



Barningham Design Guide

September 2021

Quality information

Prepared by

Ela Johnson
Graduate Landscape Architect, AECOM

Checked by

Tom Beck
Senior Landscape Architect, AECOM

Approved by

Jon Rooney
Technical Director, AECOM

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Prepared for:

Locality and Barningham Neighbourhood Area Group
Prepared by: AECOM Infrastructure and Environment Limited

Unit 1 Wellbrook Court
Girton
Cambridge CB3 0NA
United Kingdom

T: +44 1223 488 000

aecom.com

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1. Introduction

AECOM has been commissioned to provide Design support to the Barningham Neighbourhood Area Group through the Ministry of Housing, Communities and Local Government (MHCLG) funded Neighbourhood Planning Programme, led by Locality.

This document has been produced to inform new development proposed in the area. It presents a summary of the key characteristics of the Barningham Neighbourhood Area. This information is then used to inform specific design guidelines to promote sustainable development.

The approach set out here is supported by the National Planning Policy Framework (NPPF), which encourages local authorities to consider using design codes or guidelines, to help deliver high quality outcomes for new development. It is important however, that guidance finds the balance between promoting and reinforcing local distinctiveness and allowing for innovation and originality. The NPPF suggests that *'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'* (NPPF, 2019).

The NPPF also emphasises that *'the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. 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'* (NPPF, 2019). It is therefore important that planning policies and decisions should address the connection between people and places and how any new development will respond to and integrate successfully into the natural, built and historic environment.

1.1 Objective

The main objective of this document is to establish principles so that new development is designed and planned with regard to the existing character and context of Barningham within the Neighbourhood Area.

1.2 Process

The following steps were undertaken to produce this document:

- Initial meeting with members of the Barningham Neighbourhood Area Group and site visit;
- Character assessment and urban design analysis;
- Preparation of design principles and guidelines to be used to assess future developments;
- Draft report with design guidelines; and
- Final report.



Hopton

Coney Weston

Market
Weston

Barningham

Hepworth



Barningham Neighbourhood Area



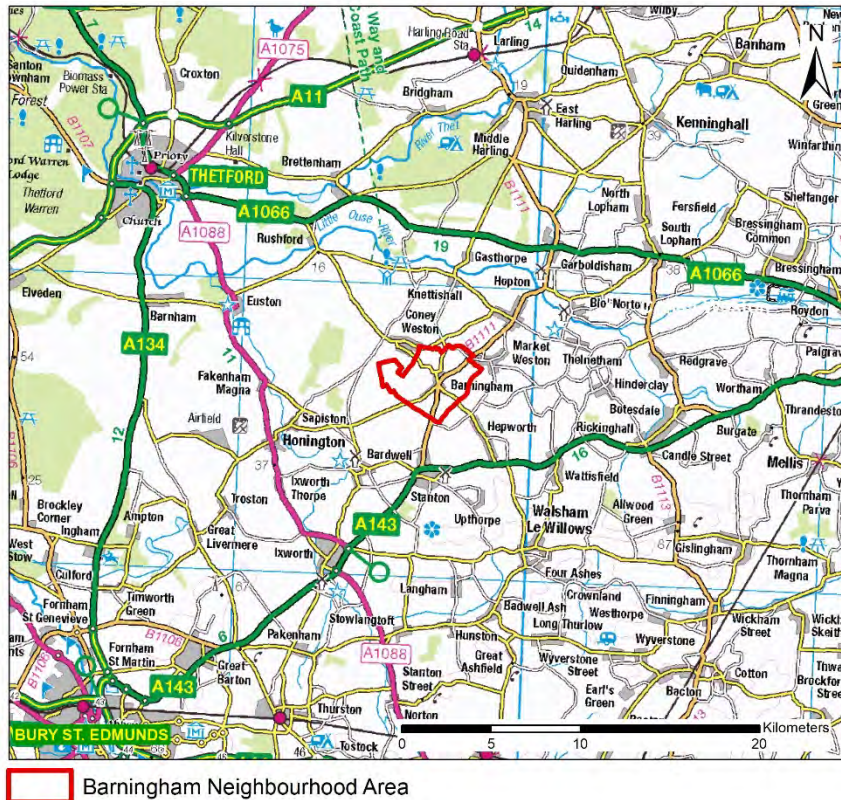
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2. Context

2.1 Location



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Figure 1 Location

Barningham is a small village located in north-west Suffolk, within the district of West Suffolk. The village is located approx. 20 kilometres north-east of Bury St. Edmunds and 12 kilometres south east of Thetford, as shown on Figure 1. The Neighbourhood Area is approximately 530 Ha and, according to the most recent census, the population was 956 in 2011.

A network of local roads links Barningham with the surrounding towns, villages and hamlets. The B111 links with the A143 towards Bury St. Edmunds to the south west and Great Yarmouth to the north east. The B111 also links with the A1066 from Thetford to the west and Diss to the east. The nearby A14 provides long distance links to Cambridge and the Midlands to the west and Ipswich and Felixstowe to the east of Barningham. The nearby A11 provides links to Norwich to the north-east and London to the south-west.

The nearest railway station is located in Diss, 16km to the north-east of Barningham, which provides services to London, Norwich and Ipswich. The railway station in Bury St. Edmunds is located slightly further away from Barningham and provides connections across the East of England between Cambridge, Ipswich and Peterborough. The 338 bus runs four times daily from the village to Bury St Edmunds.

The network of Public Rights of Way (PRoW), predominantly footpaths, provides connections between the village and the surrounding countryside.

2.1.1 Existing Landscape Character Assessment

Existing character assessments have been reviewed to provide some context to these design guides. The study area falls predominantly within National Character Area (NCA) 83: South Norfolk and High Suffolk Claylands, 2014 and partially within National Character Area (NCA) 85: The Brecks, 2015. These NCAs are broad but provide some context to the character of the study area. The key characteristics of the area which are of particular relevance to this assessment are listed below.

The key characteristics of the National Character Area (NCA) 83: South Norfolk and High Suffolk Claylands, Natural England 2014:

- *Large plateau area of chalky glacial till that is generally flat or only gently undulating, but can be locally concave. The edges of the plateau have been dissected by watercourses that form greater slopes, especially along the tributaries of the Waveney.*
- *Views are frequently open, only sometimes confined by hedges and trees, with some woodland present. The small valleys support quite confined landscapes with intimate views.*
- *Scattered areas of ancient woodland, game copses, shelterbelts, valley floor plantation and carr woodland as well as hedgerow trees provide a treed landscape character, despite much boundary loss.*

The key characteristics of the National Character Area (NCA) 85: The Brecks, Natural England 2015:

- *A largely open, gently undulating landscape with a low-lying, dry plateau that rises to the north. Subtle long slopes lead to alluvial flats containing shallow, meandering wooded river valleys.*
- *Predominantly agricultural land use focused on arable production, with planned courtyard farmsteads and large, regular 18th- and 19th century enclosure fields often clearly defined by Scots pine and beech shelterbelts or neat hawthorn hedges, indicative of large estate enclosure. The regular field layouts combine with long, straight, undulating roads to create a geometric landscape character.*
- *Traditional knapped flint, clunch (a form of impure chalk) and 'white' brick are characteristic building materials.*
- *Away from the main A-road transport corridors where traffic is consistently busy including the A11, A1065 and A134, the area remains still and peaceful.*

At a county level, the majority of the study area falls within the Ancient Plateau Claylands landscape character type (LCT), and partially within the Plateau Estate Farmland LCT, as defined within the Suffolk Landscape Character Assessment.

The key characteristics of the Ancient Plateau Claylands LCT:

- *Flat or gently rolling arable landscape of clay soils dissected by small river valleys;*
- *Dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of medieval origin;*
- *Villages often associated with medieval greens or tyes;*
- *Roofs are frequently tiled, though thatched houses can be locally significant;*
- *Hedges of hawthorn and elm with oak, ash and field maple as hedgerow trees; and*
- *Network of winding lanes and paths often associated with hedges create visual intimacy.*

The key characteristics of the Plateau Estate Farmland LCT:

- *Flat landscape of light loams and sandy soils;*
- *18th- 19th & 20th century landscape parks;*
- *Clustered villages with a scattering of farmsteads around them; and*
- *Vernacular architecture is often 19th century estate type of brick and tile.*



White chimney on the thatched roof.

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3. Design Guide

The following section is divided into two parts.

The first is a set of key elements to consider when assessing any design proposal. These are presented as general questions the neighbourhood area group are seeking clarification on from applicants and their design teams.

The second is a set of outline design guidelines illustrating the aspirations of the neighbourhood area group identifying built form characteristics that are considered to be locally important.

3.1 Key elements to consider when assessing applications

This section states a general design principle followed by a number of questions against which the design proposal should be judged. 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 overview as to whether the design proposal has taken into account the context and provided an adequate design solution. The following issues need to be considered when assessing the suitability of applications. Do the proposals:

3.1.1 Harmonise and enhance existing settlement in terms of physical form, pattern or movement and land use

- What are the particular characteristics of this area which have been taken into account in the design?
- Does the proposal affect or change the setting of a listed building or listed landscape?

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

- Does the proposal maintain or enhance the existing gaps between villages?
- Does the proposal maintain or enhance the identified views?
- 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.
- Has careful attention been paid to height, form, massing and scale?
- 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?
- How does the proposal affect the trees on or adjacent to the site?
- How does the proposal affect the character of a rural location?
- How are long distance views incorporated in the design?

3.1.3 Reinforce or enhance the established village character of streets, squares and other spaces

- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- What is the character of the adjacent streets and does this have implications for the new proposals?
- Does the new proposal respect or enhance the existing area or adversely change its character?
- Does the proposal positively contribute to the quality of the public realm/streetscape and existing pedestrian access?
- How does the proposal impact on existing views which are important to the area?
- Can any new views be created?

3.1.4 Reflect, respect and reinforce local architecture and historic distinctiveness

- 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?

3.1.5 Retain and incorporate important existing features into the development

- What are the important features surrounding the site?
- What effect would the proposal have on the streetscape?
- How can the important existing features including trees be incorporated into the site?
- How does the development relate to any important links both physical and visual that currently exists on the site?

3.1.6 Respect surrounding buildings in terms of scale, height, form and massing

- Is the scale and height of the proposal appropriate to the area?
- Should the adjacent scale be reflected?
- 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?
- If the proposal is an extension, is it subsidiary to the existing house?
- Does the proposed development compromise the amenity of adjoining properties?
- Does the proposal overlook any adjacent properties or gardens?

3.1.7 Adopt appropriate materials and details

- 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 been addressed in the context of the overall design?

3.1.8 Integrate with existing paths, streets, circulation networks and patterns of activity

- What are the essential characteristics of the existing street pattern?
- How will the new design or extension integrate with the existing 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?
- Do the new points of access have regard for all users of the development (including those with disabilities)?

3.1.9 Provide adequate open space for the development in terms of both quantity and quality

- 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?
- Are there existing trees to consider?
- Will any communal amenity space be created? If so, how will this be used by the new owners and how will it be managed?

3.1.10 Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features

- 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?

3.1.11 Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other, to provide a safe and attractive environment

- Has the proposal been considered in its widest context?
- Was hard landscaping considered?
- Was soft landscaping considered?
- What are the landscape qualities of the area?
- Have all aspects of security been fully considered and integrated into the design of the building and open spaces?
- Has the impact on the landscape quality of the area been taken into account?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

- In rural locations has the impact of the development on the tranquillity of the area been fully considered?

3.1.12 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

- Has adequate provision been made for bin storage?
- Has adequate provision been made for 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?

3.1.13 Use of energy efficient technologies

- Has the energy saving/efficient technologies were encouraged?
- Has the proposed energy saving technologies (e.g. solar panels, green roofs, water harvesting, waste collection, etc.) were considered to be integrally designed to complement the building and not as bolt-ons after construction?
- Are the materials and treatment of equal quality, durability and appearance as for the main building for standalone elements (e.g. external bin areas, cycle storage, etc.)?

3.2 Design Guidelines

This section identifies the design elements which need to be considered when reviewing proposals. The local pattern of streets and spaces, building styles, materials and ecology should all help to determine the character and identity of a development. Design should not stifle innovation and should recognise 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. The aim of this section is to produce design guidelines that help to assess the design quality and appropriateness of the proposed development.

When assessing each element of the design the assessor should consider how the proposals respond to the existing landscape character.

3.2.1 Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the qualities of the historic core and green character of Barningham.

- The village layout reflects a traditional nucleated pattern, focused around the junction where Church Road, Mill Road, Hopton Road and Hepworth Road converge;
- The listed buildings contribute to the historic character of the village;
- The former Steam Mill and thatched cottages are distinctive buildings which strongly contribute to the historic character of Barningham;
- Well-vegetated front gardens and the majority of boundary features contribute to the rural character of the village;
- Traditional materials have largely been retained in historic buildings and most recent developments reflect traditional materials and architectural detailing;
- The network of greens, front gardens and mature trees contribute to green and spacious character;
- Playing fields make an important contribution to the provision of open space in the village;

- Lanes, pavements and PRoW are important pedestrian links; and
- The tower of St. Andrew’s Church and the Swiss Cottage are important landmarks present in views across the village and from the countryside.

3.2.2 Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to the safety of pedestrian routes and limited palette of building materials in public realm.

- Lack of key gateways that emphasise the sense of arrival to Barningham;
- Some of the links between the village and PRoW are considered by the Neighbourhood Area Group to be unsafe. The speed of traffic, in some areas, and the lack of a pavement or hard shoulder make pedestrian access difficult; and
- A limited palette of materials used in the public realm.

3.2.3 Opportunities for positive change

The combination of the character assessment of Barningham and the Design Guides offer the best method for achieving appropriate future development in Barningham. This provides a baseline against which change can be monitored and managed.

The evolution of the landscape will continue and therefore the management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. This section therefore considers various factors which may influence change and inform the policies set out in the Barningham Neighbourhood Plan.

There are some areas within Barningham which could benefit greatly from development in line with these Design Guides. These relate to improving the sustainability of the village and provision of local amenities.

- New development should include residential, commercial and recreational land uses to increase sustainability of the village;
- The importance of greens, front gardens and trees planted along the streets should be recognised in future development proposals, as they are significant contributors to the green character of Barningham; and

- The provision of safe pedestrian routes is an important factor decreasing traffic in the village. The existing lanes and footpaths should be enhanced especially those connecting with the Primary School, shop or PRow.

3.2.4 Street pattern



Barningham has retained its historic nucleated pattern, focused around the junction where Church Road, Mill Road, Hopton Road and Hepworth Road converge. The historic character of the village core is emphasised by thatched cottages and the distinctive former Steam Mill. Many of these buildings are listed, however, a conservation area has not been designated in Barningham.

Developments clustered along cul-de-sacs began to appear gradually in 20th century forming the northern and eastern extent of the village. Most of the development clusters are situated around greens, which strongly contribute to the green character of the village. Currently, multiple depth development creates a coherent settlement pattern with a distinctive village envelope enhanced by hedgerows and trees.

There are numerous lanes which improve permeability and create attractive and interesting pedestrian routes through the village and away from the roads.

On plot parking is most common across the village. There is a limited provision of on street car parking associated with St. Andrew's Church, the Village Hall and The Royal George pub.



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Figure 2 Street Pattern



Church Gardens, an example of 1970s development in Barningham



St. Andrews Close, an example of development from the early 2000s in Barningham



Millfield Road, an example of 1980s development in Barningham

Design Principles

- Development should respond to and reinforce the historic nucleated layout of the village.
- Development adjacent to Listed Buildings should consider the setting and context within which the application site is set; whilst clearly demonstrating that the proposals complement the local character.
- Development should include on plot parking with consideration of the future needs of expanding families.
- Development should include on street parking provision where appropriate.
- Development should be pedestrian friendly with well-designed and safe pavements to strongly enhance the existing network of pedestrian routes.
- Development should enhance the existing network of Public Rights of Way. The existing links between the village and PRoW should be improved to increase safety for pedestrians. Where the opportunity arises, new, safe footpaths can be provided to improve connectivity.

3.2.5 Building type and layout



Barningham comprises a wide range of different types of buildings. Detached and semi-detached houses are the most common. There are examples of short terraces usually joining three houses. One such example is the house on Sandy Lane.

The low-density development in Barningham contributes to the small scale, rural character of the village. However, in some places development density increases and, together with spacious streets, contributes to a suburban character.

The village comprises primarily residential land uses complemented by the Barningham CEVC Primary School, convenience store and The Royal George Pub. Regular community events are held in The Village Hall and on the Playing Fields making them central to the local community.



Design Principles:

- Development should include a mix of land uses and the infrastructure necessary to ensure the sustainability of the village and a high quality of development.
- Development should respond to the type, scale and form of existing buildings.
- Development should be responsive to existing plot widths, proportions, building lines and positions within the plots.
- The density in new development proposals should be appropriate to the location and respond to the existing character of Barningham.
- New built form should emphasise the historic and rural character of the village and complement the existing buildings.



Detached house



Terraced house



Semi - detached house



Barn conversion

3.2.6 Buildings heights and roof lines



Thatched cottages in the historic village core.



Former Steam Mill



Decorative ridge features



Lucam



Weather vane

Barningham consists mainly of one and a half or two storey buildings. There are several bungalows which create a lower level of roofline; however, these are just a small addition to the prevalent taller houses. The former Steam Mill on Hopton Road which is three storeys in height is the tallest building in the village. The large lucam, which used to serve as an external hoist, and decorative weathervane are distinctive architectural features.

Steep pitched and hipped roofs predominate within the village. Steep pitched thatch cottage roofs along Mill Road form a distinctive group of buildings within the centre of Barningham. Decorative ridges and finials, dormer windows, brick chimneys and brick chimney stacks strongly contribute to the historic character of the village.



Brick chimney stacks of Old Hall

Design Principles:

- The height of proposed developments should respond to adjacent buildings and generally should not exceed two storeys.
- New development proposals should consider steep pitched and hipped roofs prevalent in the village.
- Extensions are more likely to be successful if they do not exceed the height of the original or adjacent buildings. Two storey extensions should be constructed with the same angle of roof pitch as the existing roof.
- High quality roof materials consistent with the rural character of the village should be used in new developments. Concrete tiles and artificial slates should be avoided.
- Typical roof features such as chimney stacks, dormer windows, and decorative ridge features thatch roofs should be incorporated into new development proposals to correspond with the historic and rural character of the village.



Example of the brick chimney stack implemented in the recent development on Linwood Close.

3.2.7 Boundary treatments



Brick wall, College Farm House



Open boundary to front gardens
Millfield Road



Hedgerow boundary, Lingwood Close



Flint wall, Barningham House



Picket fence, Church Farmhouse

Design Principles:

- The position of boundary features in proposed development should correspond with the existing alignment and tie in with neighbouring properties.
- New development should use boundary treatments which are common or complementary to the street and enhance the historic and rural character of the village.
- The materials proposed for new boundary features should be of high quality, responding to the character of the buildings in the area, and have strong attention to architectural detailing. Modern materials that complement the street scene may be appropriate where they enhance the local character.
- Modular fences are less sympathetic to the village character and should be avoided as a boundary feature between the garden and the street.

3.2.8 Material and surface treatments

Barningham comprises examples of traditional building materials such as red and yellow brick, render, flint and weatherboarding. The white weatherboarding on the former Steam Mill and the thatched cottages is an illustration of historic materials which enhance the rural character of the village. However, a limited palette of materials has been used in the public realm and is largely restricted to asphalt roads and pavements. This provides an opportunity for the creation of a new palette of materials inspired by local examples. Typical roof materials comprise slate, thatch, red terracotta and in more recent development concrete and terracotta pantile.

Palette of Materials - Roof



Thatch



Red clay tile



Terracotta roof tile



Slate

Palette of Materials - Walls



Flint



Red and yellow brick



Black timber frame



Painted brickwork



Black weatherboarding



White weatherboarding

3.2.9 Architectural details

Architectural Detail: Doors



Wooden door with simple portico



Composite door with brick porch



Timber door



Timber door

Architectural Detail: Windows



White bay and casement window



White casement window with glazing bars



White sash window with glazing bars



White casement window

Simple windows, usually of timber painted white, and doors decorate the façades of the buildings across the village. Casement and sash windows are split into smaller sections by glazing bars which are characteristic of older houses. uPVC windows are present in more recent development in Barningham but detract from the quality of the area.

Timber and composite doors are emphasised by a wide range of porches or simple porticos. There are examples of enclosed and open porches made of brick, wood and thatch.

Examples of Public Realm Materials



Clay pavers



Granite setts



Gravel



Flint pebble

Design Principles:

- Design should demonstrate an understanding of the historic context and complement the existing materials and architectural detailing.
- New development proposals are likely to be more successful if they comprise high quality, traditional materials such as red and yellow brick, painted brickwork, render, flint or weatherboard.
- High quality roof materials consistent with the rural character of the village should be used in new developments. Concrete tiles and artificial slates should be avoided.
- Materials used in the public realm should be of high quality and respond to the character of Barningham.
- The choice of exterior colour should help to integrate new buildings into their local context.
- Future development should consider sash, casement and dormer windows to emphasise the historic character of the village.
- Future development should consider doorways emphasised by porches or porticos.

3.2.10 Open space and public realm



The green on Millfield Road

The network of greens and grass verges form important parts of the streetscape in Barningham. Some development clusters are distributed around greens of different sizes which are often maintained as lawns with trees. Provision of open space increases the quality of place and contributes to a green and spacious character. Private gardens with small trees, hedgerows and the composition of plants appear to be well-maintained and have a positive impact on the street scene.

Playing fields comprise approximately 0.9 Ha of green space, which is bounded by houses and the primary school. The playing fields are recognised by the community as a very important open space hosting regular events and create a focus of activities in the village.

There are distinctive trees and groups of trees within the village, some of which are protected by Tree Preservation Orders (TPO). The majority of protected trees are located in close proximity to the historic core of the village, as shown on the interactive map <http://maps.westsuffolk.gov.uk/MyWestSuffolk.aspx>.



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Figure 3 Green Infrastructure



The Village Playing Fields

Design principles:

- New development should provide sufficient open space appropriate to the location and size of the development, preferably through the enhancement of the existing network of greens, with front and rear gardens.
- The playing fields should be retained and enhanced, thereby continuing to contribute to a community hub in Barningham.
- Front gardens in new development proposals should add to the quality of the surrounding landscape and contribute to the green character of Barningham.

3.2.11 Views



View of the Swiss Cottage from Sandy Lane.

The gently undulating landscape enables glimpsed and wide panoramic views of the countryside. There is a range of important short distance views within the village. The tower of St. Andrew's Church is a landmark present in views across the village playing fields, along Church Road and from the junction of Church Road, Sandy Lane and Coney Weston. Short distance views of the thatched cottages and the former Steam Mill are found at the green located between Hopton Road and Jarrold Close.

There are views of the village edge experienced from Coney West Road and Stanton Road. The Swiss Cottage is an important landmark present in views across the fields from Sandy Lane.



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Figure 4 Important Views



View of St. Andrew's Church tower from the Village Playing Fields.



View of the countryside from Hepworth Road.

Design Principles:

- The important views identified should be retained and enhanced in future development.
- Development should consider creating a key gateway emphasising the sense of arrival to the village where appropriate.

3.2.12 Design Guide check list

To ensure successful development Barningham all development proposals should be assessed by objectively answering the questions below. Not all of the questions will apply to every development. The relevant ones, however, should provide an assessment overview as to whether the design proposal has taken into account the context and provided an adequate design solution. The following issues described in the table on the right need to be considered when assessing the suitability of applications.

Design Element	Description	Proposals consistent with design guide (yes / no)
Street pattern and building layout	Do the development proposals respect and respond to the nucleated pattern of development in the village?	
Building type and layout	Do the development proposals respond to the existing type and building layout?	
Buildings heights and roof lines	Do the development proposals respond to the context of the built environment with regards to the height, structure and continuity of the roofline?	
Boundary treatment	Do the development proposals use boundary treatments which are common or complementary to the street and reinforce the continuity of the building line?	
Architecture, materials and surface treatments	Do the development proposals complement materials and architectural detail?	
Open space and public realm	Do the development proposals contribute to the quality and provision of open space and public realm in the village?	
Views	Do the development proposals retain and emphasise identified important views?	



Hepworth 2
Bury St. Edmunds 11 1/2

Coney Weston 1 1/2
Thetford 8

Nature Reserve

OUND CORNER

4. Next steps and sources of further information

A wealth of further information and support is available to assist Barningham Neighbourhood Area Group in applying the principles set out in this assessment. The Locality website is a useful starting point and is updated regularly. Current guidance which may be of interest includes:

- Good Design in Neighbourhood Planning:
<https://neighbourhoodplanning.org/toolkits-and-guidance/good-design-neighbourhood-planning/>

Further technical support is also available to priority neighbourhood planning groups and forums through Locality, funded by MHCLG. The other packages of support currently available are:

- Housing Needs Assessment (HNA)
- Site Options and Assessment
- Masterplanning
- Strategic Environmental Assessment (SEA)
- Environmental Impact Assessment (EIA)
- Habitats Regulations Assessment (HRA)
- Evidence Base and Policy Development
- Plan Health Check Review

Further information is available in the Neighbourhood Planning Grant Guidance Notes produced by Locality: <https://neighbourhoodplanning.org/about/grant-funding/>.

4.1.1 Embed guidelines into draft neighbourhood plan

The report can be used as evidence to support the Barningham Neighbourhood Area Plan and its draft policies where the analysis highlights relevant issues and opportunities that can be influenced by land use planning interventions.

4.1.2 Engage with the council

The inputs from the District Council's policy and development management specialists would be invaluable in advance of formal consultation and submission. A Steering Group should consider how these guidelines can be transposed into policy. A starting point would be Locality's 'Writing Planning Policies' guidance which sets guidance on how different planning policies are designed to achieve different things.



5. References

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