



COOMBE BISSETT AND HOMINGTON NEIGHBOURHOOD PLAN

**CB&HNP – SUMMARY OF DESIGN
EVIDENCE BASE**

DESIGN GUIDELINES

There are two Conservation Areas within the parish, which seek to retain and enhance the historic character of the area. However, unlike many other areas with a Conservation Area/s, there is no Conservation Area Appraisal for the Parish to help protect historic and local character.

A Design Guide was commissioned by the Steering Group which sets out the overall important and unique characteristics of the Parish (produced by AECOM under the Locality Neighbourhood Planning Technical Support grant package).

It was approved by the Parish Council in November 2019 as a supplementary document to inform specific policies on design and local character which all new development must adhere to if the Neighbourhood Plan is adopted.

More specific design codes for proposed allocated sites can be appended to the Plan to set out a community agreed vision for these sites, where appropriate.

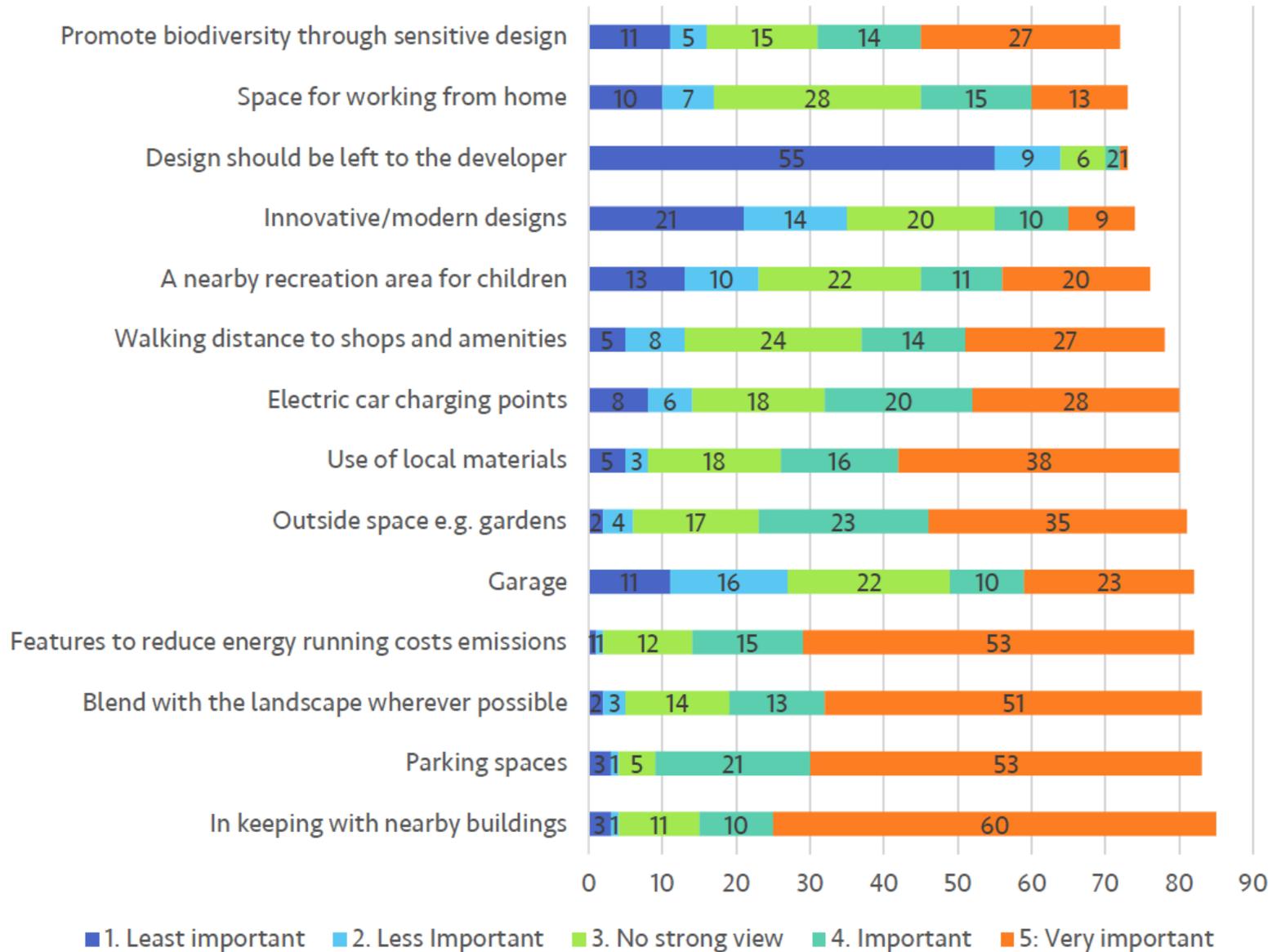
NB: The design of 1-bedroom dwellings (identified in the Housing Need evidence base) would need to be sensitively planned for.

COMMUNITY
QUESTIONNAIRE
– VIEWS ON
DESIGN

The most important priorities were:

- Design should be in keeping with nearby buildings
- Traditional materials should be used that protect landscapes, including blending with the landscape as much as possible – such examples could be green roofs and protecting the skyline in the villages to protect the area's rural character
- Using local materials
- Enhancing biodiversity
- Adequate garden and outside space
- Energy efficiency measures
- It is important to include sufficient parking spaces for new development
- Design should be left to the developer was the least preferred option (55 people gave this option a priority '1' ranking).
- Similarly, innovative and modern designs were less preferred overall (with 21 people giving this a priority '1' ranking).
- Some respondents commented that new facilities for children were not required (with one respondent indicating they should use outside spaces for play) although this could also reflect the older demographic of respondents.

Question 10. What should new buildings look like and what features should they have?



COMMUNITY QUESTIONNAIRE – VIEWS ON DESIGN

Additional suggestion - Other (Qu. 10)	Number of times suggested
Small-scale development	3
There should be a mix of dwelling type	2
Access should be minimise adverse local traffic	1

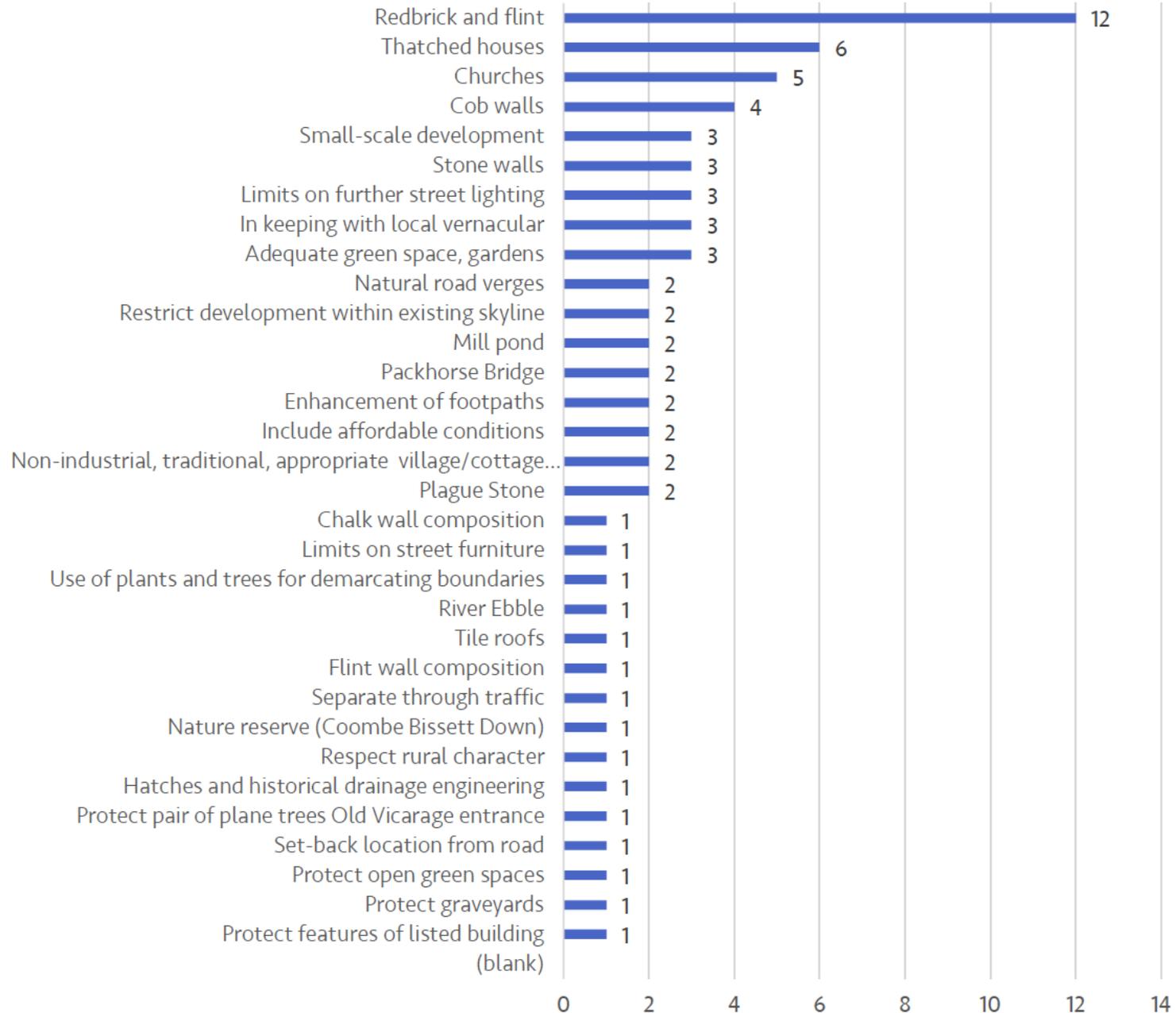
- Redbrick and flint (12) was the most important local character feature, as well and cob walls (4), stone walls (3) and thatched houses (6).

- Ensuring adequate amenity/garden space (3), being small in scale (3), respecting the skyline (2) were mentioned but not significantly.

Mitigate flood risk (e.g. surfacing and waste water)	1
Parking should be sensitive to conservation area and heritage	1

- Protecting important historic assets such as churches (5) were important and should also be considered alongside the responses for Question 5 (Community Assets).

Question 11 - Please list any important design features that should be conserved or enhanced within Coombe Bissett and Homington



MORE INFORMATION



To find out more, visit the AECOM Design Guide or the Community Questionnaire Results – Full Report.