

General Design Guidelines for
Motcombe

AECOM



Draft Report

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Prepared for Motcombe
Neighbourhood Plan Forum
by AECOM

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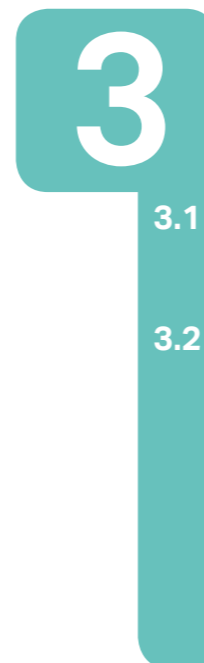
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1. Introduction

1.1 Background

Through the Ministry of Housing, Communities and Local Government (MHCLG), Neighbourhood Planning Programme, AECOM has been commissioned to provide Design support to Motcombe Parish Council.

The group has been developing their Neighbourhood Plan document. Part of this document talks about the character and special features of Motcombe.

The group feels there is a need to develop a number of design guidelines that feeding into the Neighbourhood Plan document and helping to assess future development proposals.

1.2 Objectives

The main objective of this report is to develop a series of design guidelines for Motcombe.

1.3 Process

Following an inception meeting and a site visit, AECOM and Motcombe Parish Council members carried out high level assessment of the villages. The following steps were agreed with the group to produce this report:

- Carry out an initial meeting and site visit;
- Develop design principles and guidelines to be used to assess new development; and,
- Preparation of a draft report with design principles (this document).

1.4 Area of study

Motcombe is a village and civil parish in the county of Dorset, England. It lies in North Dorset district, about 2 miles north of the town of Shaftesbury. It comprises much of the former Royal Forest of Gillingham and was part of Gillingham parish until 1883.

In the 2011 census the parish had 611 dwellings, 564 households and a population of 1,474.

The nearest railway station is at Gillingham.



<https://maps.nls.uk> Fig. 1.1a Historic map of Motcombe 1842-1952.



<https://maps.nls.uk> Fig. 1.1b Historic map of Motcombe circa 1960.



Fig. 1.2 Views from Motcombe.



Fig. 1.3 Residential developments and boundary treatment in Motcombe.



Fig. 1.4 Residential development showing a good mix of building styles and building materials in Motcombe.

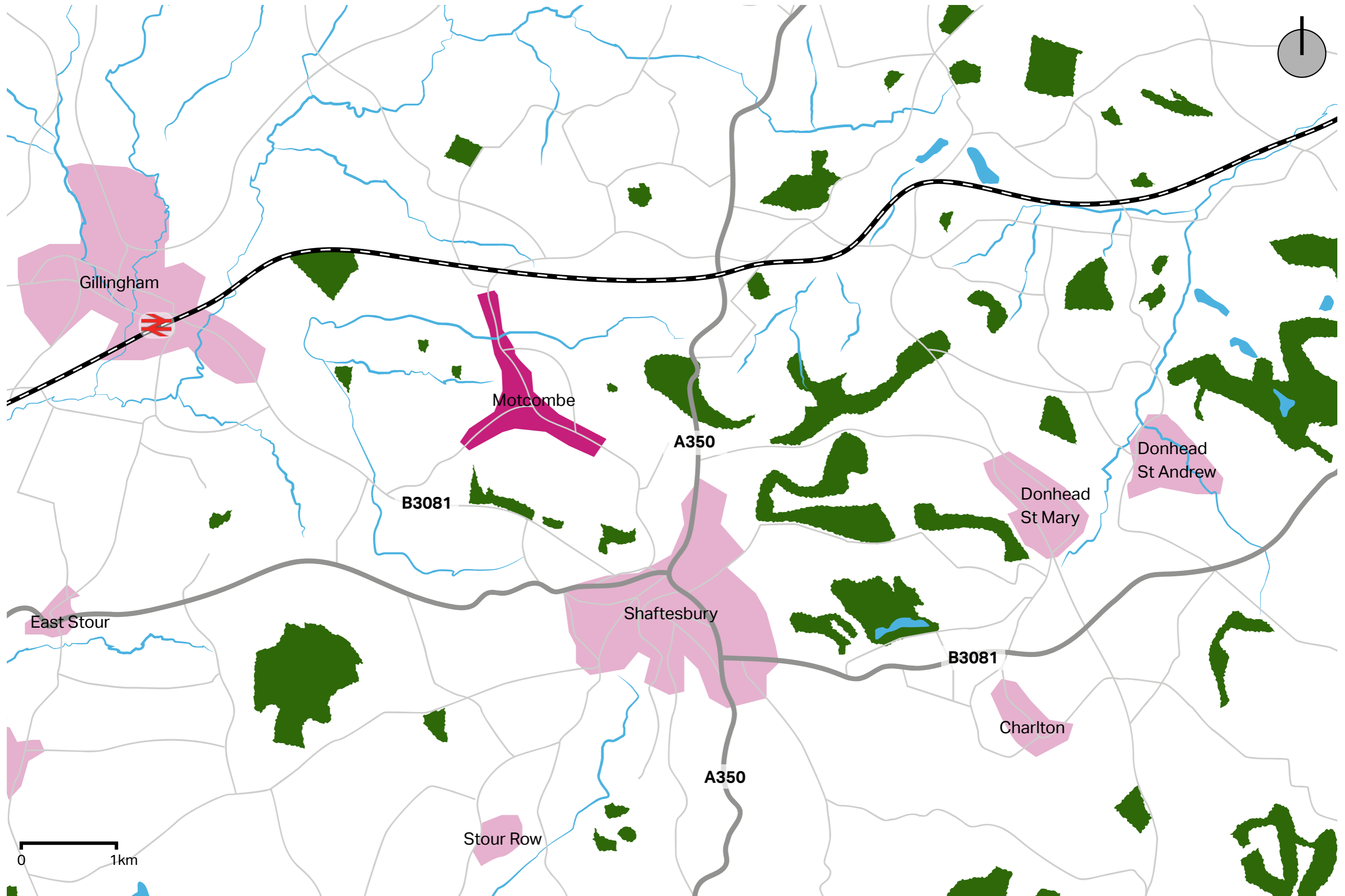


Fig. 1.5 Strategic plan, showing Motcombe within the local context.





2. Local Character Analysis

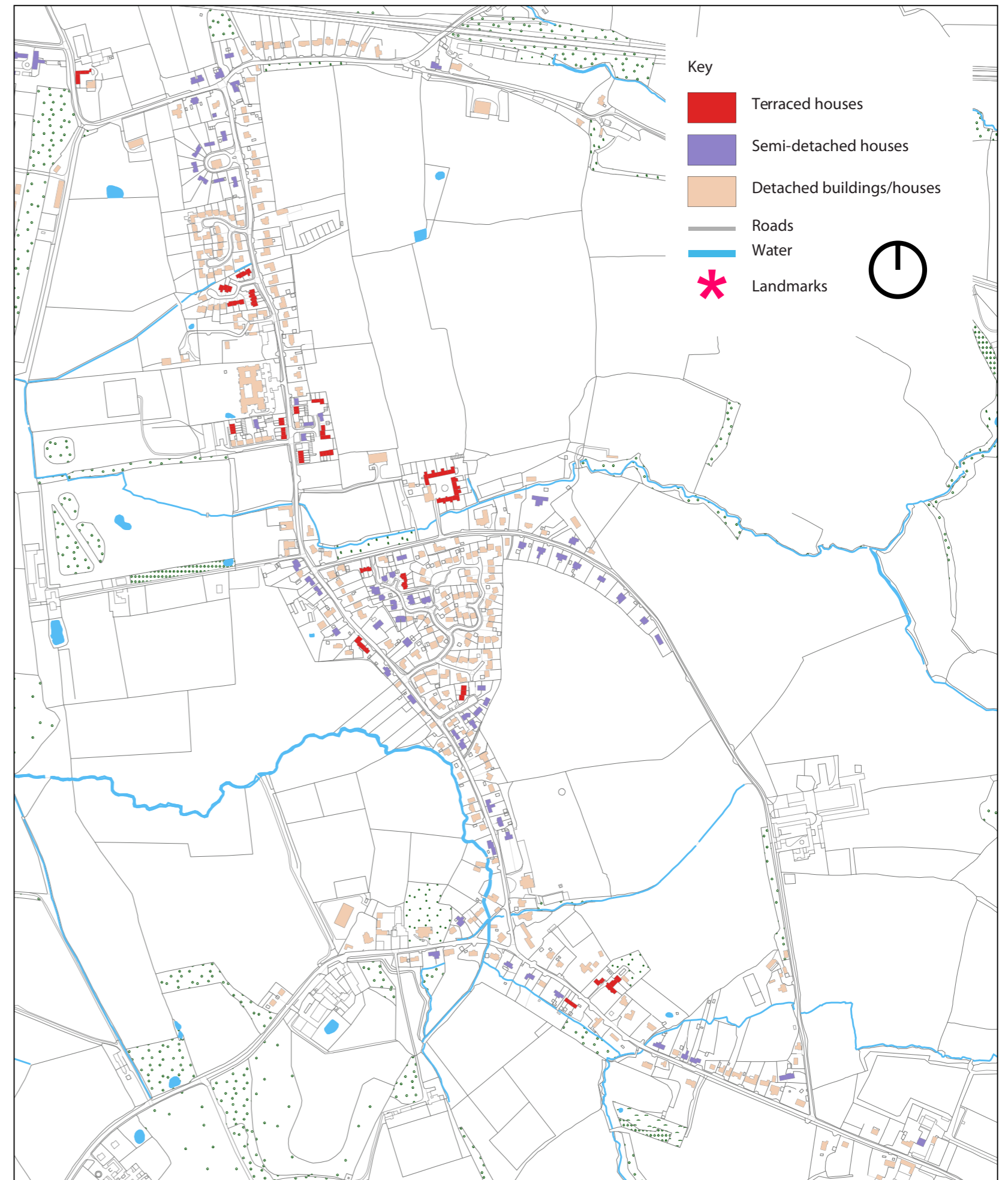
This section briefly outlines the broad physical and contextual characteristics of Motcombe. The analysis considers: pattern and layout of buildings, building heights and roof line, parking and open spaces.

The information is interpreted both at a descriptive level and represented through images from the village. The features outlined in this section are later used as the basis for the design guidelines.

















Images in this section have been used to portray the built form of Motcombe.

2.1 Local Character Analyses

	Motcombe
Streets and public realm	The street pattern is organic in nature and seemingly evolved from historic routes, natural features and topography. The arrangement can be described as 'ribbon' development. Buildings tend to front streets and spaces, thus creating a strong frontage and enclosure. Stemming from main streets, cul de sac arrangements can be found; in these, buildings show two main patterns: strong linear arrangements of buildings facing the streets or organic arrangements of buildings creating small residential enclaves.
Pattern and Layout of Buildings	There is a good mix of house typologies spread in Motcombe. These show a degree of agricultural influence in their architecture. Most frequent house typologies present in this village include, detached houses, semi-detached houses and terraced houses which can be cottages, bungalows or coach houses. Different building typologies do cluster along streets and lanes where these groupings make up a good variety.
Building Heights and Roof line	Building heights vary between one, two and three storey. Typically the roof line is either pitched or hipped and most buildings have chimneys. However, other roof types are also present in the village at a lower frequency. These include: cross hipped and dormer.
Car Parking	There are different approaches to car parking within the village. A characteristic of the village is garage parking either on the plot or on adjacent plot shared with other properties. Other parking modes include: parking in the front garden, parking on the side of the house, parking at the back and also parking on the street (although this form should be discouraged), garages are provided for this purpose.
Open Spaces & Landscape	Motcombe is surrounded by vast open spaces with long views towards the countryside. Within the village boundaries there is a good proportion of open spaces and pocket parks. They are well kept and have good accessibility from other parts of the village.



**2.2 Local Character
Analysis in Pictures**

	Motcombe			
Pattern and Layout of Buildings				
Building Heights and Roof line				
Car Parking				
Open Spaces and Front Gardens				





3. Design Guidelines

The following section is divided into two parts. The first is a set of key elements to consider when assessing a design proposal. These are presented as general questions the Parish Council should seek clarification and explanation from developers and their design teams.

The second, is an outline of design guidelines showing the aspirations of the Parish Council as well as the built form characteristics observed in Motcombe.

The aim of this section is to produce design guidelines that help to assess design quality and appropriateness in residential development proposals. Where possible, local images have been used to reflect positive examples of local architecture. Yet in some instances images from elsewhere and considered positive have been used as guiding examples.

The guidelines developed in this document focus on residential environments. Yet, new housing development should not be viewed in isolation. Considerations of design and layout must be informed by the wider context, considering not only the immediate neighbouring buildings but also the townscape and landscape of the wider locality.

The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development recognising that new building technologies are capable of delivering acceptable built forms and may sometimes be more efficient.

It is important with any proposals that full account is taken of the local context and that the new design embodies the "sense of place" and also meets the aspirations of people already living in that area.

3.1 General questions to ask and issues to consider when presented with a development proposal

This section provides a number of questions 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 taken into account 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 the proposals.

The proposals or design should:

- a) Integrate with existing paths, streets, circulation networks and patterns of activity;
- b) Reinforce or enhance the established village character of streets, squares and other spaces;
- c) Respect the rural character of views and gaps;
- d) Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- e) Relate well to local topography and landscape features, including prominent ridge lines and long distance views.
- f) Reflect, respect and reinforce local architecture and historic distinctiveness;
- g) Retain and incorporate important existing features into the development;
- h) Respect surrounding buildings in terms of scale, height, form and massing;
- i) Adopt contextually appropriate materials and details;
- j) Provide adequate open space for the development in terms of both quantity and quality;
- k) Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;

- l) Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- m) 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;
- n) Positively integrate energy efficient technologies.

Following, there are number of questions related to the design guidelines outlined later in the document.

Street Grid and Layout

- Does it favour accessibility and permeability 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?

Local Green Spaces, Rural 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 tranquillity of the area been fully considered?
- How does the proposal affect the trees on or adjacent to the site?
- How does the proposal affect on 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 space be created? If so, how this will be used by the new owners and how will it be managed?

Buildings Layout and Grouping

- What are the typical groupings of buildings?
- How the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- 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?

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 Roof line

- What are the characteristics of the roof line?
- 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?
- Would a higher development improve the scale of the overall area?

Corner Buildings

- Are the buildings in block corners designed to have windows addressing both sides of the corner?
- Have blank walls been avoided?
- Are landscape and boundary treatments enhancing the corner of a block?

Building Materials and Surface treatment

- What is the distinctive material in the area, if any?
- Does the proposed material harmonise with the local material?
- 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?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?

Car Parking solutions

- 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?

Architectural Details and Contemporary Design

- If the proposal is within a conservation area, how are the characteristics reflected in the design?
- Does the proposal harmonise with the adjacent properties? This means that it follows the height massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
- If a proposal is an extension, is it subsidiary to the existing property so as not to compromise its character?
- Does the proposal maintain or enhance the existing landscape features?
- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?

Sustainability, Eco Design, waste and services

- What effect will services have on the scheme as a whole?
- Can the effect of services be integrated at the planning design stage, or mitigated if harmful?
- Has the lighting scheme been designed to avoid light pollution?

- Has adequate provision been made for bin storage, waste separation and relevant recycling facilities?
- Has the location of the bin storage facilities been considered relative to the travel distance from the collection vehicle?
- Has the impact of the design and location of the bin storage facilities been considered in the context of the whole development?
- Could additional measures, such as landscaping be used to help integrate the bin storage facilities into the development?
- Has any provision been made for the need to enlarge the bin storage in the future without adversely affecting the development in other ways?
- Have all aspects of security been fully considered and integrated into the design of the building and open spaces? For standalone elements (e.g. external bin areas, cycle storage, etc.) materials and treatment should be of equal quality, durability and appearance as for the main building.
- Use of energy saving/efficient technologies should be encouraged
- If such technologies are used (e.g. solar, panels, green roofs, water harvesting, waste collection, etc.), these should be integrally designed to complement the building and not as bolt-ons after construction.

3.2 Design Guidelines

A. Street Grid and Layout

1. Streets should tend to be linear with gentle meandering - providing interest and evolving views. Routes should be laid out in a permeable pattern allowing for multiple connections and choice of routes, particularly on foot. Cul-de-sac solution should not be favoured and when necessary these should be relatively short and include provision for onward pedestrian links;
2. Access to properties should be from the street where possible;
3. The distribution of land uses should respect the general character of the area and road network, and take into account the degree of isolation, lack of light pollution and levels of tranquillity.

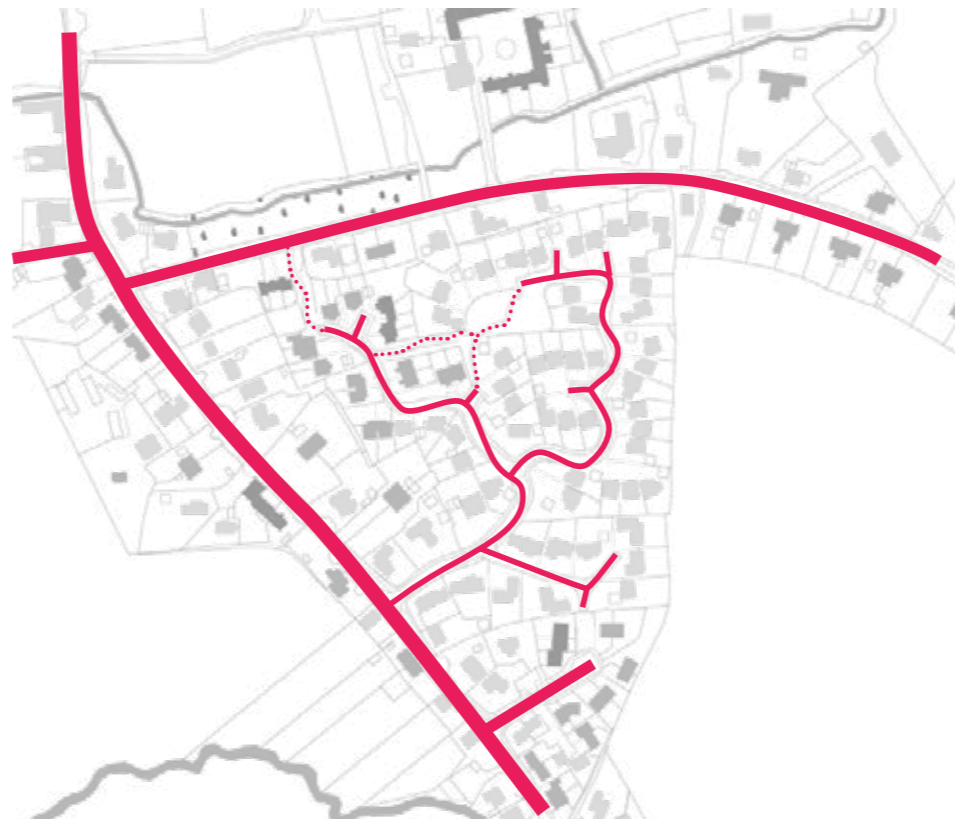


Fig A1 Street layout of Southern part of f Motcombe.



Fig A2 Street layout of Northern part of Motcombe.



Fig A3 Meandering street layout in Motcombe.



Fig A4 Local example of a building cluster.

B. Local Green Spaces, Rural Views and Character

1. Key characteristics of Motcombe should be preserved such as:
 - Linearity of Motcombe's main road;
 - Pockets of development stemming from main road creating dwelling clusters;
 - Dwelling clusters showing a variety of types that avoid repetition and homogeneity;
 - Meandering nature of secondary streets;
 - Long distance views to the countryside;
 - Low rise development punctuated by historic and modern buildings along the main road.

2. In terms of public space and the village edges, development adjoining public open spaces and important gaps should enhance the character of these spaces by either providing a positive interface (i.e. properties facing onto them to improve natural surveillance) or a soft landscaped edge. Although not all properties in Motcombe face public spaces and streets, new development or infill should aim to achieve this as it is considered best practice and a positive move towards encouraging social and community life;

3. Development proposals that would result in the loss of trees or woodland should provide a clear commitment to replace this vegetation;

4. The spacing of development should reflect the rural character and allow for long distance views of the countryside from the public realm. Trees and landscaping should be incorporated in the design;

5. Conserve the rural character of roads by maintaining grass verges and hedgerows;

6. The existing quiet and peaceful atmosphere of Motcombe should be preserved.



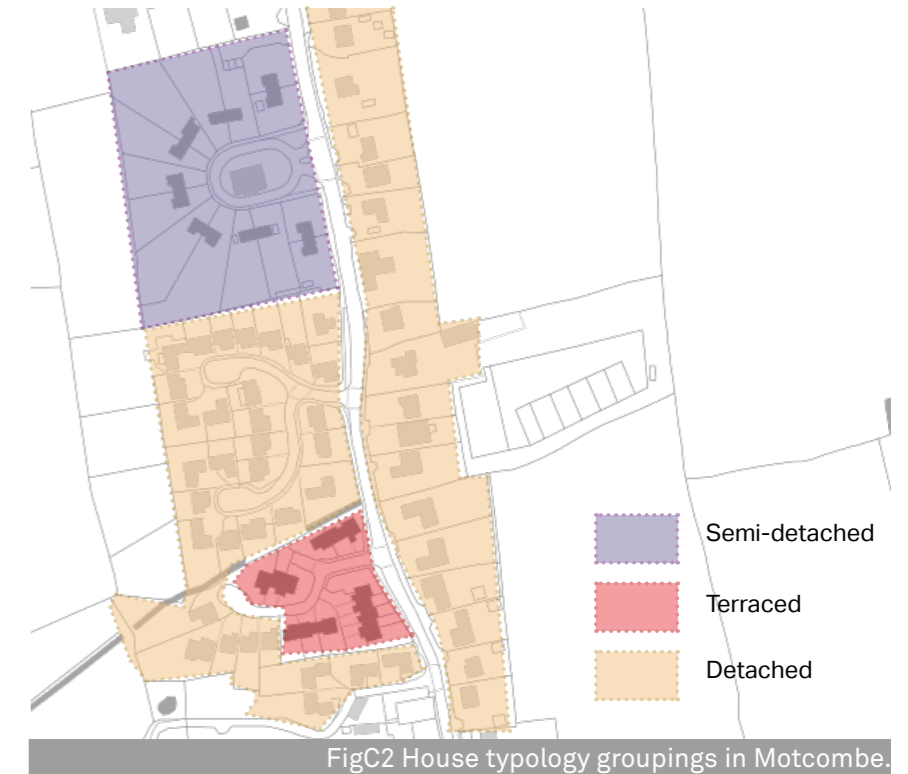
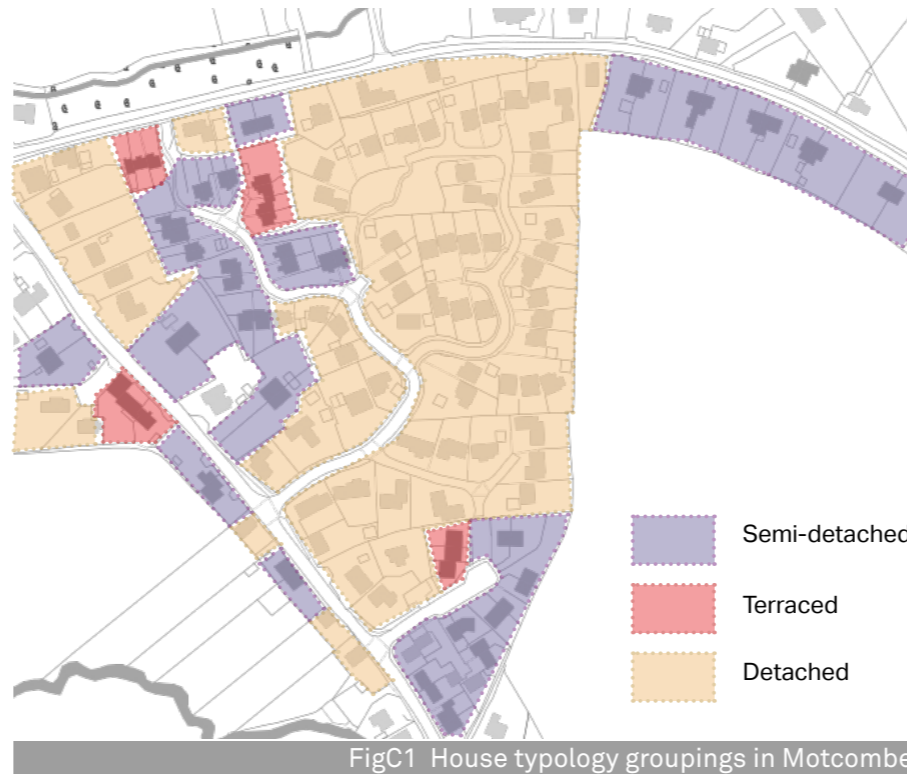
Fig B1 Wesleyan Chapel provides public open space to locals.



Fig B2 View from Motcombe open spaces.

C. Buildings Layout and Grouping

1. The existing character must be appreciated when contemplating new development, whatever its size or purpose. Whilst contemporary design is encouraged local heritage and setting must be considered;
2. Where an intrinsic part of local character, properties should be clustered in small pockets showing a variety of types. The use of a repeating type of dwelling along the entirety of the street should be avoided;
3. Boundaries such as walls or hedgerows, whichever is appropriate to the street, should enclose and define each street along the back edge of the pavement, adhering to a consistent building line for each development group;
4. Properties should aim to provide rear and front gardens or at least a small buffer to the public sphere where the provision of a garden is not possible.



D. Building Line and Boundary Treatment

1. Buildings should be aligned along the street with their main facade and entrance facing it, where this is in keeping with local character. The building line should have subtle variations in the form of recesses and protrusions but will generally form a unified whole;
2. Boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the rural character of the area. For example, they could be low walls made of brick or stone, metal ironmongery or hedgerows or a combination of these, whichever is appropriate to the street. The use of panel fencing in these publicly visible boundaries should be avoided;
3. Front gardens or small 'pocket parks' should be included where this is characteristic of the area;
4. If placed on the property boundary, waste storage should be integrated as part of the overall design of the property. Landscaping could also be used to minimise the visual impact of bins and recycling containers;
5. Boundary treatments adjacent to the open countryside should be soft to enable a sensitive transition between the built form and open countryside.



Fig D1 Diagram showing building line in Motcombe.



FigD2 Image reflecting interesting building line and positive boundary treatment in Motcombe, which should be taken as a good example in case of future development.



Fig D3 Typical houses in Motcombe with meandering routes and good boundary treatment.

E. Building Heights and Roofline

1. Heights of buildings should not generally exceed two-and-a-half storeys and the typical height should be one to two storeys, with some variation in any mix.
2. The massing and layout of buildings as well as the roof forms within the development should allow for framed long distance views and visual connection with the open countryside;
3. The existing roof line of adjoining properties should be respected to create a consistent roof line and rhythm along the street. Roof pitches should match existing/ adjacent roof pitches (taking into account variation as a result of the materials used).



Fig E1 Local example showing roof lines with variety and interest.



Fig E2 Local example showing a residential roof line with variety and interest.

F. Corner Buildings

1. Corner buildings should address placing windows and/or entrances facing the streets and or public spaces;
2. Corner buildings should have an animated facade with excellent design on both facades of the corner;
3. It is not considered good practice to leave blank facades on one side of a corner building.

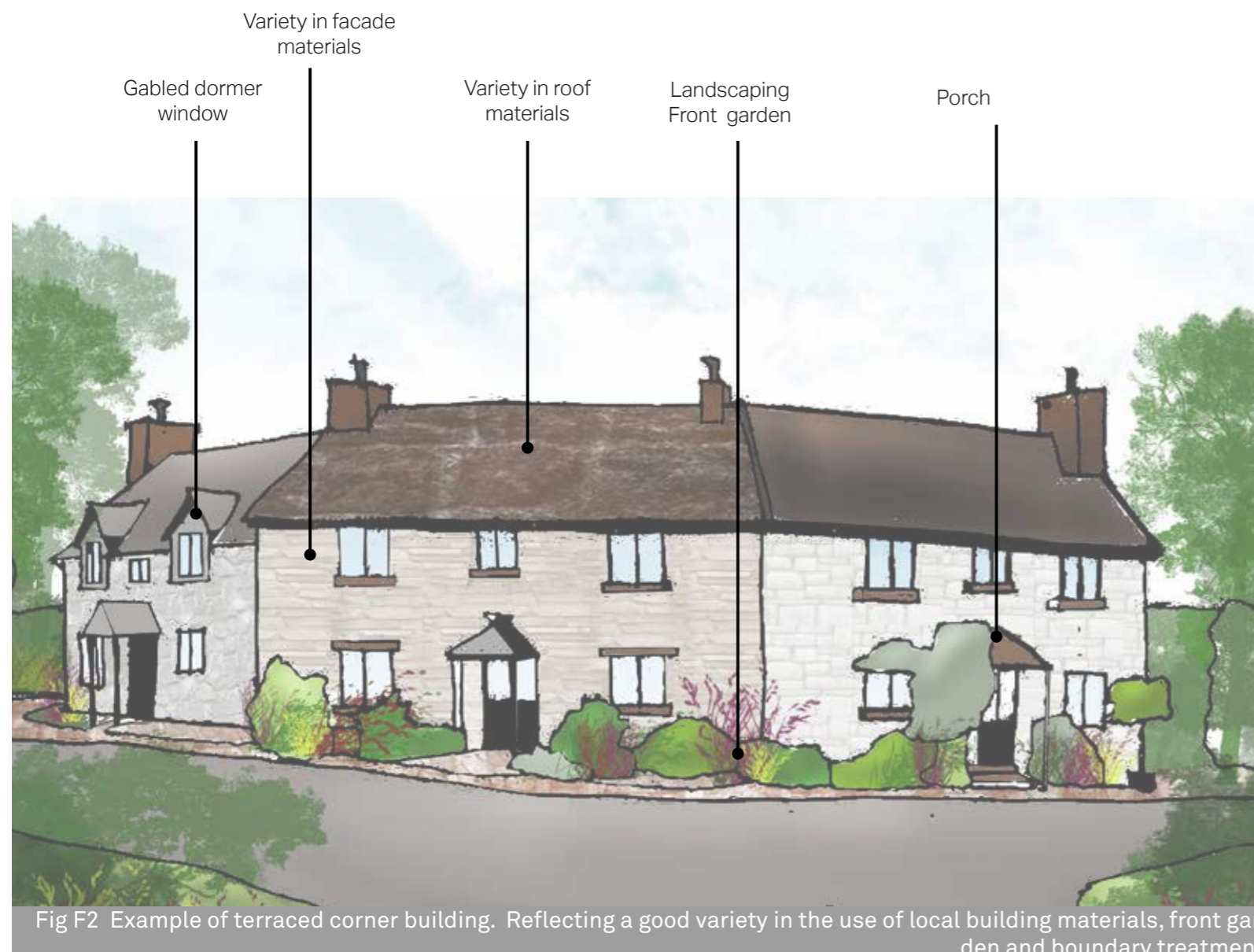


Fig F2 Example of terraced corner building. Reflecting a good variety in the use of local building materials, front garden and boundary treatment.



Fig F3 Example of detached corner building. Reflecting a good variety in the use of local building materials and good landscaping.

G. Car Parking Solutions

1. Car parking solutions may comprise a mix of on plot, on street and parking courts (where these are well-related to the homes they serve);
2. Car parking design and placement should be designed to minimise visual impact and to blend with the existing streetscape and materials. Landscaping should be used to keep a sense of enclosure and to break the potential of a continuous area of car parking by means of walls, hedging, planting and use of paving materials.



Fig G1 Local example of positive car-parking arrangement, treatment and detailing.



Fig G2 Local example of car-parking arrangement.



Fig G3 Local example of front- and side- of the building car-parking arrangement.

H. Architectural Details

1. It is beyond the scope of this document to provide a comprehensive set of architectural detail solutions;
2. Yet it is expected that design proposals make reference to local buildings considered of merit;
3. Architectural detailing in terraced or semi-detached houses should typically display a cornice at the eaves, door surrounds or porches and occasionally parapet wall at eaves;
4. Proposed building facades should indicate the importance of each storey through combination of composition of building elements and the level of architectural detailing used;
5. It is recommended that there should be a tentative towards contemporary architecture, nevertheless it should be combined with local traditional architectural forms.



Fig H1 Local examples of typical architectural building typology.



Fig H2 Local examples of typical architectural building typology.



Fig H3 Local examples of typical architectural detailing.



Fig H4 Local examples of positive architectural style and detailing for the houses.



H1. Materials and Surface Treatments

1. Materials proposed for use in new development and building extensions shall match or be guided by those used in the existing building or area and subtle variations by street. (Images on the right show a typical palette of traditional building stones, windows, doors and cornicing). Boundary walls delineating gardens shall be built from local stone or other locally sourced materials to match the colour of the ones in the existing property;
2. Architectural detailing shall typically display elements that equate to those on existing traditional buildings which provide interest, scale and texture to form and elevations.



Fig H5 Local example showing architectural and good landscaping details.



H2. Contemporary Design

In Motcombe there are a few examples of contemporary architecture among the latest dwellings. It is suggested that this trend continues to further expand with additional eco design features incorporated in future developments.

The case studies in this page represent good examples of existing contemporary design in Dorset. All these buildings reflect an innovative take on local characteristic house typologies such as: cottage, coach house and barns.



Old Granary, Motcombe.
Conversion of cow shed to family home.
Western Design Architects



New built, contemporary dwelling in Motcombe.
Proctor Watts Cole Rutter



New built, contemporary dwelling in Motcombe.
Proctor Watts Cole Rutter

H3. Design Palettes

Material Palette

The materials and architectural detailing used throughout Motcombe contribute to the rural character of the area and the local vernacular. It is therefore important that the materials used in proposed development are of a high quality and reinforce the local distinctiveness of the area. Development proposals should demonstrate that the palette of materials has been selected based on an understanding of the surrounding built environment.



LIME STONE



STONE



DRY STONE & RED CLAY BRICK



STONE & RED BRICK



RED BRICK



RED BRICK



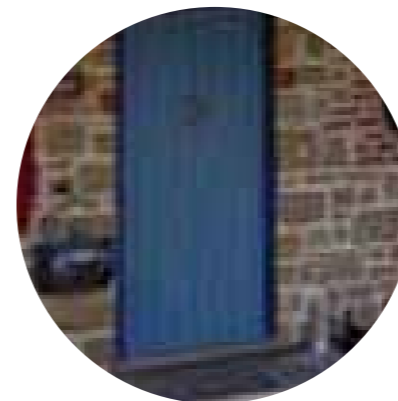
LIGHT GREY RENDERING



SLATE TILE



THATCH



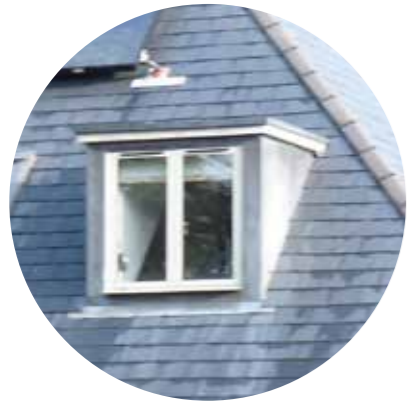
BLUE TIMBER PAINT



PAINTED TIMBER CLADDING



NATURAL TIMBER CLADDING



SHED DORMER WINDOW



DOUBLE GABLED DORMER WINDOW



WINDOW WALL



WOODEN/ BRICK PORCH



WOODEN PORCH



STONE PILLAR PORCH



BRICK CHIMNEY



MASONRY DETAILING/ STONE SILL



MASONRY DETAILING/ ARCHED GLASS DOOR



MASONRY DETAILING



COMPLEX WINDOW



THATCHED ROOF



BAY WINDOW



SKYLIGHT



QUOINS



WINDOWS ON ALL FACADES

Design Details

Above are examples of building material that contribute to the local vernacular architecture of Motcombe and could be used to inform future development.

It should be noted that these materials are not prescriptive and there is opportunity for innovative and creative material suggestions in new buildings, restorations and extensions that may compliment what already exists. However, when buildings are designed, local heritage of building materials should be taken into consideration.

I. Plot Infill

This section considers the form and design of individual buildings in the context of infill. It is beyond the scope of this guide to foresee every eventuality. Yet some basic principles should apply as follows:

- Design must respond to its context. However, this does not mean that design of new extensions must copy earlier styles; Materials used in extensions and infill should reflect the local palette (as outlined in the previous section);
- Analyse if a new infill proposal is likely to obstruct an established view and what can be done to mitigate this;
- A subservient extension should be consistent in terms of proportion and roof shape with the main building;
- Windows should be well-proportioned and well-related within the elevation and generally, where appropriate, should match those of the house;
- Roof overhangs, gable treatment and chimneys should be consistent with those of the main building;
- Avoid excessive loss of existing garden space/amenity through plot sub division. While this is difficult to quantify given the variety of situations and layouts, a rule of thumb of a larger proportion of garden vs. the area of the property should apply;
- Avoid the loss of trees and/or hedges of significant size that contribute to the character of the village. Appropriate distances should be observed when placing new buildings close to trees in order to protect the roots;
- Avoid inadequate parking provision or site vehicular access proposals. This means that no loss of landscape at the front of property would be acceptable in order to create a parking space;
- Where a parking space is required at the front of property, alternative ways of landscape should be presented;
- Avoid encroachment or overlooking onto neighbours amenity space;
- Avoid creating loss of natural light in neighbouring properties.



Example showing a coherent architectural extension to a porch.



Example showing a front extension with reference to the existing roof and proportion of windows.



Example showing a jarring extension that goes against existing roof forms and proportion.

Additional room example showing a modern but respectful approach to neighbouring boundary, filtered views and roof form.

J. Sustainability, Eco Design, Waste and Services

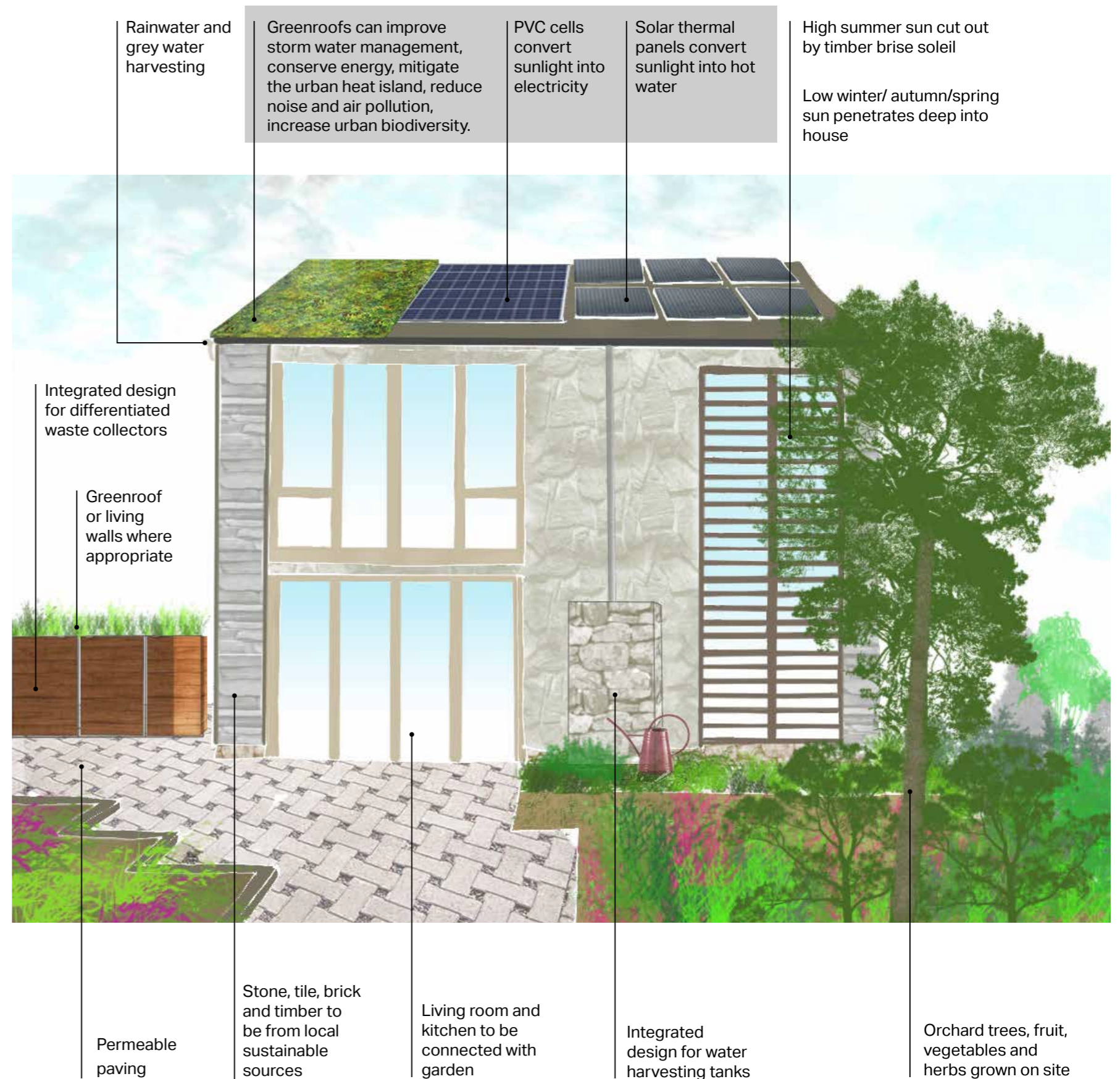
The following section elaborates on energy efficient technologies that could be incorporated in buildings.

The use of these technologies is not compulsory, but their use should be encouraged in order to contribute to sustainability aims as well as lower consumption of energy.

This section elaborates on the main principles of what is known as "green building", as well as the main features that tend to influence design issues.

The following pages show design issues arising from the use of energy saving, sustainable systems and their effect on the appearance of buildings.

DIFFERENT GREEN SOLUTIONS THAT CAN BE APPLIED TO DWELLINGS



J1. Rainwater Harvesting

Refers to the systems allowing to capture and store rainwater as well as those enabling the reuse in-situ of grey water.

These systems involve pipes and storage devices that could be unsightly if added without an integral vision for design. Therefore some design recommendation would be to:

- Conceal tanks by cladding them in complementary materials;
- Use attractive materials or finishing for pipes;
- Combine landscape/planters with water capture systems;
- Underground tanks;
- Utilise water bodies for storage.



Fig I3 Rainwater tank: contemporary design.



Fig I4 Rainwater tank: integrated design.



Fig I5 Rainwater tank: contemporary design.

J2. Solar Roof Panels

From the design perspective, the aesthetics of solar panels over a rooftop can be a matter of concern for many homeowners. Some often hesitate incorporating solar panels because they think these diminish the home aesthetics in a context where looks are often a matter of pride among the owners. This is specially acute in the case of historic buildings and home associations, where there has been a lot of objection for setting up solar panels on visible roof areas. Thus some solutions are suggested as follows

On new builds:

- Design this feature from the start, forming part of the design concept. Some attractive options are: solar shingles and photovoltaic slates;
- Use the solar panels as a material in their own right;

On retrofits:

- Analyse the proportions of the building and roof surface in order to identify the best location and sizing of panels;
- Aim to conceal wiring and other necessary installations;
- Consider introducing other tile or slate colours to create a composition with the solar panel materials;
- Conversely, aim to introduce contrast and boldness with proportion. For example, there has been increased interest in black panels due to their enhanced attractive features. Black solar panels with black mounting systems and frames can be an appealing alternative to blue panels.



Existing use of renewable energy in Motcombe.

J3. Green Roofs

Green roofs are generally more accepted. Whether the roof is partially or completely covered with vegetation, their design should follow some design principles such as:

- Plan from the start;
- Easy to reach and maintain;
- To complement (where applicable) the surrounding landscape;
- To help integrate the building with the countryside;
- Design comprehensively with other eco designs such as water harvesting and pavements.

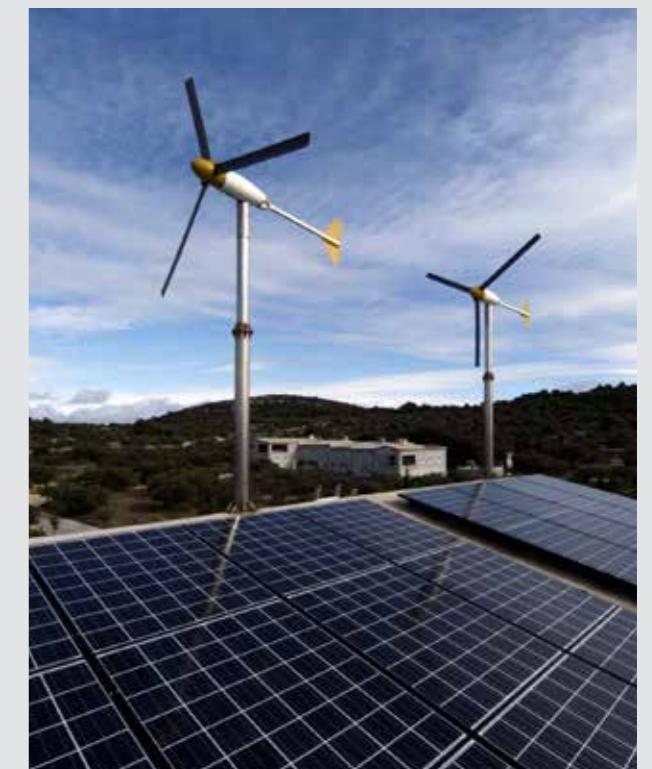


J4. Wind turbines

On the subject of roofs, wind turbines are also a matter of controversy. Whether pole mounted or building mounted, these can be an eyesore as well as a positive design addition to the building. Pole-mounted turbines are large, free-standing units that can be erected in a suitably exposed position, allowing them to take advantage of the highest available wind speeds on your property (the faster the wind, the faster the blades of the turbine will spin, generating more kinetic energy and, as a result, more electricity). Building-mounted turbines are generally smaller than pole-mounted turbines. Due to their limited size and the fact that nearby obstructions can affect the air flow that reaches them, building-mounted turbines tend to operate at a lower efficiency than the pole mounted variety.

If the design aims to integrate this technology particular attention should be focused on:

- Visibility;
- Proportion;
- Noise;
- Colour;
- How well it integrates with other technologies that may be used.



J5. Permeable Pavement

Pavements add to the composition of the building. Thus permeable pavements should not only perform its primary function which is to let water filter through but also:

- Respect the material palette;
- Help to frame the building;
- Create an arrival statement;
- Be in harmony with the landscape treatment of the property;
- Help define the property boundary.

Below are some examples of permeable pavements.



J6. Waste Collector Integrated Design

With modern requirements for waste separation and recycling, the number of household bins quantum and size have increased. This poses a problem with the aesthetics of the property if bins are left without a solution. Thus we recommend the following:

- Create a specific enclosure of sufficient size for all the necessary bins;
- Place it within easy access from the street and, where possible, able to open on the pavement side to ease retrieval;
- Refer to the materials palette to analyse which would be a complementary material;
- Use it as part of the property boundary;
- Add to the green feel by incorporating a green roof element to it;
- Combine it with cycle storage.



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4. Next Steps & Recommendations

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4 Next Steps

The recommended next steps for how to use the outcomes of this design options study are to:

- Embed the guidelines in the Draft Neighbourhood Plan;
- Engage with the Council to develop policies supporting the guidelines;
- Engage with developers and to seek support for ensuring the implementation of the guidelines in upcoming applications;
- Promote a site where design guidelines are to be applied and tested; and,
- Consider establishing a design review panel.

4.1 Embed the masterplan and guidelines in the Draft Neighbourhood Plan

The objective of this report is to develop a series of design guidelines for development possibilities in Motcombe. The neighbourhood plan can only include land use policies that guide applications that constitute 'development'¹. Where public realm improvements require planning permission the neighbourhood plan can include criteria-based policy and principles that guide future change within the neighbourhood area. The design guidelines can form part of such criteria.

The report can be used as evidence to support the forthcoming neighbourhood plan (and its draft policies) where the analysis highlights relevant issues and opportunities that can be influenced by land use planning interventions.

The focus of this report has primarily been on important local character assets and urban design guidelines to be considered in future development proposals. These suggestions should be considered alongside other non-

design interventions, such as exploring opportunities for supporting or restricting certain types of development/land uses and allocating the key sites identified for development. Any policies put forward must be capable of meeting the basic conditions² (e.g. having regard to national policies and general conformity with the strategic policies contained in the development plan).

4.2 Engage with the Council to develop policies supporting the proposals

The inputs from the Council's policy and development management specialists would be invaluable in advance of formal consultation and submission. The steering group should consider how our recommendations can be transposed into policy through discussions with the Council and use the best practice guidance from Locality to prepare draft policies for consultation. Locality's 'Writing Planning Policies'³ guidance sets out how different planning policies are designed to achieve different things. The guide describes the three most common as:

Generic – a simple policy which applies universally to development across the entire neighbourhood plan area;

Criteria based – a policy with a series of requirements that should be met by development proposals. These can be set out as separate bullet points; and

Site specific – this is where a policy applies to particular areas of land. One of the most powerful tools for a neighbourhood plan is to allocate land for a particular type of development. As well as allocating land you can use your plan to set out the principles which need to be followed in developing a particular site. This might include specifying what needs to be covered in a design brief to accompany any planning application. If you have site specific policies then you need to include a clear map showing the location and boundaries.

Site specific allocations are the hardest to do well. They would normally include associated policy related to land uses, quantum of development, configuration and design.

The steering group should check with the Local Planning Authority that their emerging preferred options are planning matters (i.e. suitable for inclusion as land use planning policy). Those that are not can be considered as community projects or neighbourhood infrastructure to be included within a delivery and implementation section of the neighbourhood plan (see Section 5).

4.3 Engage with developers to seek support for the proposals

In order for the neighbourhood plan to be effective, the policies put forward in support of the masterplan will require close liaison and cooperation with the Local Authority, landowners, and developers. Related to Section 1 the cooperation of these bodies can be used initially to ensure the proposed policies and strategy are robust and future proofed. At a later date these discussions will help to refine proposals leading to future planning applications.

Consulting with these key stakeholders in advance of formal consultation will help to establish buy-in to the broad objectives.

Footnotes.

1. Section 55 of the Town and Country Planning Act 1990

2. Planning Practice Guidance (Paragraph: 065 Reference ID: 41-065-20140306 Revision date: 06 03 2014). Accessed at: <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>.

3. Writing planning policies: A guide to writing planning policies which will address the issues that matter to your neighbourhood plan (Locality, 2014) Accessed at: <http://mycommunity.org.uk/resources/writing-planning-policies>.

Project Role	Name	Position	Actions Summary	Signature	Date
Qualifying Body	Motcombe Parish Council	Parish Council	Receive final draft		27/04/2018
Director / QA	Luis Juarez	Associate Urban Designer	Site visit, concept plan; Approval of Final Report	Luis Juarez	27/04/2018
Researcher	Blerta Dino	Graduate Urban Designer	Research, site visit, concept plan, drawings	Blerta Dino	20/04/2018
Project Co-ordinator	Jessica Boekhoff	Sustainability Consultant	Report Revision	Jessica Boekhoff	27/04/2018

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