…*'

'To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.'

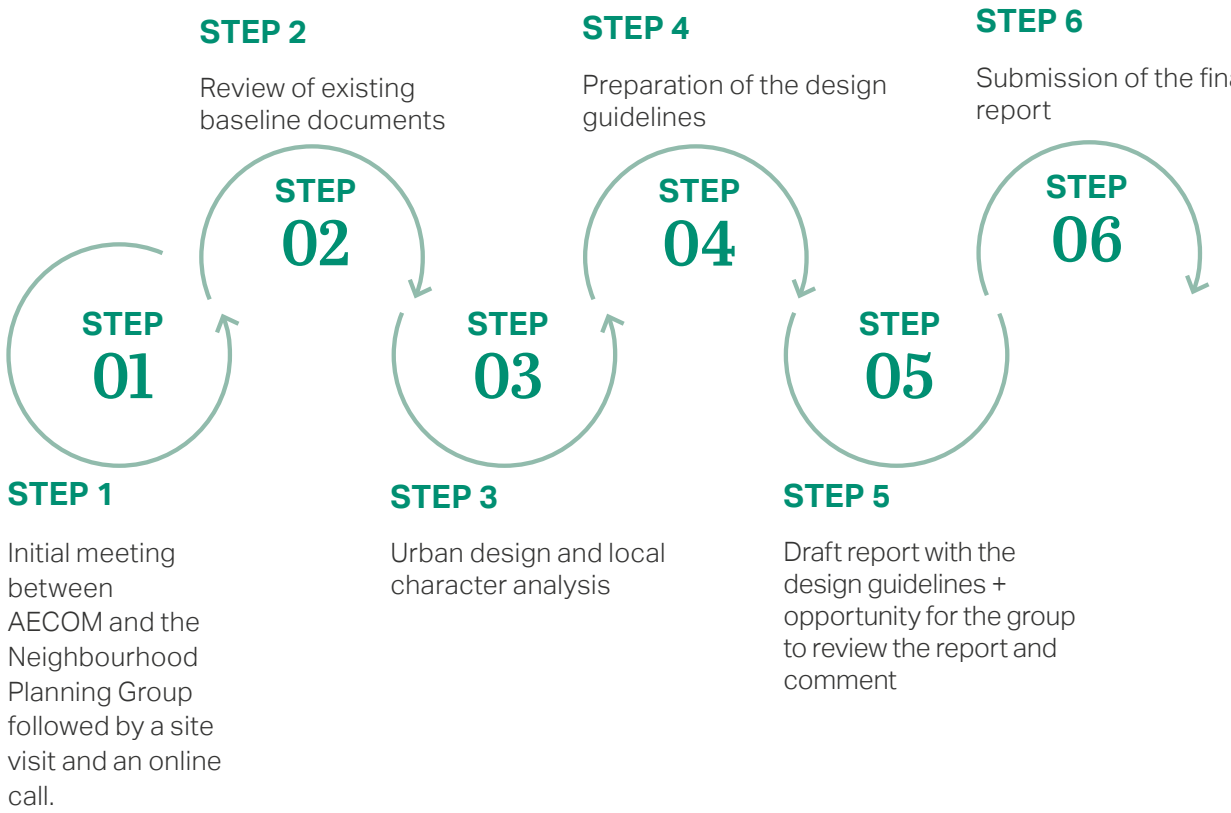
The Government is placing significant importance on the development of design guides in order to set standards for design upfront and provide firm guidance on how sites should be developed.

The general design guidance provided in this document aims to influence any development within the parish.

Chapter 4 in this documentis a checklist for any development occuring in the parish to help ensure good quality design.

1.4 Preparing the design guide

Following an inception meeting and a site visit with members of the Neighbourhood Plan Group, the following steps were agreed with the Group to produce this report:



1.5 Policy and design guidance

The following documents provide guidance at national, district and local level and have been used to inform this report.

Any new development application should be familiar with these documents and make explicit reference to how each of them is taken into account in the design proposals.

NATIONAL LEVEL

2023 - National Planning Policy Framework

DLUHC

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

2021 National Model Design Code

DLUHC

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide.

2020 - Building for a Healthy Life

Homes England

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

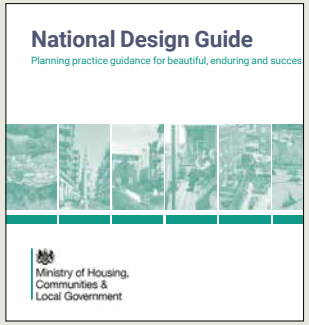
NATIONAL LEVEL

2019 - National Design Guide
MHCLG

The National Design Guide (Ministry of Housing, Communities and Local Government, 2019) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2007 - Manual for Streets
Department for Transport

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



DISTRICT LEVEL

2016- The Adopted Local Plan Part 1

North Northamptonshire District Council

The North Northamptonshire Joint Planning Unit (JPU) led preparation of the strategic part (Part 1) of the Local Plan. The Local Plan Part 1, known as the North Northamptonshire Joint Core Strategy (JCS) 2011-2031, was adopted on 14 July 2016.

Supplementary Planning Documents

The NJCS have also adopted a series of supplementary planning documents which offer additional guidance of a more specialised nature which covers a range of issues, both thematic and site-specific in scope. North Northamptonshire's portfolio of SPDs positively address a number of local planning matters, complementing a number of policies in the Development Plan. Relevant SPDs include:

- Trees and Landscape SPD
- Wind and Solar Energy SPD
- Special Protection Area SPD
- Biodiversity SPD
- Residential Annexes SPD
- Open Space SPD
- Domestic Waste Storage and CollectionSPD
- Shopfront Design SPD
- Sustainable Design SPD

The provisions set out within the above SPDs form the basis of the Design Codes that are provided in chapters 2 and 3 of this document.

1.6 Area of study

Great Addington is a small village and civil parish in Northamptonshire. It is situated on the west bank of the River Nene and 5 miles east of Kettering. Other nearby towns include Wellingborough and Rushton which are both to the south.

Great Addington is strategically located in between the A14 (which links the area with Cambridge and Birmingham) and the A45 (which provides connections to Northampton and the M1). The nearest railway stations are in Kettering and Wellingborough which both offer routes towards Corby and London. Within the village itself there is a bus stop on Main Street which is serviced by the 45 which is a school bus that goes from Huxlow School to Woodford. There is no public bus service at the moment.

The parish is one with significant historic value, which is supported by the 9 listed buildings scattered throughout the village.

Activity in the area dates to prehistoric and Roman times, with limestone and roofing tiles being spread over an area in the northwest of the parish, suggesting the existence of a Roman Villa.

In terms of amenities, the village has a school, a church, a manor house, a village hall, playing fields and a pub called the Hare and Hounds.

Figure 01: View from the southeast of the settlement into the countryside.

Figure 03: The Hare and Houds, located in the centre of the village.

Figure 02: Lower Street looking up the hill towards the centre of the village.

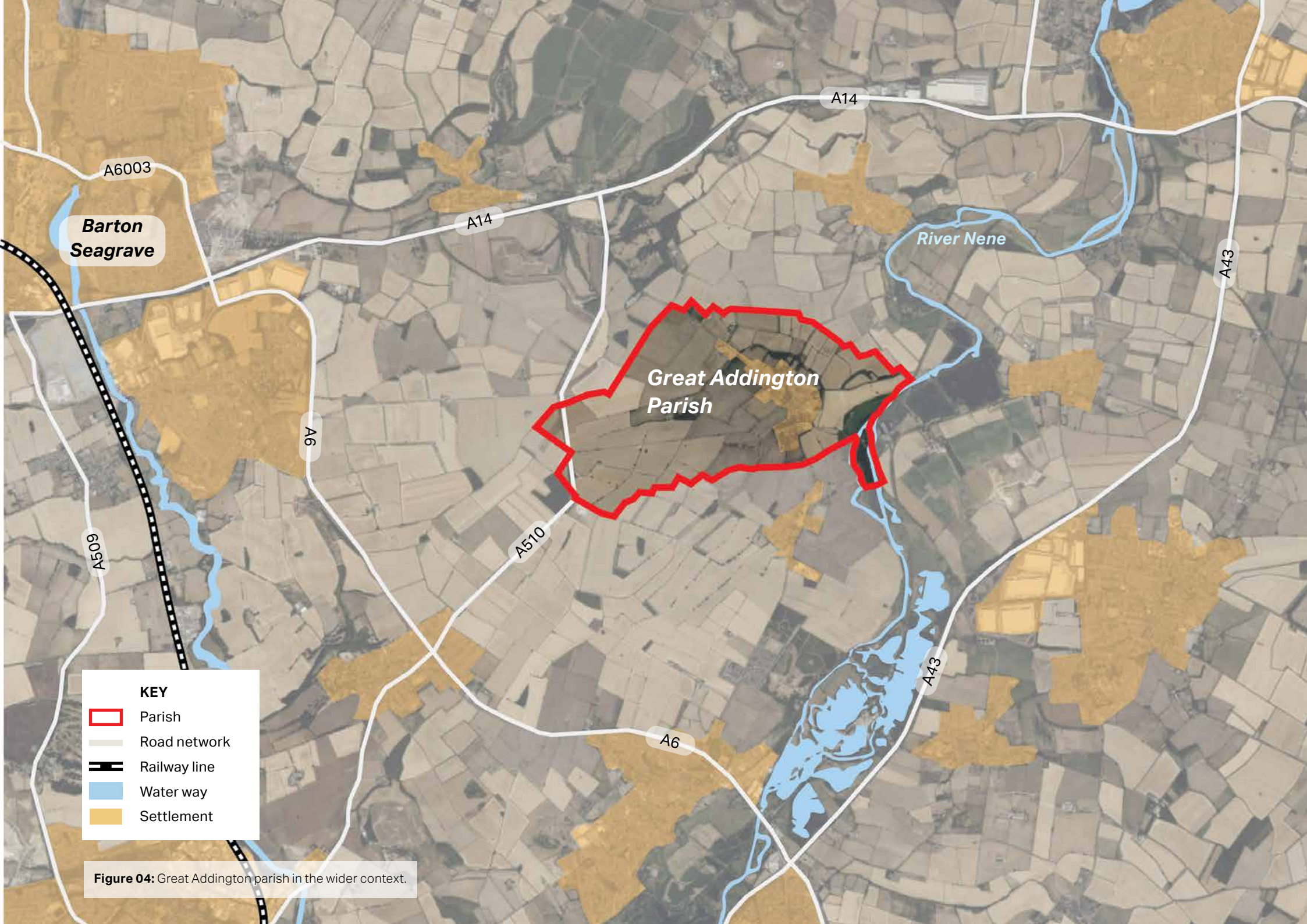


Figure 04: Great Addington parish in the wider context.

Baseline Study

02

2. Baseline Study

This chapter describes the local context and key characteristics of Great Addington parish related to build form, heritage, built environment, streetscape, land use and green infrastructure.

2.1 Parish structure

Great Addington is a node where 4 key roads meet in the far east of the parish, bordering the River Nene. Historic maps show that development originates from Main Street and where it meets Woodford Road and Cranford Road. Since then the village has developed a very linear feel and is well balanced as a settlement.

Surrounding the village and populating the rest of the parish is arable farmland and a scattering of woodland. The layout of the village means that the whole community has quick and easy access to the countryside. Most of the fields are bordered by hedgerows which provide shelter for small animals, enhancing the biodiversity of the area.

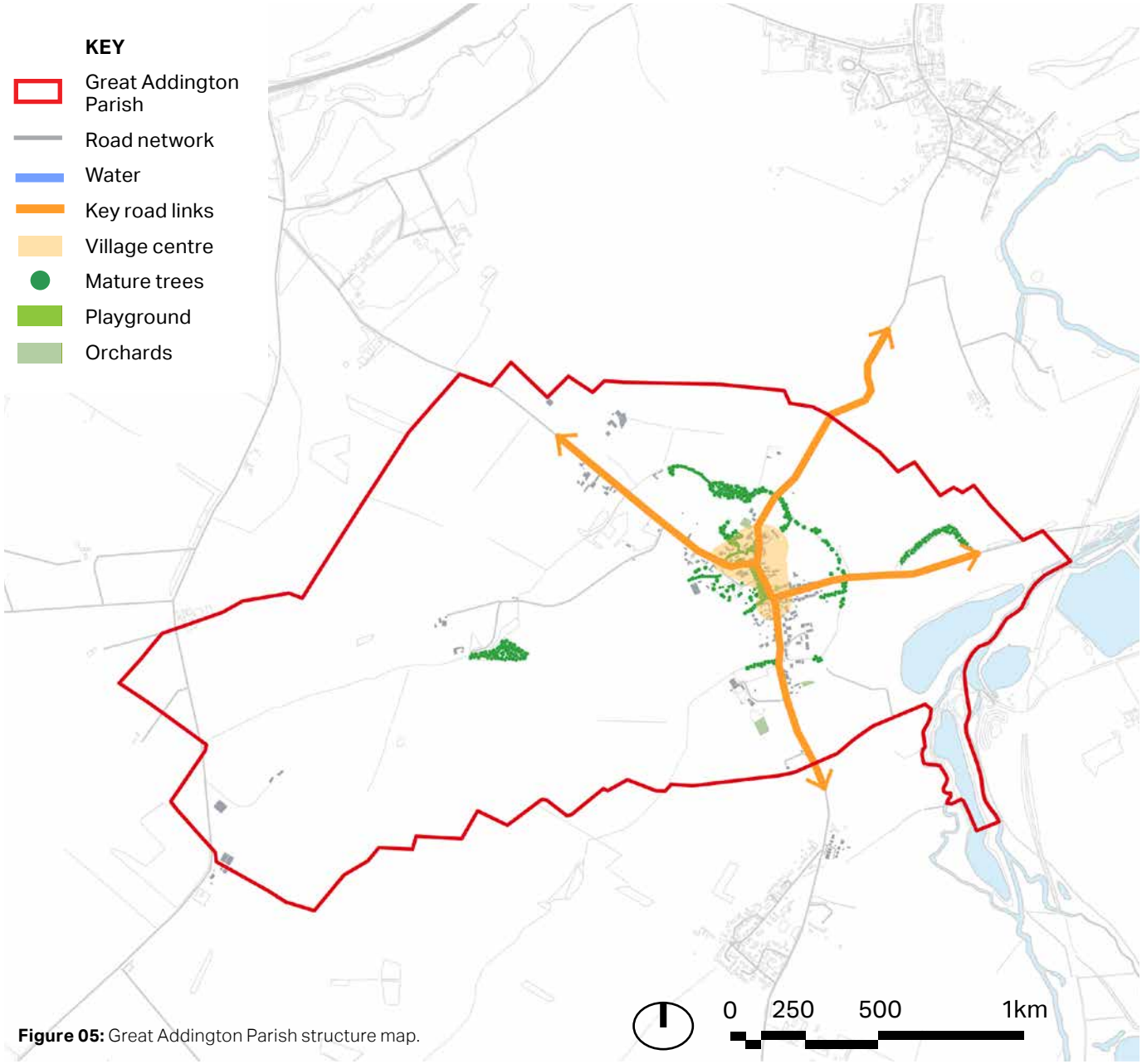


Figure 05: Great Addington Parish structure map.

2.2 Settlement structure and build form

The centre of the settlement is the Y junction on the northern end of Main Road. Most of the 9 listed buildings accumulate along Main Road and the Y junction. This junction allows for the church to stand out within the streetscape as a local landmark. There is a linear feel to this part of the village with buildings fronting onto the road. As well as this. the perimeter of the manor grounds has had a great influence on the pattern of development over the years and the walled boundary treatment creates an enclosed feel to the streetscape in the central part of Great Addington.

Splitting off from the main routes in Great Addington are several cul-de-sac developments which came from later 20th century growth. These are quite small developments of between 5 and 10 dwellings.

The typologies within the village include detached, semi-detached and bungalow dwellings. This creates quite a low density within the village, with gaps between buildings which provide views towards the open countryside. This as well as the vegetation incorporated into the boundary treatments and streetscape creates a rural feel to the settlement.

There are several public bridleways and rights of way which offer the local community the opportunity to go walking and take advantage of the local countryside.

Figure 06: The Hare and Hounds, which is an important asset to Great Addington.

Figure 07: Example of a small cul-de-sac development in the village. The low heights allow for the countryside to still be clearly visable from Lower Street.

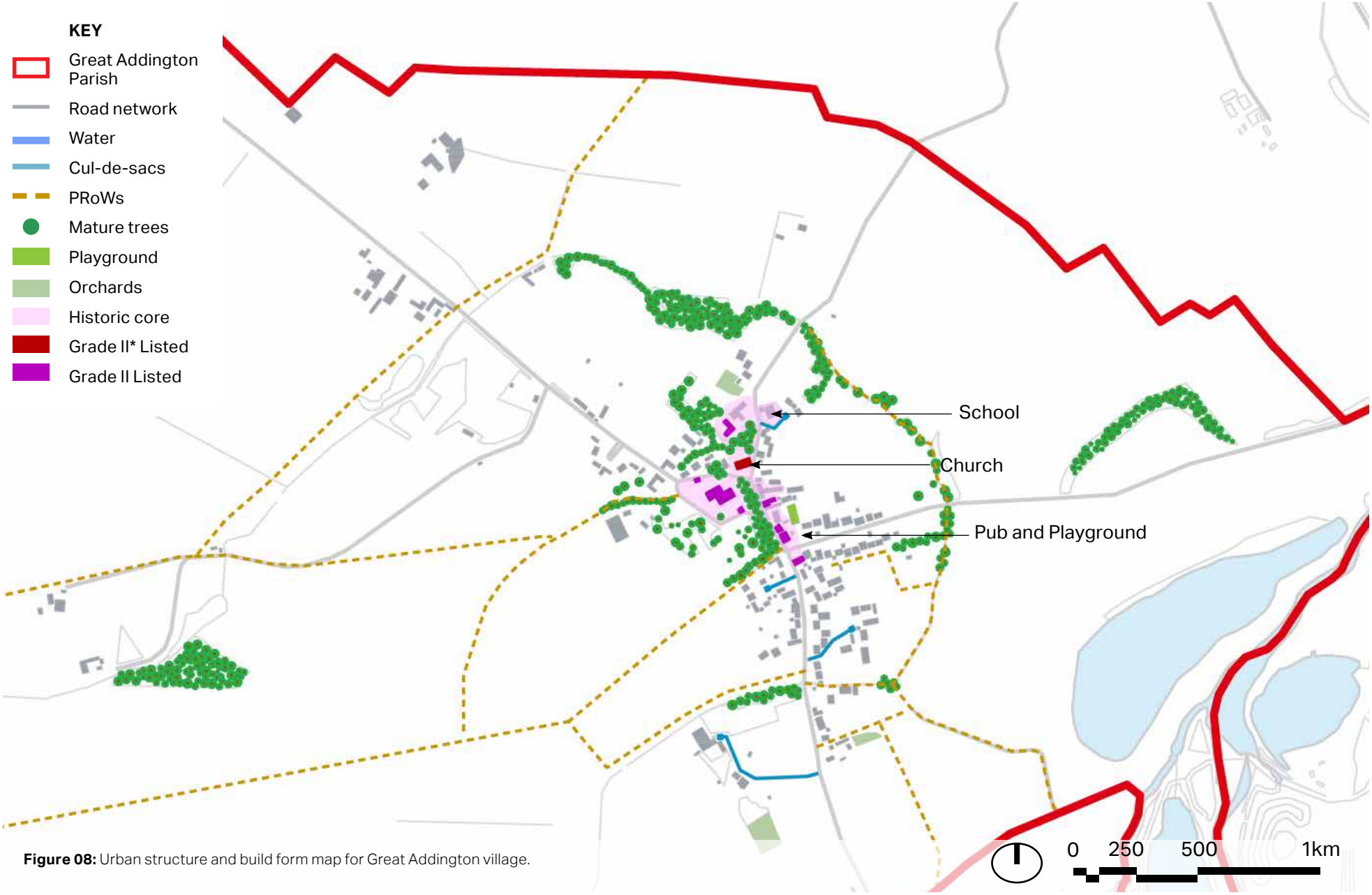


Figure 08: Urban structure and build form map for Great Addington village.

2.4 Green infrastructure

Great Addington is surrounded by arable land that has been farmed on for centuries. These fields that are bordered by hedgerows characterise the countryside within the Parish. As well as this, on the eastern edge of the Parish is the River Nene which is a hotbed of marine biodiversity as well as a pleasant area for locals to walk. Also in that part of the Parish is the upper Nene Valley gravel pits SSSI (site of special scientific interest) which is a legally protected site.

Scattered throughout the Parish there is deciduous woodland and traditional orchards. Much of this woodland shields the village from the outside creating a very rural feel as it is approached. Furthermore, many of the trees in and arround the village are protected by TPOs (Tree Preservation Orders).

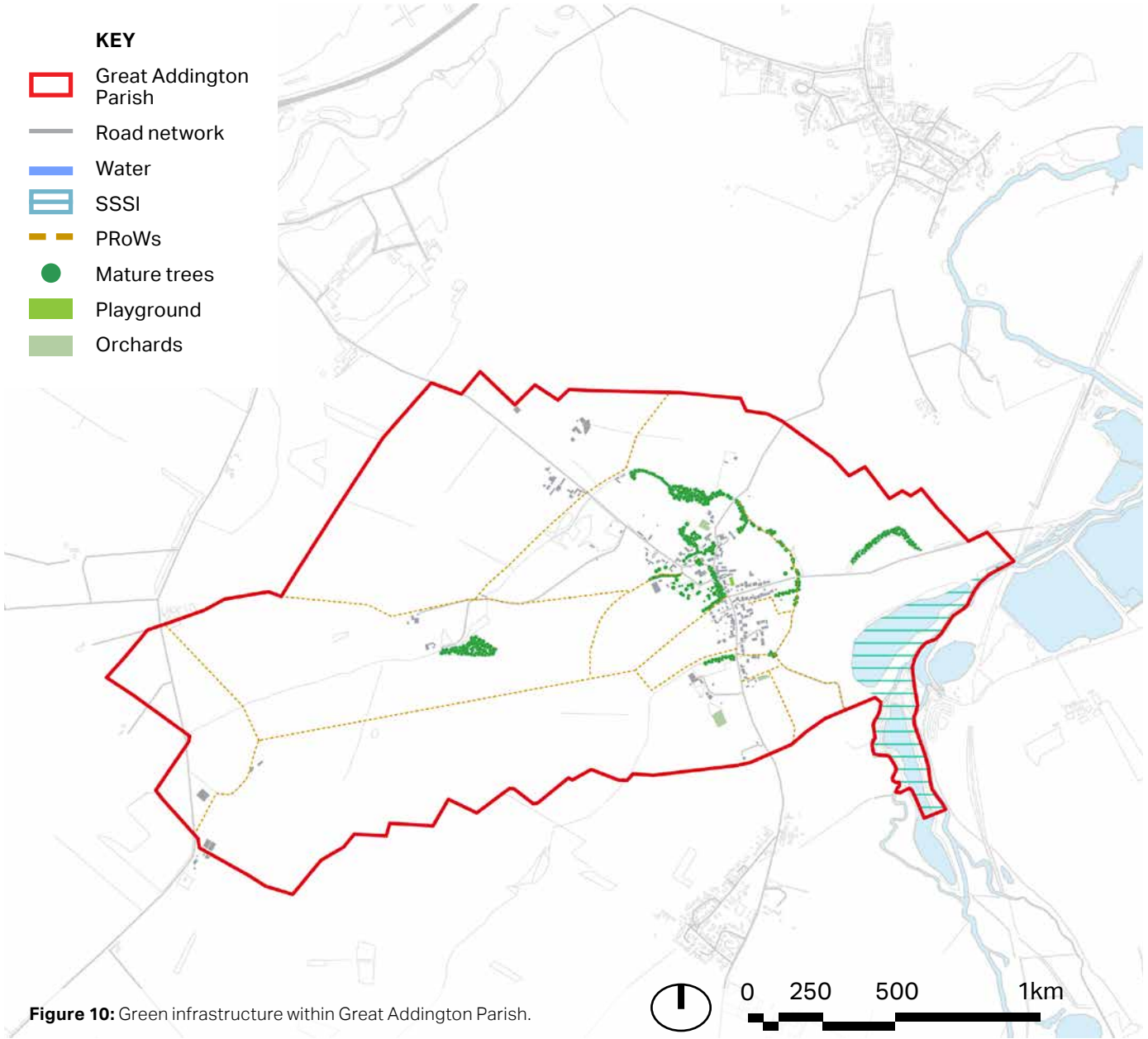


Figure 10: Green infrastructure within Great Addington Parish.

2.5 Flood risk

While the River Nene is a great asset to the parish, it does bring a flood risk as is shown in the figure opposite. The main part of the flood zone 3 area is surrounding the river where there is a buffer and a series of small lakes to mitigate the flood risk. However, there are small streams that move westwards through the village which are also designated flood risks. One of which flows directly across Lower Street and puts several existing buildings at risk.

Given these existing risks, it is important that any new development in Great Addington looks to mitigate any potential flood risk, preferably using SuDS to fit in with the rural feel of the village.

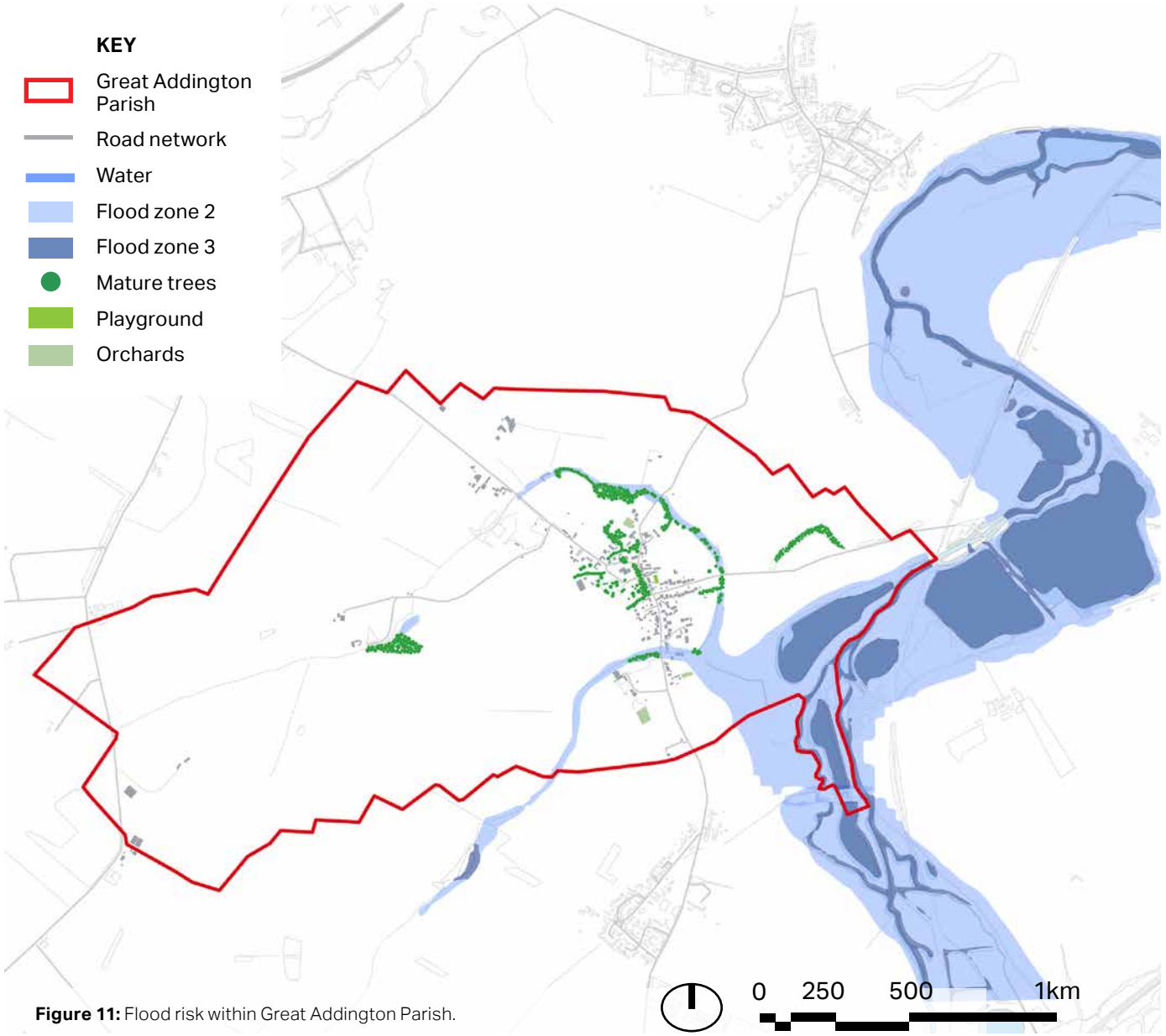


Figure 11: Flood risk within Great Addington Parish.

Design guidelines

03

3. Design guidelines and codes

This section outlines the positive physical, historic and contextual characteristics of Great Addington and how these features should be factored into new development or retrofit of existing buildings.

3.1 Rural character

The Parish owes much of its character to the historic pattern and layout of the roads and buildings as well as its close relationship with the surrounding countryside.

The linear pattern of development that has occured over time has allowed every house within the village to be in close proximity to the countryside. As well as this, the building heights allow for views outwards for many properties within the village.

Some design guidelines for new development within Great Addington village are:

Code	Implementation
RC.01 **Linear layout**	Development densities should reflect the character of the village. The size of plots and their pattern should be varied to contribute to the rural character of the village. Building setbacks should be slightly irregular to introduce an informality, but, in general, the building lines along the main roads should maintain a linear character;
RC.02 **Views**	The roofline should be set lower than the vegetation backdrop, avoiding hard lines of the silhouette against the sky. Existing viewing gaps towards the countryside should not be blocked out by new development.

Figure 12: View towards the countryside from Woodford Road.

Figure 13: Vegetation creating a rural feel to the Woodford entrance to the village.

3.2 Natural environment

The core identity of Great Addington is that of a linear settlement in a rural setting. It is surrounded by countryside and woodland.

The prominence of green space in the village helps to knit it back to surrounding agricultural landscape and provides a gentle transition when moving from outside the village to inside. The River Nene and woodland contribute to local wildlife. The Parish is crossed by Public Rights of Way that give access to the countryside and wooded areas.

It is crucial that Great Addington keeps its own identity as a rural Parish surrounded by open countryside.

Future developments should seek to reflect this character by adhering to the following codes:

Code	Implementation
N.01 **Keep existing setting of the village**	New development should be environmentally sensitive and on a small scale using, where possible, infill or brownfield sites without changing the existing settlement pattern or setting of the village.
N.02 **Protecting natural corridors**	Natural wooded corridors and hedgerows should be restored and maintained.
N.03 **Protecting PRoW**	The existing Public Right of Way network should be protected and promoted, new development should link to RRoW where possible.
N.04 **Protecting River Nene gap**	Preserve the existing gaps between the built-up areas and the River Nene.
N.05 **Enhance biodiversity**	Enhance and promote biodiversity, create habitats for wildlife and reduce noise pollution.

Figure 14: River Nene and fishing lake located to the east of Great Addington.

Figure 15: One of the many arable farming fields surrounding Great Addington.

3.3 Vernacular architecture and features

Great Addington has a wide variety of architectural styles spanning several historical periods.

In the village, buildings are generally two storeys tall and are generously spaced out to allow for views towards the countryside.

Red brick buildings across the parish are broken up by multiple stone buildings (The Manor House and the Hare and Hounds), or the use of yellow brick with a timber finish. The use of render in a white or cream finish is also relatively common.

There have been several instances of modern infill within the village, some of it in traditional styles and some of it contemporary.

Future developments should seek to reflect this character by adhering to the following codes:

Code	Implementation
VA.01 **Architectural variety**	New development should complement the village's existing architectural variety by providing variation in built form and style.
VA.02 **Detailed façades**	New development should seek to support visual interest in the streetscape by including design details on frontages and avoiding blank facades or buildings which ignore their street or corner frontage.
VA.03 **Fenestration**	Where fenestration is street facing in new developments, timber fittings will be preferable. Plastic windows should be avoided, especially as replacements to existing windows.
VA.04 **Materials**	New development should reference or complement the existing palette of materials in Great Addington as displayed on the next page.

Figure 16: All Saints Church, the landmark building in Great Addington.

Figure 17: Historic cottage using local stone and red tiles.

Fenestration

Muntin detailing

Small window with detailing

Casement window

Pitched dormer window

Timber front door

Timber front door with pitched porch

Roof

Clay tiles

red pantile roofing

Slate tiles

Facades

Red brick

Local stone walling

White render

Colour palette

Cream

White

Beige

Light grey

Red brick

3.4 Connectivity

Due to the compact form of the streetscape, Great Addington has a pleasant and attractive pedestrian environment. The villages' connected street layout also support convenient and direct routes through the settlements.

A well-designed and connected network gives people the maximum choice in how to make their journeys. This includes walking, cycling and by car.

Future developments should seek to reflect this character by adhering to the following codes:

Code	Implementation
CO.01 **Streets**	New development must provide direct, safe and attractive routes for pedestrians and cyclists.
CO.02 **Wayfinding**	New developments should consider wayfinding elements such as signage and legibility to improve pedestrian mobility. Opportunities should be taken to connect to surrounding path networks.
CO.03 **On-plot parking**	New development must provide on-plot parking to avoid on-street parking infringing on the pedestrian realm. Garages should have a minimum internal space of 6m x 3m for a single garage and 6m x 6m for a double.
CO.04 **Accessibility**	New developments should provide safe and legible crossings, including level paving finishes and dropped kerbs.
CO.05 **Public Rights of Way**	New developments should facilitate outward connections by linking to PRoWs.

Figure 18: Public right of way connecting the south of the village to the countryside.

Figure 19: The entrance to the village from the bottom of Lower Street.

3.5 Infill development

Great Addington is largely a linear development which presents opportunities for infill at small scales across the village, as well potential for modification and reuse.

The village has varied typologies, ranging from terraced, detached and semi-detached dwellings. The historic core of the village has a fine grained urban structure, while the further out parts of the settlement are more spaced out, creating gaps towards the countryside.

Future infill development should be controlled by the following codes:

Code	Implementation
IN.01 **Tandem development**	Tandem development (often refered to as backland development) refers to the development of land set back behind existing properties, which creates urban levels of density should be avoided.
IN.02 **Backland development**	Large scale backland development behind existing dwellings should be avoided to prevent disruption to the well defined nucleated settlement pattern.
IN.03 **Setback and street edge**	Plot infill should largely respect the existing setback if there is a standard street edge.
IN.04 **Regard for context**	New infill development should display regard for visual integration with neighbouring buildings by using a complimentary material palette.

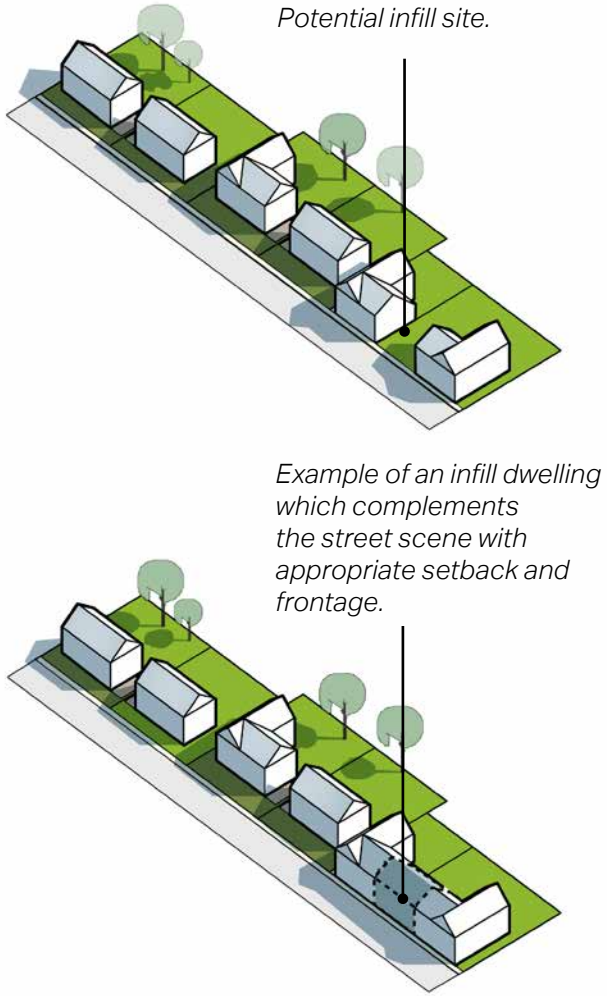


Figure 20: Indicative diagram of infill site.

3.6 Agricultural heritage

Great Addington's agricultural legacy is evident through the numerous historic farmhouses and barns spread across the Parish area. Many of these structures will provide opportunities for modification and reuse.

There are multiple ways to create extra space within a building using different types of extensions. Extensions must be designed to an appropriate scale and be secondary to the original building. The pitch and form of a building's roof forms part of its character; therefore, extensions should respond by enhancing the existing character. The design integrity of original structures must be retained in the event of conversion or extension. The previous agricultural use of the building must also remain evident in its form and composition.

Future conversions and modifications will be controlled by the following codes:

Code	Implementation
SC.01 **External additions**	External additions should be subordinate in scale to the original or primary form of the building.
SC.02 **Materials**	Extensions should be designed to match or compliment the existing facade material of the structure.
SC.03 **Sympathetic modification**	Modifications must retain evidence of a structure's previous use where possible.
SC.04 **Appearance**	Modifications must respect or enhance the appearance of the original building and the wider scene.
SC.05 **External add-ons**	External add-ons should be designed unobtrusively or fitting with the surrounding context and should not detract from the surrounding character. Security systems, external lighting and satellite additions should be placed discretely to minimise their impact on the streetscene.

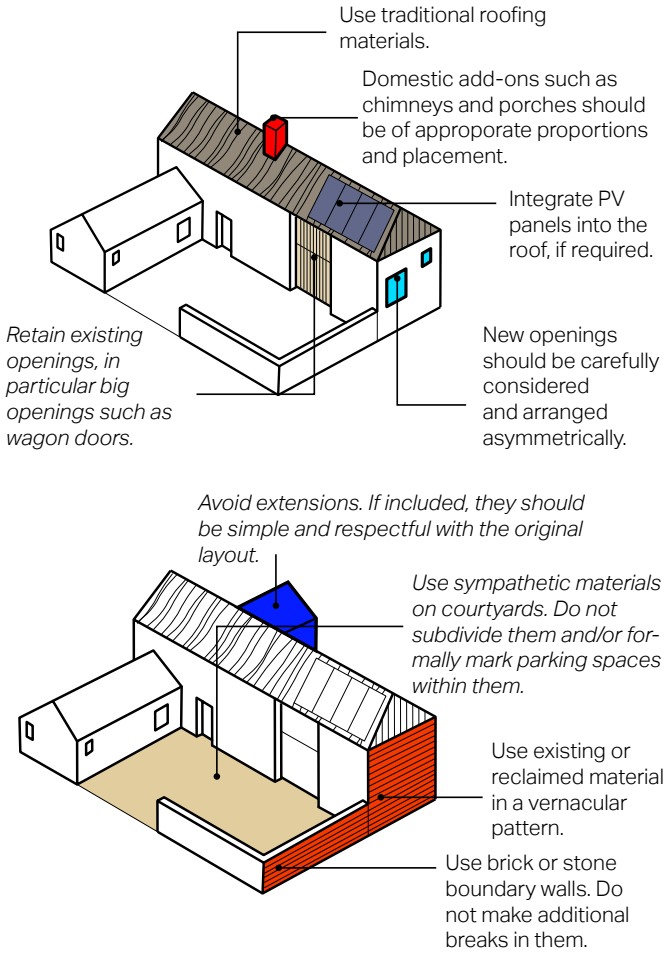


Figure 21: Barn conversions should follow these principles.

3.7 Sustainable features

This section focuses on energy-efficient technologies that could be incorporated into existing buildings and new build developments.

Use of such features should be encouraged in order to contribute towards a more sustainable environment. Energy efficient or eco-design combines all around energy-efficient appliances with commercially available renewable energy systems, such as solar electricity and/or solar/ water heating and electric charging points.

Sustainable features in new and existing dwellings will be controlled by the following codes:

Code	Implementation
SU.01 **Design integration**	Sustainable features should be incorporated from the design phase and seamlessly integrated into the built fabric.
SU.02 **Key considerations**	New development proposals must show regard for key considerations such as thermal mass, drainage and low carbon energy solutions.
SU.03 **Attractive features**	Sustainable features should make attractive additions to the streetscape, i.e., SuDs and rainwater harvesting facilities should be visually attractive.
SU.04 **Biodiversity**	Wherever possible, biodiversity should be supported by the inclusion of features such as hedgehog corridors, bird/bat boxes, or bee bricks.

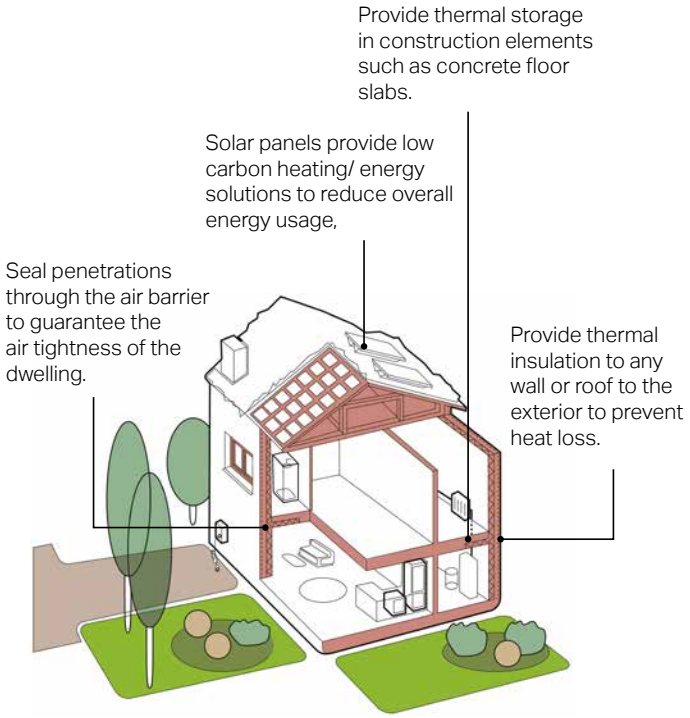


Figure 22: Diagram illustrating some aspects of the building fabric to be considered.

Checklist

04

4. Checklist

Because the design guidance and codes in this document cannot cover all design eventualities, this chapter provides a number of questions based on established good practice against which the design proposal should be evaluated. The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has considered the context and provided an adequate design solution.

As a first step there are a number of ideas or principles that should be present in all proposals. These are listed under 'General design guidance for new development'. Following these ideas and principles, several questions are listed for more specific topics on the following pages.

1

General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the character of streets, greens, and other spaces;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Positively integrate energy efficient technologies;
- 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;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3

Local green spaces, views 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?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?

3 (continued)

Local green spaces, views & character:

- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between hamlets?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

5

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the villagescape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

5 (continued)

Buildings layout and grouping:

- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

7

Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

9

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Do the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?

9 (continued)

Building materials & surface treatment:

- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?


Delivery
05

5. Delivery

The design guidelines and codes will be a valuable tool in securing context-driven, high quality development in Great Addington Parish. They will be used in different ways by different actors in the planning and development process, as summarised in the table.

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

Table 01: Delivery.

AECOM

About AECOM

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

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