AECOM

locality
the power of community

Huntley

Design Guide

Final Report

October 2022

Delivering a better world

Quality information

Prepared by	Checked by	Approved by
Alex Crossley	Andrew McPherson	Liz Tustin
Graduate Landscape Architect, AECOM	Associate Director, AECOM	Huntley Neighbourhood Plan Steering Group
Jennifer Birch		Kathryn Whitmore
Graduate Landscape Architect, AECOM		Associate Director, AECOM
		Ben Castell
		Director, AECOM

Revision History

Issue no.	Issue date	Details	Issued by	Position
5	18.01.23	Resolution of typographical errors to final issue	Ben Castell	Director
4	07.10.22	Final Issue to Steering Group (Liz Tustin)	Ben Castell	Director
3	07.10.22	Approval from Locality	Dave Chapman	Locality
2	03.10.22	Final submission to Locality	Ben Castell	Director
1	14.09.22	First Draft	Andrew McPherson	Associate Director

Delivering a better world

Contents

Introduction

01

*View towards Huntley Hill, Pike Cottage and Woodend Farm in foreground.

Front Cover: View east towards Huntley from the top of Huntley Hill.

Prepared for :

1. Introduction

Through the Government's Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support to Huntley Parish Council. This Design Guide makes reference to emerging and draft documentation written by the Steering Group who have been key to the realisation of this document.

1.1 The Purpose of this Document

Design guidance informs development proposals to provide guidance and clarity on design and reflect local character and preferences. Design guidance exists to provide a framework for creating high quality places with high quality design standards, particularly for new developments. This document is tailored to the Huntley Neighbourhood Area and as such, is specific to the character of the place, views and aspirations of the local community.

Design parameters aid the local authority in making planning decisions. This document sets out design requirements in a simple and concise way and should be referred to in the development application process. The Government is placing significant importance on the development of design guidance in order to set standards for design upfront and provide firm instruction on how sites should be developed. It is intended that this report becomes an integral part of the Neighbourhood Plan and should be given weight in the planning process. The Government intends to make it clear that decisions on design should be made in line with design advice.

1.2 The Importance of Good Design

As the National Planning Policy Framework (NPPF) (Ref. 1) 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'* (Paragraph 126).

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 (Ref. 2)) has shown that good design of buildings and places can have numerous benefits including, improve health and well-being, increase civic pride and reduce crime, anti-social behaviour and pollution.

This document seeks to harness an understanding of how good design can make future development align sensitively with the positive aspects of character that currently exist.

Following analysis of the Neighbourhood Area and good design practice, elements of good design are set out clearly as design advice. Any development within the Huntley Neighbourhood Area should adhere to design advice in order to comply with this document.

1.3 Delivery

The design guidance will be a valuable tool in securing context-driven, high quality development. Design guidelines will be used in different ways by different actors in the planning and development process, as summarised in Table 1.

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 as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidelines 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 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 of the Design Guidance.

1.4 General Design Considerations

Below are some general design principles against which new development proposals should be evaluated. As an initial appraisal, there should be evidence that development proposals have considered and applied the following:

- Harmonise with and enhance existing character in terms of land use, physical form, and movement pattern.

- Avoid uniformity of design styles and layouts, which erode rural character.

- Reflect, respect and reinforce local architecture and historic distinctiveness.

- Relate well to local topography and landscape features, including long-distance views.

- Reinforce or enhance the established character of streets and other spaces.

- Retain and incorporate important existing landscape and built form features into the development.

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

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

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

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

- Adopt contextually appropriate materials and details.

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

- Make enough provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate)

energy needs, water provision and high-speed broadband, without adverse impact on the street scene, local landscape character or the amenities of neighbours.

- Sensitively integrate energy efficient technologies within the scheme at the start of the design process.

- Provide adequate off-street parking, preferably softened by planting, to reduce visual impact.

1.5 Preparing the Design Guidance

In preparing this design guide a number of steps have been followed to involve the Huntley Neighbourhood Plan Steering Group (HNPSG) in the process and ensure their local knowledge has helped to inform the context and content of the design guide, as well as to ensure the design advice meets relevant policy standards. This included an online meeting with HNPSG, a site visit, character assessment, preparation of draft report, revision of the document to take on board comments by HNPSG, review by Locality and issue of final report.

Site Visit

In person meeting with members of the HNPSG to discuss design guide. Self-led tour around the Neighbourhood Area.

Issue of Draft Report

Issue of draft report to HNPSG for comments.

Issue of Final Report

Issue of final design guidance, adoption of the code by Forest of Dean District Council.

STEP 02

STEP 04

STEP 06

STEP 01

STEP 03

STEP 05

Initial Meeting

Initial contact and consultation with the group to discuss the scope of work and direction for the design guide.

Character Assessment

Summary of published character studies and identification of Neighbourhood Area character areas through the site visit and desk based research.

Revision of Document

Revision of draft document based on comments from HNPSG, local community and review by Locality.

1.6 Policy & Design Guidance

The following documents have informed this design guide. These have been produced at a national, district or parish level. 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.

2021 National Planning Policy Framework

Department for Leveling Up, Housing and Communities (DLUHC)

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12: Achieving well-designed places stresses the creation of high-quality buildings and places as being fundamental to what the planning and development process should achieve. It sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality.

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. This guide should be used as reference for new development.

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 new name reflects the crucial role that the built environment has in promoting wellbeing. 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

2021 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 but that do place the needs of pedestrians and cyclists first.

Additional Relevant Documents

Neighbourhood Planning and Decorbonisation Toolkit (2022)

University of Manchester

This Toolkit provides practical advice to communities to support in their creation of Neighbourhood Planning Policies for decarbonisation and guiding sustainable development and growth within their Neighbourhood Area. The toolkit provides principles and actions which can be applied to local level strategies with the aim of supporting communities in creating greener healthier neighbourhoods.

NATIONAL LEVEL
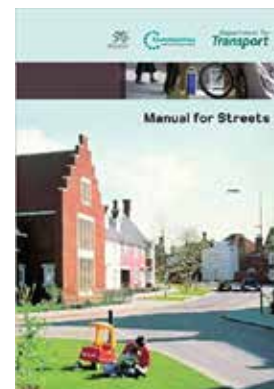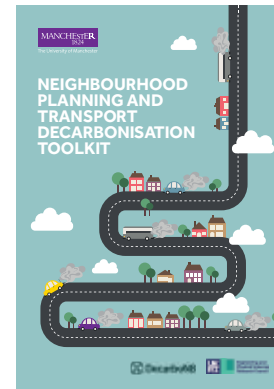
2012 Forest of Dean Local Plan

Forest of Dean District Council

This document provides a broad policy framework and a long-term strategy to manage development, protect the environment, deliver infrastructure and promote sustainable communities within the Forest of Dean District.

2002 Forest of Dean Landscape Character Assessment

The Countryside Agency, in partnership with Gloucestershire County Council and Forest of Dean District Council

The Forest of Dean Landscape Character Assessment provides a review of landscape character for the Forest of Dean landscape. The document sets out thirty three landscape character types and divides each type into numerous landscape character areas. Types and areas are described in detail and summarised into key characteristics. The document sets out the key characteristics of the landscape which should be respected within any new development.

2004 Forest of Dean Landscape Strategy

The Countryside Agency, in partnership with Gloucestershire County Council and Forest of Dean District Council

The Forest of Dean Landscape Strategy presents a range of landscape and land management solutions to support individual landscape character types to protect local character and distinctiveness.
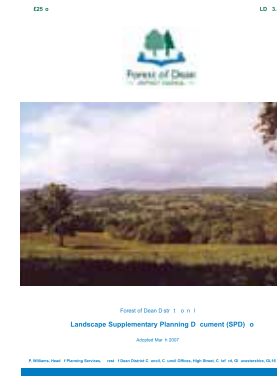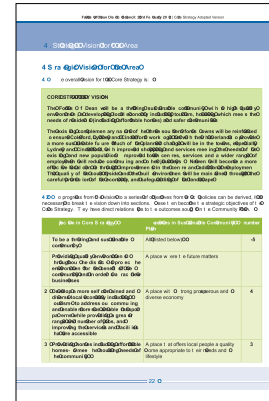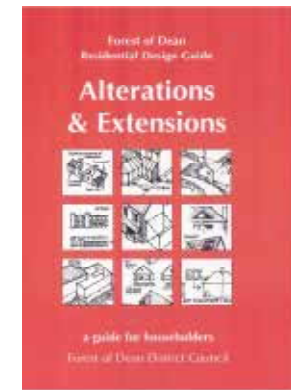
2007 Forest of Dean Landscape Supplementary Planning Document (SPD)

Forest of Dean District Council

The document sets out principles for landscape development, planning and design. It acts as a tool for the District Council and decision makers when considering proposals applications and appeals.

1998 Forest of Dean Residential Design Guide

Forest of Dean District Council

This Residential Design Guide provides design advice for the construction of buildings in relation to local context and character to support planning applications.

2002 Forest of Dean Residential Design Guide: Alterations and Extensions

Forest of Dean District Council

This document is an extension of the Residential Design Guide. It provides design advice for alterations and extensions to buildings in context of local character to support planning applications.

DISTRICT LEVEL

1.7 Glossary of Key Terms

The following list is a glossary of key terms used within this document and their definition in relation to this specific design guide.

Ancient Woodland

An area that has been wooded continuously since at least 1600AD, including ancient semi-natural woodland and plantations on Ancient Woodland sites.

Forest

Refers to a large area of land covered by trees. The Neighbourhood Area lies outside of the statutory Forest of Dean and its historic core.

Green Infrastructure (GI)

A network of natural or semi-natural landscape features, open spaces, public rights of way and watercourses which deliver social and environmental benefits.

HNPSG

Huntley Neighbourhood Plan Steering Group. A group of residents within the Neighbourhood Area overseeing the delivery of the Neighbourhood Plan.

Landscape Character

Distinct and recognisable elements within a landscape area which make it unique and different from another area.

Local Landscape Character Area (LLCA)

Geographical areas which exhibit the same landscape type at a local level.

Neighbourhood Area

All land within the Neighbourhood Plan boundary.

Open Space

Spaces which are deemed to have community significance in terms of recreation or visual amenity.

PRoWs

Public Rights of Way within the Neighbourhood Area.

Typology

A particular type of feature or element.

Context

02

*Terrace houses along the historic A40.

LEGEND

- Huntley Neighbourhood Area
- A Road
- B Road
- 10m Contour
- Watercourse
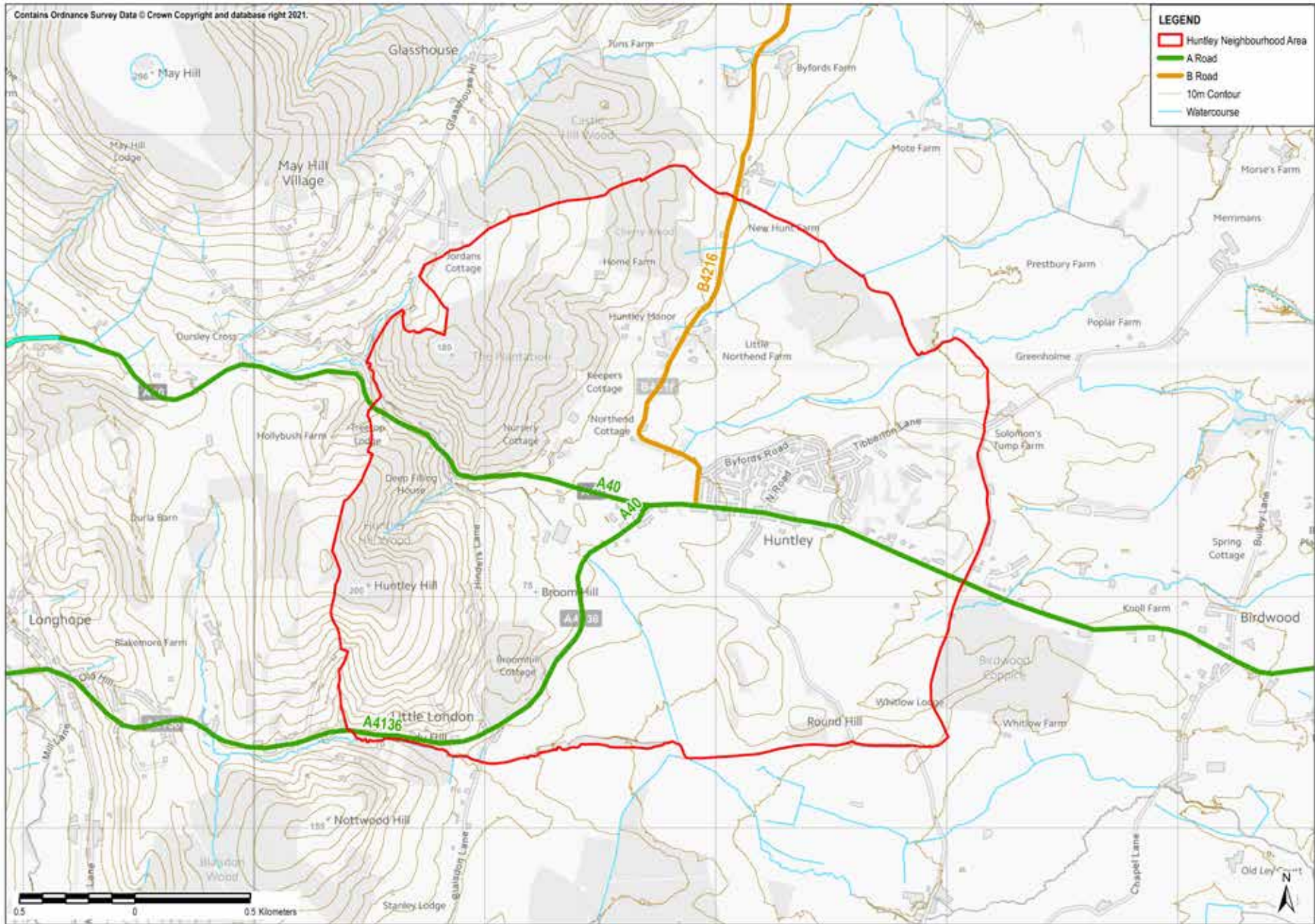
F.1 **Figure 01:** Map showing the extent of the Huntley Neighbourhood Area.

2. Context and Character

This section outlines the broad physical, historic and contextual characteristics of the Neighbourhood Area.

2.1 Location and Area of Study

The Neighbourhood Area is situated within the administrative parish of Huntley, Gloucestershire, in the Forest of Dean District. It has an approximate size of 577 hectares and is situated 13 kilometres (km) west of Gloucester and 8 km south of Newent. According to the 2020 census the population of Huntley comprises roughly 1,149 people.

The settlement is located within a rural setting bordered by undulating meadows and orchards which provide a picturesque backdrop to the Village.

From the low lying gently undulating eastern edge of the Neighbourhood Area, at 30m Above Ordance Datum (AOD), landform rises gradually before climbing steeply to form hills on its western edge. Huntley Hill and Bright's Hill, 200m and 170m AOD respectively, form locally distinctive landmarks along the western Neighbourhood Area boundary.

The southern section of the Neighbourhood Area drains into Ley Brook via a stream which flows from May Hill traveling south east.

The Village is located at the foot of a Forest escarpment at the junction of two key transport routes, the A40 and A4136. These roads connect the Neighbourhood Area to Gloucester, east, and Ross-on-Wye and Monmouth, west. The road network provides good access to neighbouring towns and cities however is prone to congestion due to a lack of route options. Tourism, along with local events, can cause widespread disruption for the local community due to the associated increase in traffic.

Public transport within the Neighbourhood Area is also limited. Bus services are infrequent and restricted, therefore, residents are heavily reliant on car travel for work, shopping and other activities. Those who do not drive or cannot drive are dependent on family and friends for transport which has a significant impact on mobility.

There is a high density of Public Rights of Way (PRoW), the majority of which connect the Neighbourhood Area to the wider countryside, including the Gloucestershire Way which runs from the north west at Bright's Hill to the south east at Round Hill, and east along the Neighbourhood Area's southern boundary.

The Village of Huntley supports the majority of amenities available to the Neighbourhood Area including, a petrol station, a garden centre, a butchers and public house among others.

2.2 Historic Growth

The Neighbourhood Area has a rich historic past; elements and influences still exist in the physical and cultural connections between the community and the landscape today.

Huntley Neighbourhood Area lies outside of the nearby statutory Forest of Dean or its historic core, however maintains a strong connection to its own local Forest habitat. A connection to the land, and in particular, surrounding Forest, is well established and rooted in local tradition. Throughout history the Forest and surrounding farmland has offered food, shelter, economic and recreational opportunities to the local population, and is therefore highly valued.

Historically the Village was formed at the foot of a rising Forest escarpment, and at the junction of two historic transport routes. During the 18th Century businesses, including stone masons, carpenters and blacksmiths, formed along the A40 to take advantage of travellers passing through. The influence of this historic highway impacted the development of Huntley Village.

During the mid-18th century, a portion of Huntley Wood Common, which extended over Huntley Hill and Bright's Hill, was converted into a forest nursery. Timber nurseries were also created within Rotterins (later Cherry) Wood, the Plantains and Broomhill to service the demand for fuel and construction materials. Several sandstone quarries were established within the same period; the most significant of which were located on the south side of Bright's Hill, which remained active into the early twentieth century.

National industrial expansion saw the development of an extensive infrastructure network. In the Neighbourhood Area this was reflected in the implementation of rail lines, tram lines and tunnels which supported and accelerated local industry.

Farming was another notable commercial enterprise. Fruit cultivation primarily comprised apples and pears, while wheat was the primary output of arable land until production diversified to include turnips, potatoes, barley, corn and legumes. Later, a trend towards dairy farming saw arable land converted to pasture to accommodate dairy herds and flocks of sheep.

By the 1920s the number of orchards had increased and apple and pear production was supplemented by plums. These were used to produce cider and perry (a traditional pear Cider) in large quantities. After the First World War, a factory was established in Deep Filling to process and transport cider in barrels and bottles throughout the County. By 1956, there were approximately 270 acres of apple, pear, and cherry orchards and 80 acres of blackcurrant and soft fruit farming within the Neighbourhood Area. Despite this, by the late 20th century fruit cultivation had declined, many orchard trees and fruit bushes were cleared to make way for a golf course in the late 1990s. By comparison, dairy and livestock farming remained an important source of revenue for the local economy.

Today, comparatively few industries exist within the Neighbourhood Area, with farming remaining dominant.

Establishment

Huntley Village grew up from the foot of the Forest escarpment at the junction of the two historic Roman Roads, Gloucester to Ross-on-Wye (A40) and Gloucester to Mitcheldean (A4136).

11th Century

Huntley is mentioned in the 1086 Domesday Book as 'Huntelei'.

The Huntley Manor estate is the major employer of the Neighbourhood Area, belonging to William, son of Baderon, Lord of Monmouth.

12th Century

Huntley Church is constructed and dedicated to St. John the Baptist.

16th Century

The original Huntley Court is constructed, and subsequently a Parish charity was established to support the local poor.

17th Century

The Red Lion, which was previously known as The George, expanded onto the site of former inn The Crown, becoming a major amenity within the Neighbourhood Area.

18th Century

Large areas of common Forest are cleared and small enclosures of land emerge.

Squatter development on the Commons, an area of land belonging to or affecting the whole community, increases, raising the number of cottagers within the area.

Roads to Mitcheldean (A4136) and Ross-on-Wye turnpiked influencing travel through the Neighbourhood Area.

19th Century

The Toll House is built along the Turnpike at the Longhope Road, Ross Road junction.

Population consisted of primarily labourers, craftsmen and tradesmen.

The original Huntley Church is demolished in 1861, with the exception of the tower. A new Church is built to replace the old in the Gothic style and tower restored.

In 1841 a School is established and operated by the Church.

1870s

The Village cricket club is founded south of the A40.

The Toll House is replaced, and still remains in the Village.

A new School is built to replace the old.

2007

Huntley Quarry Geology Reserve, the first of its kind in Gloucestershire, is opened. The reserve and surrounding woodland cover 0.87 hectares and is owned by the Gloucester Geology Trust.

Present Day

1850's

A Post Office is opened.

Huntley Common is enclosed for the poor.

20th Century

The School is extended in 1913 and is established as Huntley Church of England School.

A large number of new houses and roads are built around the Village core. The social centre of the Village shifts from the Church to the Toll House and public house.

F.2

F.3

F.4

F.5

Figure 02: * St John the Baptist Church & Huntley Church of England Primary School on Ross Road.

Figure 03: * Huntley Court, a Grade II listed building situated along the A40.

Figure 04: * Grade II listed 19th Century Milestone depicting 7 miles to Gloucester and 9 miles to Ross-On-Wye can be found along the A40, 200 yards east of the A4136 junction.

Figure 05: A Villager making tent pegs at Forest Products Ltd in 1939 (Source: British History Online).

2.3 Landscape, Ecology and Heritage Designations

The Neighbourhood Area supports many features which positively contribute to the biodiversity and historic narrative of the place.

Historical assets mark the passing of time as well as important historical and cultural events of national and local importance. Due to its long history as a settlement, the parish has a variety of heritage assets, the majority of which are Grade II listed dwellings, barns, and other outbuildings.

The Neighbourhood Area includes several statutory designations, including:

- Multiple Ancient Woodland sites.
- Grade I listed St John the Baptist church and multiple scattered Grade II listed buildings including Huntley Court, Keepers Cottage, and the Red Lion public house.
- Huntley Quarry Geology Reserve, located on Bright's Hill.

- Multiple priority BAP (Biodiversity Action Plan) habitats, including traditional orchards, deciduous woodlands and good quality semi-improved grasslands.

There are no scheduled ancient monuments in Huntley.

There are other buildings, structures, and designed landscapes with no statutory protection which the community considers important and that make a valuable contribution to Huntley's local history, such as the Old Police Station. These include:

- Gate House
- Ivy Cottage
- Ivydene House
- The Old Police Station

F.6

Figure 06: * Grade II listed Huntley Stocks, located 27m to the west of Huntley War Memorial within the recreation grounds.

2.3.1 Ancient Woodland

Ancient Woodlands are of national importance. They are defined as areas of woodland that have persisted since 1600 in England and Wales. Ancient Woodland sites can be ancient semi-natural woodland or plantations planted on Ancient Woodland sites.

Ancient Woodlands, including Great Adam's Wood, typically have little urbanisation and therefore have developed unique and complex ecosystems which are deemed irreplaceable. Ancient Woodland areas are distinctive to their locality and play a vital role in carbon capture, ecosystem health, genetic diversity, human health, and well-being, as recreational areas, and have rich cultural and historical value.

Approximately 2.5% of the UK is covered by Ancient Woodland. As such, Ancient Woodlands are identified and protected under the NPPF (Ref. 1). This document should be referred to for guidance on building in proximity to Ancient Woodland sites. Ancient Woodland in

the Neighbourhood Area is critical to the distinctive character of the place as well as the cultural and historic connection between the community and the landscape.

There are several areas of Ancient Woodland within the Neighbourhoood Area. These include:

- Great Adam's Wood
- Cherry Wood
- Broomshill Wood

F.7

Figure 07: *Bluebells in Great Adam's Wood

LEGEND

Huntley Neighbourhood Area

Ancient Woodland

Conservation Area

Scheduled Monument

Site of Special Scientific Interest (SSSI)

Listed Building
- Grade I
- Grade II

F.8 | **Figure 08:** Landscape, Ecology and Heritage Designations.
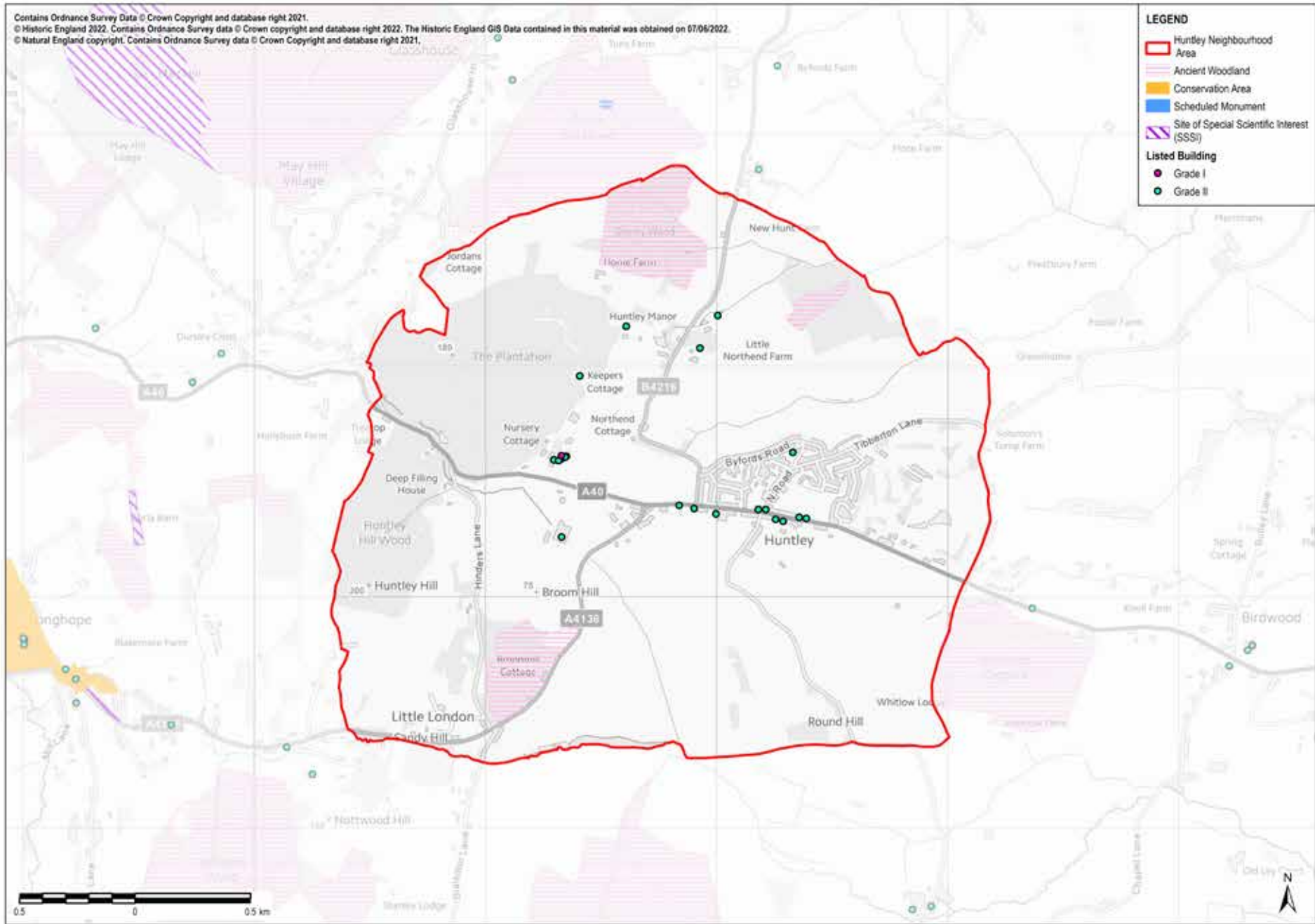
2.3.2 Hydrology

The Neighbourhood Area contains two Brooks, one of which flows into the River Leaden and the other into the River Severn.

Before reaching the Neighbourhood Area, Huntley Brook splits in two. The upper section runs along Great Adam Wood and out to Newent Lane in the west, while the lower section travels along fields north of Byfords Road and Tibberton Lane. The Adam's Wood stretch is relatively open and accessible, whereas the Byfords Road/Tibberton Lane stretch is densely vegetated.

Ley Brook is also densely vegetated and mostly inaccessible. On the A4136, opposite Pike Cottage, there is a ford where two fields meet.

Many rural properties in Huntley have wells that historically supplied the household with water. The majority of these wells have been covered over or filled, however these represent a connection to local hydrology.

The former Golf Course contains three ponds, of which two contain water and are inhabited by a diverse range of wildlife.

The western edge of the Neighbourhood Area is particularly vulnerable to flooding. After heavy rain, the A4136 between Broom Hill and Hinders Lane is also prone to frequent flooding. This can cause problems for vehicles traveling from Huntley to Mitcheldean and beyond.

Figure 09: Steps down to the Ley Brook, historically used by the local community for washing.

LEGEND

⌐ ¬ Huntley Neighbourhood Area
└ ┘

Risk of Surface Flood Water

■ High
■ Medium
■ Low

F.10 **Figure 10:** Flood Risk from surface water runoff.

LEGEND
- Huntley Neighbourhood Area
- Flood Zone 2
- Flood Zone 3

F.11 | **Figure 11:** Flood Risk from Rivers and Water courses.
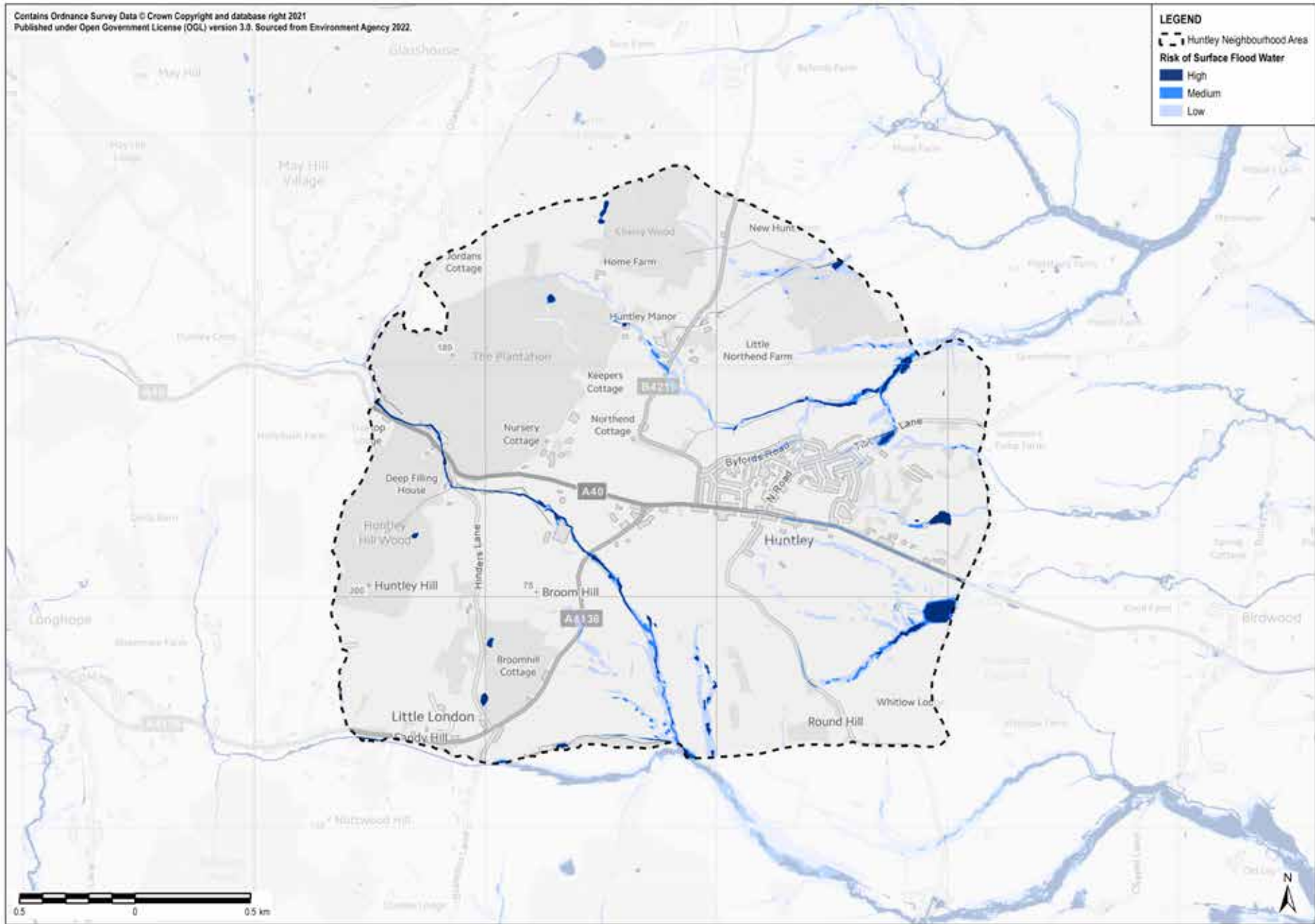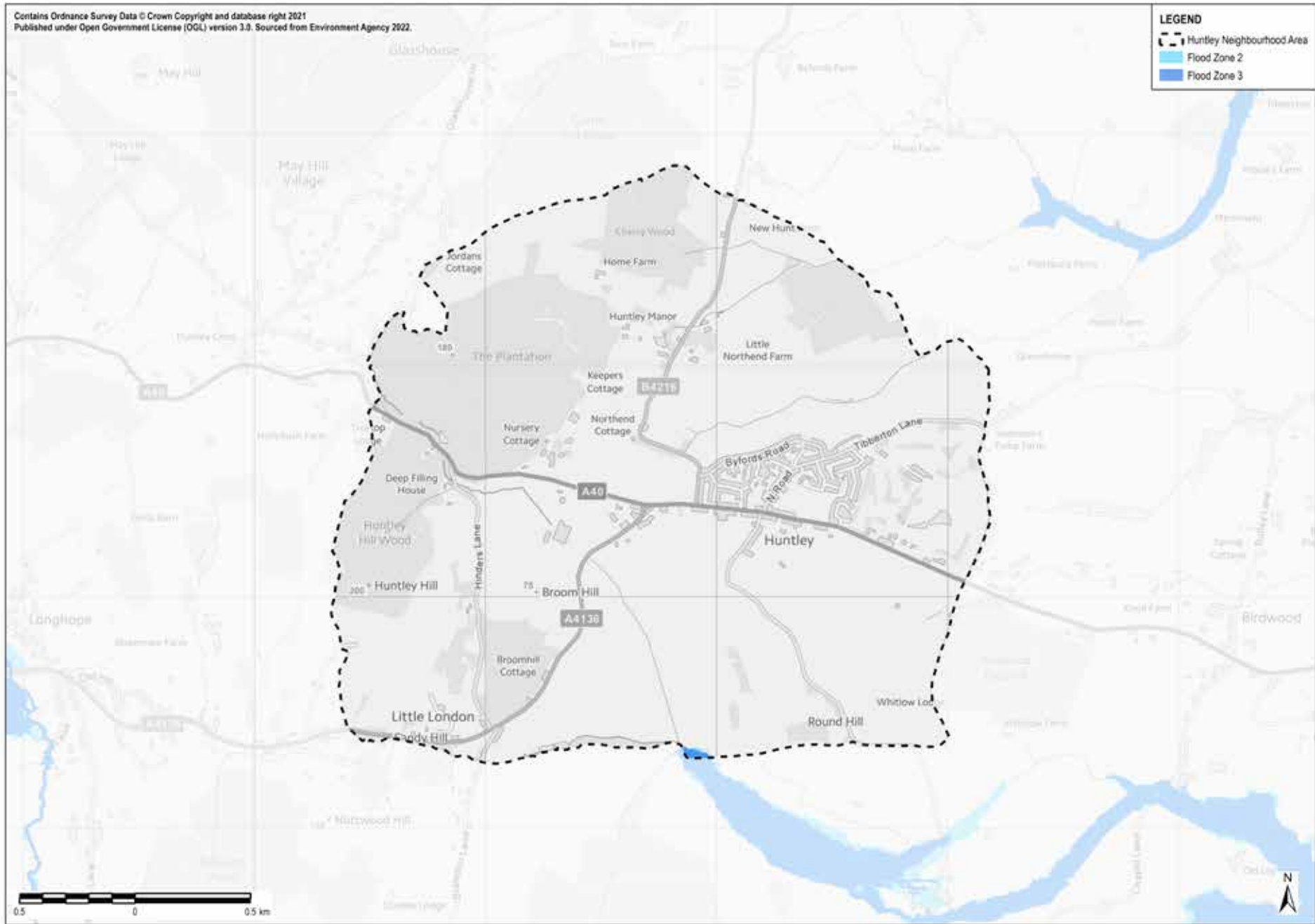
2.4 Consultation

2.4.1 Huntley Community Consultation

Questions were posed to residents via a questionnaire covering a variety of topics with space for comment. Extra space was provided for comments regarding topics not covered by the HNDPG questionnaire.

Questions in the questionnaire included;

What do you like about Huntley?

What do you dislike about Huntley?

What kind of place should Huntley be in 10 years time?

2.4.2 Consultation Conclusions

Location - Residents appreciate the quick and easy access to the surrounding countryside from the Village, and this should be maintained and enhanced.

Traffic - Concerns around traffic volume, speeding and road safety, including issue of parked cars blocking roads, excessive noise, and the condition of transport routes.

Local Facilities - Lack of local facilities within the Village means traveling to other locations for work, recreation, shopping, health care etc.

Community Spirit - Lack of local facilities and social spaces results in residents traveling to access sport teams, clubs and leisure facilities resulting in a loss of community spirit.

Housing - Support for high quality, affordable, sustainable and energy efficient housing which maintains the character of Huntley's semi-rural Village.

Green Spaces - Recreational and green spaces, such as fields and woodlands, are important to residents, with not enough land allocated as green space within new developments.

Resident feedback has informed a vision statement for Huntley, as follows:

> **Huntley will continue to be an attractive Village with a strong historic character, an unspoilt rural setting and a range of high-quality homes fulfilling local needs, together with the infrastructure, public services and community facilities required to support this growth.**
>
> **Development will occur with the minimum of intrusion on the existing surrounding green space resulting in a healthy, safe and pleasant environment for its residents to live, learn, work and play in.**

Bright's Hill, view west from A4136 opposite Stormont.

3. Character Assessment

This section outlines the broad physical, historical and contextual characteristics of the Neighbourhood Area.

3.1 What is Character Assessment?

Character assessment is a tool for identifying the patterns and individual combinations of features that make a place special and distinctive. It is used to identify recognisable patterns of elements or characteristics that make one place different from another.

This Design Guide focuses on the character of Huntley Neighbourhood Area. The features introduced in this section are later used to inform Design Guidelines.

3.2 Existing Character Assessments

This report is informed by other studies relevant to the local area as follows:

- National Character Area (NCA) 106. Severn & Avon Vales (Ref. 13)
- Forest of Dean District Landscape Character Assessment 2002 (Ref. 7)
- Forest of Dean Residential Design Guide (1998) (Ref. 10)
- Forest of Dean Residential Design Guide: Alterations and Extensions (2002) (Ref. 11)
- Huntley Parish Plan (2004) (Ref. 13).

3.3 Area-wide Character Assessment

3.3.1 Settlement Pattern

Settlement pattern within the Neighbourhood Area has developed over time, influenced by its historic past. Evidence of these influences is visible within the pattern and character of the settlement today.

The largest settlement within the Neighbourhood Area is the Village of Huntley. During the 19th century new development was focused along the Gloucester to Ross-on-Wye road, now the A40, as a result of an increase in travel along this route. Local businesses took advantage of the commercial opportunities of travellers by developing settlement in a linear pattern facing the road. Following Second World War infill development strengthened the historic linear pattern.

Subsequent development, breached the established linear settlement pattern in which development concentrated north of the A40. The extension of the Village formed a distinctive contrasting nucleated settlement pattern. During the 1960's and 70's cul-de-sac housing estates were built either side of North Road contributing to the settlement form. They are linked via network of pathways from one to the other. Cul-de-sacs limit local connectivity due to dead ends.

Elsewhere within the Neighbourhood Area scattered farmsteads and cottages lie isolated or loosely clustered typically connected by single track winding lanes. The scattered development pattern is an indicator of both historic and current agricultural land use.

The most concentrated building density outside of the Village of Huntley is Little London, a hamlet in the south western corner of the Neighbourhood Area which loosely follows the A4136.

3.3.2 Green Infrastructure (GI) and Open Space

Local green spaces are valued for either their beauty, historic significance, recreational value or benefit to wildlife, and should be protected and enhanced within the scope of new development.

Within the dominant woodland habitat, a matrix of pasture, hedgerows, and common lands produce landscape diversity. Mature trees provide local historic landmarks and mark the passage of time. A comprehensive description of significant vegetation in the Neighbourhood Area is provided in Forest of Dean District Landscape Character Assessment (Ref. 8).

Huntley Common was enclosed in 1857, as part of the Enclosure Act. It remains a fundamental green space in the Village today. The recreational ground has seen the addition of a Village Hall, playground, and a Multi Use Games Area (MUGA) over subsequent years.

At a local level five green spaces which contribute to defining character within the Neighbourhood Area.

These are:

- Allotment Gardens
- Cricket Ground
- Recreation Ground
- Hamlen Road Grass Verge.
- Sunset Place Grass Verge

The community has identified four additional Local Green Space areas which will be submitted for consideration to the Forest of Dean District Council. These are:

- St John the Baptist Churchyard
- Round Hill
- Field at junction of Byfords Road and Frogmore Road
- Field to the north of Tibberton Lane

Additionally, the former Golf Course, which is privately owned, contributes to the GI network due to the public footpath which runs through the site.

F.12

Figure 12: * Community allotments within the Recreation Ground.

Figure 13: * Huntley Cricket Ground, an area of existing local green space within the Neighbourhood Area.

3.3.3 Public Rights of Way (PRoW)

Numerous PRoWs, including the Geopark Way and Gloucestershire Way, connect the Neighbourhood Area to the wider countryside. These tend to be concentrated around Huntley Church of England School, within the principle settlement of Huntley and Great Adam's Wood.

Figure 14: Bridge along the Geopark Way to cross Huntley Brook.

Figure 15: * Foxgloves at Bright's Hill, a traditional woodland species.
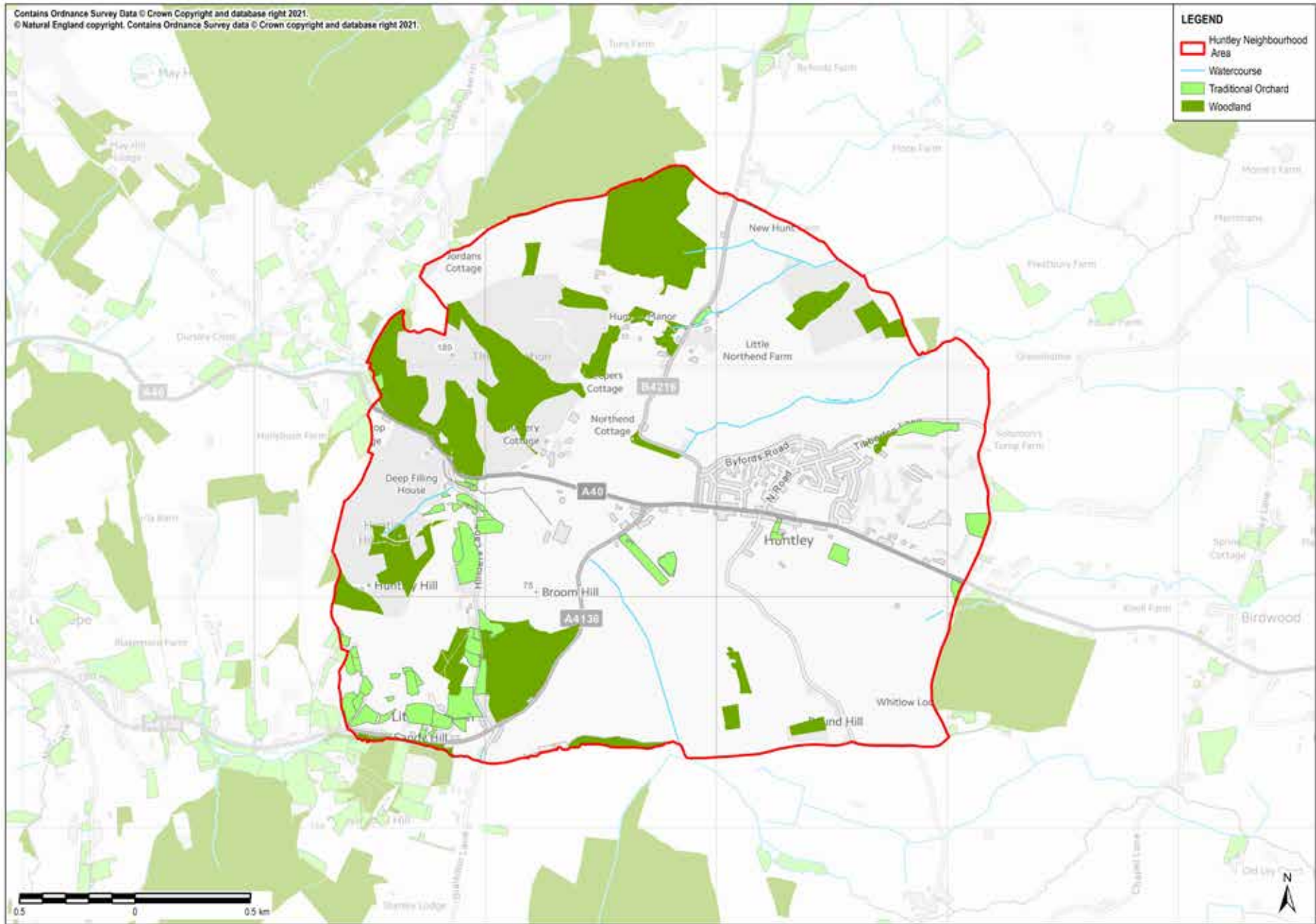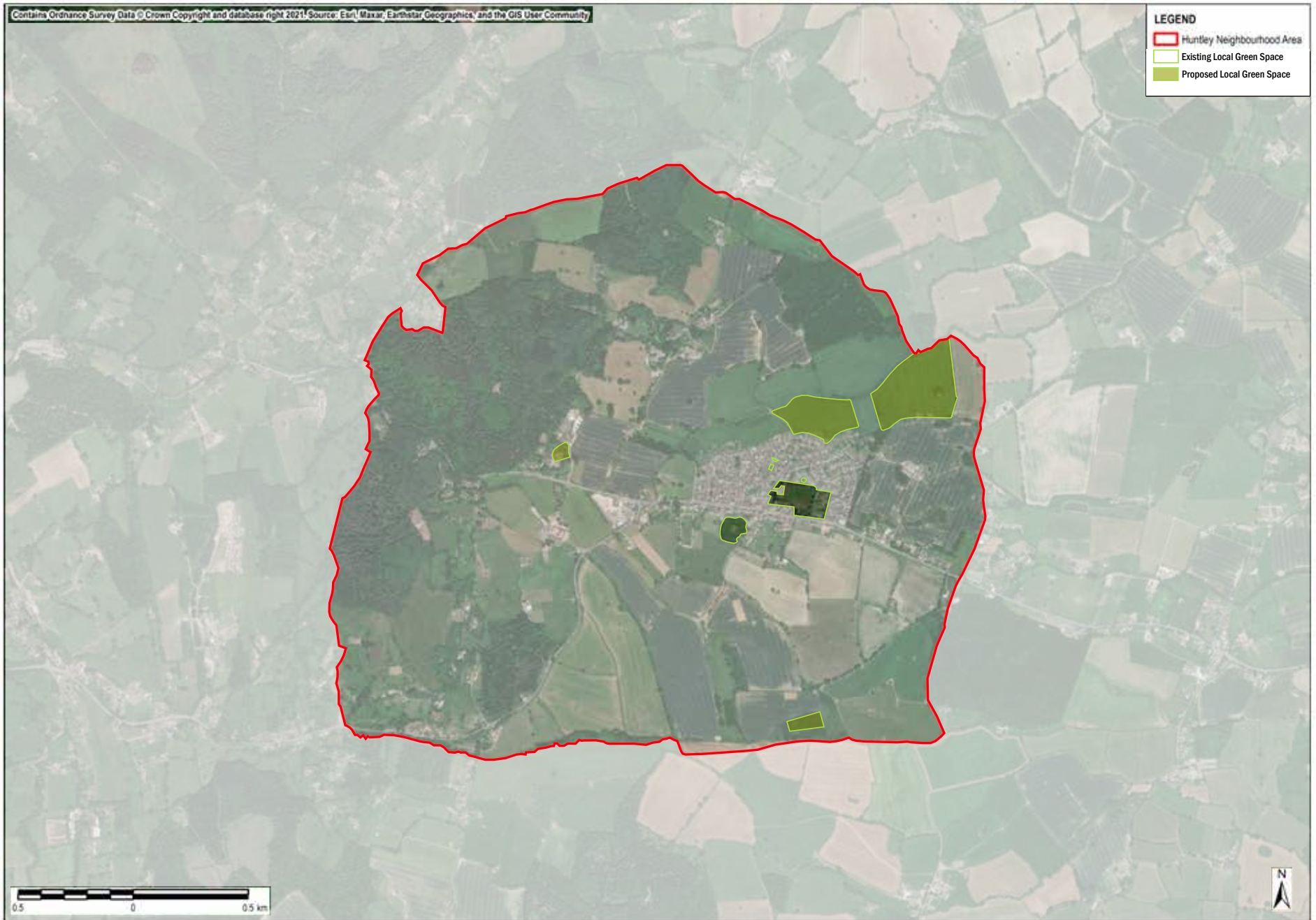
LEGEND

- ☐ Huntley Neighbourhood Area
- — Watercourse
- ☐ Traditional Orchard
- ☐ Woodland

F.16 **Figure 16:** Green Infrastructure (GI) network within the Neighbourhood Area.

LEGEND

☐ Huntley Neighbourhood Area
☐ Existing Local Green Space
☐ Proposed Local Green Space

0.5   0   0.5 km

N

F.17 | **Figure 17:** Existing and Proposed Designated Local Green Spaces within the Neighbourhood Area.

3.3.4 Building Typology

The Neighbourhood Area comprises predominantly residential buildings with few commercial premises. Detached properties, whether houses or bungalows, are most common build style.

The decline in many of the industries that shaped the Neighbourhood Area has informed building change of use. Historic trade along key routes influenced the construction of a mix of commercial and residential premises, however with a change in industry over time the majority of these buildings have been converted to exclusively residential use. Other examples include previously agricultural barns and outbuildings.

Some commercial premises still thrive including the Red Lion public house which is located along the A40 in Huntley.

Farming remains the dominant local industry therefore agricultural buildings still exist in the Neighbourhood Area. These tend to differ in construction material, height and massing denoting their use.

F.18

Figure 18: The Red Lion public house, located on the A40/ North Road in Huntley.

F.19

Figure 19: * Ivy Cottage, a example of a cottage in Huntley Village, although this is not a typical building type.

F.20

F.21

F.22

F.23

F.24

Figure 20: * Old Rectory Cottage, a Grade II listed property made with traditional wattle & daub, brick and Forest Pennant stone.

Figure 21: Historic farmers cottages along Tibberton Lane.

Figure 22: Modern residential developments within The Fairways development on the outskirts of Huntley.

Figure 23: Detached dwellings situated along Oak Way, as seen from the A40.

Figure 24: Manor Lodge, one of two matching properties at the entrance of Huntley Manor, Newent Lane.

3.3.5 Building Heights

Typically, building heights vary between one and two storeys throughout the Neighbourhood Area. Within the historic centre of Huntley Village two-storey buildings are common. By contrast, bungalows are prevalent around the Village recreational ground and throughout the cul-de-sac developments of the 1960's and 70's. Elsewhere, such as at The Fairways, building heights increase to an uncharacteristic maximum of 2.5 storeys.

Commercial and agricultural buildings do not conform to the height or mass of residential properties, instead they are often more imposing in scale and mass due to their function.

F.25

F.26

F.27

Figure 25: Terraced houses along the historic A40.

Figure 26: Showcasing the difference in height between new and old two storey dwellings, A40

Figure 27: Bungalows are common within the Neighbourhood Area.

3.3.6 Building Density

Building density is a key aspect affecting character within the Neighbourhood Area. Dwellings per hectare (dph) vary across the Neighbourhood Area due to the addition of individual buildings and estates over time.

Outside Huntley Village core, building density is low, contributing to the characteristic rural quality of the Neighbourhood Area. Conversely, within the Village building density is significantly higher, creating a semi-rural suburban character.

Within the Neighbourhood Area, development exhibits a greater density the more recently it was constructed. This is exemplified in the examination of density of three different areas around the Village of Huntley, detailed below, compared by dph and shown on Figure 30:

- **The Fairways - 32 dph**
- **Westwick Road - 20 dph**
- **Grange Court Lane - 12 dph**

New residential developments have integrated with the local context with varying success. The 1960 and 70s estates within Huntley Village, which include Westwick Road, are considered a good example of residential building density, at 20 dph. Although this is higher than the historic settlement densities within Huntley, the development provides ample gardens and parking space between properties which avoids overcrowding and reflects the positive attributes of historical developments.

By comparison, The Fairways, a development constructed in early 2010, has a building density of 32 dph. This is considered to be a poor example of development design due to being uncharacteristic of the Village and Neighbourhood Area as a whole. Buildings are situated close together, without adequate outdoor space or parking provision per property.

The design of a development has a significant impact on character. The 1960/70's build layouts include the provision of wide pavements and the inclusion of grass verges and front gardens which give a sense of openness and feeling of space. Conversely, The Fairways site exhibits a sense of enclosure created due to high building density per hectare.

Legend:
- Huntley Neighbourhood Area

Map labels:
- 20 dph Westwick Road
- 32 dph The Fairways
- 12 dph Grange Court Lane

Contains Ordnance Survey Data © Crown Copyright and database right 2021. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Document Path: \\ina.aecomnet.com\ifs\EMEA\Basingstoke-UKBAS1\Legacy\UKBAS1PF\LW001\4400 - Management Services\5004 - Information Systems\60571087_Neighbourhood_Plan_CRB_2018_202202_Maps\Huntley NP\Neighbourhood Plan Area.mxd

F.28   **Figure 28:** Indicative housing densities within Huntley Village.

3.3.7 Architectural Design & Building Materials

The Neighbourhood Area comprises of a variety of building forms, architectural detailing and materials.

Some buildings within the Neighbourhood Area are recognised in statutory listings and designations due to their architectural quality and historic value. Many others, including Forest Gate, a former Victorian Rectory, are considered to be important to local character but are not officially listed.

Locally sourced Forest Pennant sandstone was historically the dominant building material as it was readily available. Some of the oldest buildings in the Neighbourhood Area are testament to this material choice, such as Huntley Church of England Primary School.

Forest Pennant sandstone is still used in construction today. Varying in hue from dull pinkish-grey to warm pink-brown tones, and is a characteristic feature of the Neighbourhood Area. Many other materials are evidence of industrial influence.

F.29

F.30

Figure 29: Froglands, a dwelling constructed of Forest Pennant sandstone.

Figure 30: * Coloured render on terraced housing along the A40.

These include; prefabricated concrete blocks, limestone, pebbledash, Bath or Painswick stone and dark red brick. These materials contribute to the individuality and distinctiveness of the place but in some cases compromise local character, for example, the use of concrete blocks.

Industrial buildings, typically associated with agriculture, are constructed of predominately green corrugated iron sheets. These building have a distinctive industrial character and presence within the local landscape.

Coloured render is a popular architectural finish which increased during the 20th century and is still used for both residential and commercial premises. Typically white or cream, used as a finish for either part or the entirety of a building façade. Some newer developments have made use of Forest Pennant sandstone and render to successfully integrate new buildings into the local context.

Architectural features can be an indicator of the timeline of building construction.

Influence of the medieval origins of the Neighbourhood Area remain perceptible through the remaining Church Tower and the remnants of a cross near the intersection of Main Road and North Road, which serves as the Village centre. Other examples include 16th century architecture, typical of high status properties, such as oriel windows and close studded gable ends, are also still visible in some places. Conversely, 17th century buildings exhibit smaller dimensions, typically constructed of wooden frames, wattle and daub or brick, so can easily be dated.

While historic features evoke a sense of tradition and nostalgia, the re-creation or addition of such features can be misplaced. In new developments, where efforts have been made by developers to include thoughtful architectural details the resultant development is better integrated into the surrounding local context. However, adding features insensitively which do not reflect local character is inappropriate. The Fairways inclusion of portico's above doorways is one such example, while these

F.31

F.33

F.32

Figure 31: * The Hay Loft at Forest Gate, made of brick with a stone dressing.

Figure 32: An exampled of brickwork in The Fairways Estate.

Figure 33: Grey bricks and vertical timber fencing seen on a modern development along the A40.

features are present on some buildings they appear sporadically rather than on every building. In recent years, modern developments have disregarded local character in favour of monotonous material palettes and uniformity in architectural details, eroding local distinctiveness. Creating non-uniform developments will be integral to preserving the character of the Neighbourhood Area.

Porches are common, particularly on more historic properties. Most prevalent are gable end pitched porches, enclosed or timber framed, other examples include double hipped, pitched and canopy styles. Older properties have ornate and enclosed porches, contrasting the minimalistic portico porches on The Fairways buildings.

Rooflines vary within the Neighbourhood Area depending on historical period and developer, but are generally gabled or hipped. Chimneys are also common, creating interest within the roofscape. Roofing materials typically alternate between Welsh slate and dark Pentile roof tiles. Additional modern features such as

Figure 34: * The Old Rectory, built of red brick laid to a Flemish bond.

Figure 35: * Segmental arched window on property along North Road.

solar panels are present on some properties however they are not widespread.

Window styles vary in size and shape contributing to the distinctive character of the Neighbourhood Area. Sash and casement windows are the dominant window type, particularly in older properties, however, bay windows are common on those built during the 1940s and 50s. Older buildings also typically feature stone or brick window or door lintels which contribute to the historic character of the Neighbourhood Area. Updates or additions to older properties typically see traditional windows replaced with uPVC alternatives which are not always replaced like for like. Newer developments all feature uPVC windows as standard typically of a casement style.

In newer developments or renovations, casement windows are common, along with skylights. Although skylights have incresed in popularity in both new properties and retrofit into older buildings, these can act as visual detractors to historic architectural features within key views. Dormer windows are also present in buildings old and new, creating a sense of individuality due to their varying pitch and style.

F.36

F.37

F.38

F.39

F.40

F.41

F.42
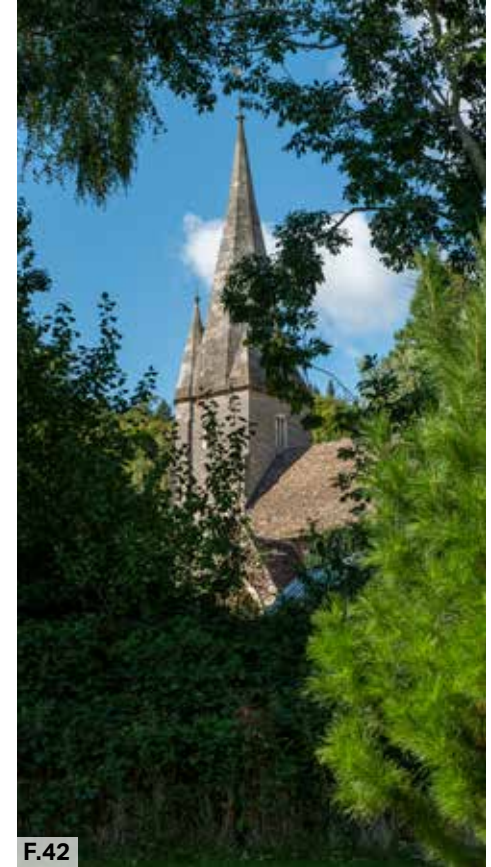
Figure 36: Traditional enclosed gable end porch on Rosemary Cottage, North Road.

Figure 37: * Canopy porches, found on dwellings in The Fairway, Huntley.

Figure 38: Brick chimney stack.

Figure 39: * The Old School Bell at Forest Gate.

Figure 40: Brick window detailing on Froglands.

Figure 41: Huntley War Memorial.

Figure 42: Huntley Church Spire.

3.3.8 Building Line & Boundary Treatment

Building lines vary across the Neighbourhood Area. Typically, properties are set back from the road on generous plots with front gardens and provision for off-road parking. There are some exceptions, such as the historic terraces found along the A40 in Huntley.

Historic properties tend to have more generous plot sizes than newer developments. Either sitting well back on the plot or in close proximity to the road with parking provision added over time. Boundaries are generally enclosed by stone or brick walls topped with fences or hedges.

By comparison, newer properties generally have smaller plot sizes with parking provision included in their original design. Boundary treatments are more typically fences which diminish the traditional boundary character in some places.

Boundaries provide enclosure to the road network and vary between 'cock and hen' stone walls, brick walls, hedges, fences and railings. However, developments in Huntley constructed in the 1960's and 70's generally lack distinctive boundaries. They generally exhibit an open character comprising manicured lawned front gardens which abutt the pavement. Boundaries are either lacking completely or low level, including stone edging, picket fences or flower beds. Wide pavements and grass verges buffering the pavement from the road enhance the sense of openness creating a gardenesque suburban character. Trees retained in grass verges form vertical visual interest and enhance the overall gardenesque character.

Other outdoor features such as dropped kerbs vary in their uptake but are typically a design feature of newer developments. Tarmac is the most common driveway construction but block paving, concrete and gravel are used in some places to varying effect.

The majority of properties are orientated to face the road, representing a strong characteristic of the Neighbourhood Area. Exceptions to this are those located in proximity to junctions or isolated farmsteads where orientation varies.

F.43

F.44

F.45

F.46

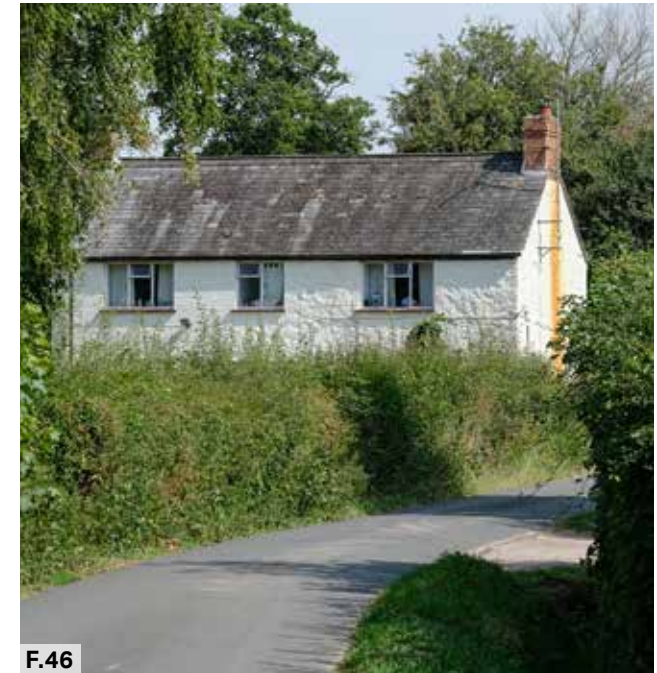**Figure 43:** Red brick running bond wall with a curved top woven effect wooden fence panelling behind.

Figure 44: Brick wall with (hidden) iron railings and a hedge behind.

Figure 45: 'Cock and Hen' Forest Pennant stone wall with wooden fence behind.

Figure 46: Hedgerows form field boundaries and provide enclosure to lanes.

3.3.9 Parking & Utilities

Most residential properties within the Neighbourhood Area have driveways or facility for off-street parking. However, these are uncharacteristically located in front of properties in some modern developments. Integrated garages typically lie on the front elevation or to the side of the properties forming a buffer between dwellings.

Public parking provision is available at the Village Hall and on-street near to the residential centre of Huntley; large laybys along the A40 provide additional parking for Huntley. Car parking represents a significant problem in certain areas during local events. Parked cars block roadways and impede access to residential properties.

Modern utilities are visible around the Neighbourhood Area including traffic lights, telegraph poles, overhead lines, television aerials and bins. Street lighting is prevalent within residential areas, but notably absent along roads outside Huntley Village. The lack of street lighting on the approach to Huntley Village helps to retain a remote character within the Neighburhood Area.

No dark sky designation exists within the Neighbourhood Area but low light levels and clear views of the night sky are notable and highly valued locally.

F.48

F.47

F.49

Figure 47: Large layby for car parking along the A40 in front of Huntley Court.

Figure 48: Large parking area to the front of dwellings, The Fairways.

Figure 49: Residents parking on kerb sides within The Fairways.

3.3.10 Views, Landmarks & Gateways

The extensive network of PRoWs provide many opportunities to enjoy views within the Neighbourhood Area and beyond into the surrounding countryside.

Land topography, building heights, plot size and boundary height influence the availability of views and vistas of the surrounding countryside.

The undulating topography of the local area rises to form distinctive hills and landmark features. These include:

- Bright's Hill

- Huntley Hill

- Round Hill

A 10 key views have been highlighted by the HNPSG as these inform the character of the Neighbourhood Area.

1.   Round Hill

View south east over arable fields, Round Hill visible on the left of the image.

2.   Great Adam's Wood

Views of open fields, Great Adam's Wood and Cherry Wood looking north from junction of Frogmore Lane and Byfords road.

3.   North Huntley

Views of open fields looking south east towards Huntley from the junction of Huntley Footpath 14 and 16 in Northend.

4.   Huntley Hill

Views of fields looking west towards Huntley Hill from Grange Court Lane and Huntley Footpath 51.

5. South Huntley

Views of Huntley Village skyline looking north towards the cricket club from the Geopark Way.

6. Round Hill

Open views of Round Hill and pasture below from Grange Court Lane, Huntley Footpath 53, and the Geopark Way.

7. Round Hill

Views across fields to Round Hill, looking south east from waymarker just past last cottage on Grange Court Lane.

8. Birdwood Coppice

Views across open fields and mature hedgerows looking east from along the A4136 at the base of Broomhill Wood.

9. West Huntley

Views across open fields and the entrance to Huntley from Longhope, looking north east from Pike Cottage on the A4136.

10. Huntley Brook

Views of open fields looking north from the parish boundary between Solomon's Tump and Tibberton Lane towards Huntley Brook.

3.4 Character Areas within the Neighbourhood Area

At a district level the Neighbourhood Area is covered by the Forest of Dean Landscape Character Assessment (2002) (Ref. 9). The Neighbourhood Area is covered by the landscape character areas; Area: 6. Unwooded Vale to the east and 11. Wooded Hills to the west.

For the purpose of this Design Guide, it is necessary to establish a finer grain of character information for the Neighbourhood Area by identifying Local Landscape Character Areas (LLCAs). Analysis of published studies including the Forest of Dean District Landscape Character Assessment (2002) (Ref. 9), desk-based research, consultation with the HNPSG and fieldwork has identified seven LLCAs in total within the Neighbourhood Area.

LLCAs within the Neighbourhood Area as shown on Figure 50:

LLCA 01: Huntley Hill

LLCA 02: Historic Core

LLCA 03: Bright's Hill

LLCA 04: Northend

LLCA 05: Huntley Village Core

LLCA 06: The Fairways

LLCA 07: Round Hill

KEYS

— Neighbourhood Area

LLCA 01: Huntley Hill

LLCA 02: Historic Core
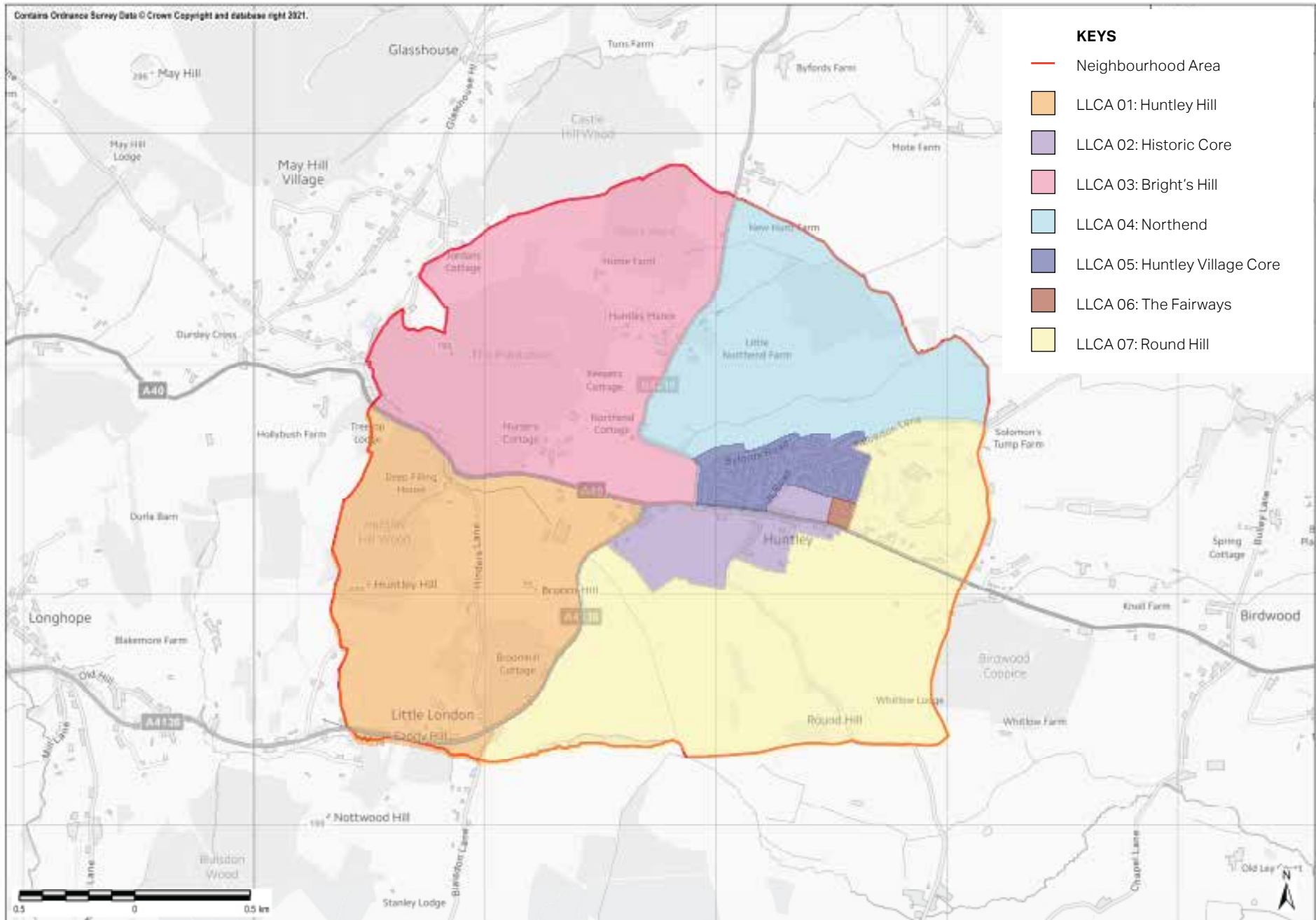
LLCA 03: Bright's Hill

LLCA 04: Northend

LLCA 05: Huntley Village Core

LLCA 06: The Fairways

LLCA 07: Round Hill

Document Path: f:\ss.aecomnet.com\lf\EMEA\Basingstoke-UKBAS1\Legacy\UKBAS1PF\UW001\4400 - Management Services\5804 - Information Systems\60571087_Neighbourhood_Plan_CRB_2018_2022\02_Maps\Huntley NP\Neighbourhood Plan Area.mxd

Figure 50: Neighbourhood Area Character Areas.

3.4.1 Local Landscape Character Areas

3.4.1.1 LLCA 01: Huntley Hill

Key Characteristics:

- Steeply sloping hilly landform rising above neighbouring vale landscapes.
- Small to large irregular arable fields, bordered by well-maintained, and often ancient hedgerows with mature oaks.
- Medium to large woodland blocks, including Ancient Woodland, provide a wooded character.
- Scattered settlement loosely following the A4136, including isolated farmsteads linked by quiet winding lanes.
- Historic building materials are characteristic including, Forest Pennant sandstone, timber frames and deep red brick.
- A number of PRoWs cross the character area providing links to the wider landscape.

3.4.1.2 LLCA 02: Historic Core

Key Characteristics:

- Undulating landform with small to medium irregular historic field pattern.
- Linear settlement pattern which closely follows the road layout.
- Historic building materials are characteristic including, Forest Pennant sandstone, timber frames and deep red brick.
- Buildings occupy generous plots either set back from the road or hard up against it, creating a sense of enclosure.
- Boundary treatments vary between stone or brick walls, wooden fencing and hedges.
- Uncharacteristic modern development erodes the historic character in some places.
- Locally important non-designated heritage assets and Grade II listed buildings, contribute to a historic character.

3.4.1.3 LLCA 03: Bright's Hill

Key Characteristics:

- Steeply sloping hilly landform including locally distinctive landmark, Bright's Hill.
- A pastoral landscape comprising large fields of irregular shape bordered by well-maintained, and often ancient hedgerows with mature oaks.
- Large and medium size woodland blocks including Ancient Woodland, including well maintained hedgerows and mature trees.
- Scattered isolated settlement linked by quiet winding lanes contributing to a rural character.
- The remnants of medieval settlement, creates a strong historic timeline.
- Historic building materials are characteristic including, Forest Pennant sandstone, timber frames and deep red brick.

3.4.1.4 LLCA 04: Northend

Key Characteristics:

- Undulating landform becoming more elevated to the west.

- A pastoral landscape comprising large fields of irregular shape bordered by well-maintained, and often ancient hedgerows with mature oaks.

- Large and medium size interconnecting woodland blocks including Ancient Woodland, set within a pastoral landscape.

- Long range views across a largely uninhabited pastoral setting creates a remote character.

- Limited settlement across the LLCA, a lack of urbanisation away from the B4216 enhances a remote character.

- Distinctive timber clad and half-timbered barns associated with farmsteads are characteristic.

- A number of PRoWs cross the character area, providing links into the wider countryside.

3.4.1.5 LLCA 05: Huntley Village Core

Key Characteristics:

- Settlement primarily comprising small nucleated or linear residential development parcels which follow the road layout.

- Typically, 1960/70's built properties set back from the road with integrated garages.

- Building typology is typically detached houses or bungalows with few examples of semi-detached properties.

- Verdant green and wooded backdrop of rolling hills in LLCA 04 is characteristic.

- There is a distinct sense of openness, properties are set back on plots typically with open front gardens buffered from residential roads by pavements and wide grass verges.

- Road enclosure becomes more apparent towards the A40 where property boundaries are more common.

- Light coloured brick construction with dark red brown tile for architectural interest is characteristic.

- Front gardens, well maintained grass verges with trees and residential gardens contribute to the verdant character of the LLCA.

- Provision for off-street parking is characteristic.

3.4.1.6 LLCA 06: The Fairways

Key Characteristics:

- High density modern residential housing development comprising detached properties, typically with stand-alone garages and provision for off-road parking.

- Properties closely follow the road layout, set back from the road with flower beds or small front gardens creating a sense of enclosure and limiting views of neighbouring LLCAs.

- Property boundaries vary between brick walls, wooden fences and railings contributing to a sense of enclosure.

- Brick is the most prevalent material used in this area, interspersed with cream render.

- Architectural details including bay windows and porticos above doors are characteristic.

3.4.1.7 LLCA 07: Round Hill

Key Characteristics:

- Individual hills form distinctive landmark features and a backdrop to neighbouring LLCAs.

- Extensive views across a pastoral landscape enhance a rural character.

- Despite the A40 cutting through the LLCA it retains a sense of remoteness owing to limited urbanising features.

- Linear settlement pattern, typically clustered along the A40, or limited isolated farmsteads.

- Medium to large fields of irregular shape, bounded by well-maintained mature hedgerows and trees.

- Small copses and shelterbelts enhancing the LLCAs rural character.

- Properties are set back from the road, typically with front gardens and provision for off road parking.

- Property boundaries are well defined, contributing to a sense of enclosure along the road network .

- Historic winding lanes link isolated farms and hamlets enhancing a sense of remoteness.

- A number of PRoWs cross the character area providing links to the wider landscape.

F.51

Figure 51: * LLCA 01: Huntley Hill, view showing Woodend Farm in the middle distance. A largely wooded rural area with a greatly fluctuating landscape located to the south west of the Neighbourhood Area.

F.52

Figure 52: LLCA 02: Historic Core, the Grade II listed Old Rectory Cottage. Centrally located within the Neighbourhood Area and represents the establishment and historic growth of the Village, and continues to be a core settlement area.

F.53

Figure 53: * LLCA 03: Bright's Hill, view across fields towards Huntley Church of England Primary School from the public footpath. Located to the north west and high point of the Neighbourhood Area, Bright's Hill covers an area of farmsteads widely dispersed throughout the hillside.

F.54

Figure 54: * LLCA 04: Northend, view south towards Huntley Village Core across the Northend LLCA. Northend comprises large areas of arable fields over an undulating landscape to the north east of the Neighbourhood Area.

Figure 55: LLCA 05: Huntley Village Core, a typical settlement layout within the area. Large areas of housing expansion that were built in the 1960s and 1970s in addition to key public buildings including the Red Lion public house and Village Hall.

Figure 56: LLCA 06: The Fairways, showing the high density development with limited off street parking and the former golf course in the background. A modern, densely compacted residential estate infilling a small space to the east of the main settlement between the Recreation Ground and the former Golf Club.

Figure 57: * LLCA 07: Round Hill, the solitary hill can been seen from multiple points throughout the Neighbourhood Area. Expanses of large arable fields and a former golf course gently slope to the south of the Neighbourhood Area. This area flanks both sides of the A40 as you approach from the east.

3.5 Positive Aspects of Character: Area-Wide

There are a number of positive aspects common to all character areas within the Neighbourhood Area, which should be retained, reinforced and enhanced. These are categorised as:

3.5.1.1 Settlement Pattern

- Settlement pattern varies creating different characters across the Neighbourhood Area.

3.5.1.2 Green Infrastructure & Open Space

- Mature trees, woodland, grass verges and residential gardens contribute to the green and leafy character of the Neighbourhood Area.

- Ancient Woodland and hedgerows contribute to the wooded character of the Neighbourhood Area.

- The network of PRoWs and tracks and paths connect settlements and provide access to the wider countryside.

3.5.1.3 Building Typology

- Primarily residential buildings with some commercial buildings typically associated with farming.

3.5.1.4 Architectural Details & Materials

- Listed buildings and structures, such as St. John the Baptist Church, contribute to the historic character of the Neighbourhood Area.

- Forest Pennant stone and more modern brick dwellings are typical depending on construction date.

3.5.1.5 Building Line and Boundary Treatments

- Properties are typically set back from the road, excepting historic buildings which generally have a close relationship to the road network.

- Boundary treatments vary from less enclosed to enclosed.

3.5.1.6 Parking & Utilities

- Provision for parking on-plot.

3.5.1.7 Views, Landmarks & Gateways

- Long views within and beyond the Neighbourhood Area are characteristic.

- Characteristic landmarks including Bright's Hill are distinctive.

- Undulating landform is a key backdrop within views enhancing a rural character.

- A well wooded skyline is characteristic of the Neighbourhood Area.

3.6 Positive Aspects of Character: Character Areas

There are a number of positive aspects specific to LLCAs, these aspects should be retained, reinforced and enhanced.

3.6.1.1 LLCA 01: Huntley Hill

- Medium to large woodland blocks, including Ancient Woodland, provide a wooded character.

- Scattered settlement loosely following the A4136, including isolated farmsteads linked by quiet winding lanes.

- Historic building materials are characteristic including, Forest Pennant sandstone, timber frames and deep red brick.

3.6.1.2 LLCA 02: Historic Core

- Linear settlement pattern which closely follows the road layout.

- Buildings occupy generous plots either set back from the road or hard up against it, creating a sense of enclosure.

- Locally important non-designated heritage assets and Grade II listed buildings, contribute to a historic character.

3.6.1.3 LLCA 03: Bright's Hill

- Steeply sloping landform including locally distinctive landmark, Bright's Hill.

- Large and medium size woodland blocks including Ancient Woodland, including well maintained hedgerows and mature trees.

- Scattered isolated settlement linked by quiet winding lanes contributing to a rural character.

- The remnants of medieval settlement, creates a strong historic timeline.

3.6.1.4 LLCA 04: Northend

- Long range views across a largely uninhabited pastoral setting creates a remote character.

- Limited settlement across the LLCA, a lack of urbanisation away from the B4216 enhances a remote character.

3.6.1.5 LLCA 05: Huntley Village Core

- There is a distinct sense of openness, properties are set back on plots typically with open front gardens buffered from residential roads by pavements and wide grass verges.

- Verdant green and wooded backdrop of rolling hills.

- Provision for off-street parking.

3.6.1.6 LLCA 07: Round Hill

- Extensive views across a pastoral landscape enhance a rural character.

- Despite the A40 cutting through the LLCA it retains a sense of remoteness owing to limited urbanising features.

- Property boundaries are well defined, contributing to a sense of enclosure along the road network .

Design Guidelines

04

4. Design Guidelines

This section provides design guidelines which set out expectations for new development across the Neighbourhood Area. It also highlights special qualities in individual character areas that should be taken into account when designing new development.

4.1 Introduction

The guidelines in this section should be applied as a starting point to all new development in the Neighbourhood Area. These parameters advocate character-led design which responds to and enhances the landscape and townscape character. Reference to context does not mean to copy or use imitation solutions rather it means to respond to what is around as inspiration. It could be that a contemporary solution in harmony with its surroundings is as appropriate as one using traditional building materials and techniques.

It is important that full account is taken of the local context and that any new development responds to and enhances the 'sense of place' and meets the aspirations of people already living in that area. The aim of this section is to produce design guidelines that help in assessing design quality and appropriateness in new development proposals. Images have been used to reflect good examples of local design quality.

The design guidelines are set out as 'Area-wide Design Principles' and 'Character Area Specific Design Principles' to ensure guidelines are adaptable to the unique characteristics of the Neighbourhood Area. Area-wide principles apply to the entire Neighbourhood Area, whilst Character- Area specific guidelines apply to identified character areas.

The design guidelines developed in this document focus mainly on residential development, considering the character of the immediate neighbouring buildings and the townscape and landscape of the surrounding area. The local pattern of streets and spaces, building traditions, materials and the natural environment should all help to determine the character and identity of new development, whilst recognising that new building technologies can deliver acceptable built forms and may sometimes be more relevant.

Specific design guidelines for future development can be found in highlighted boxes throughout this section

Design Guideline 01: Pattern of Development

Area-Wide Design Principles

a. Settlement density in new development proposals should be appropriate to its location and take reference from development in the LLCA within which it sits.

b. Recommended development density, based on existing built form is 20dph within built up areas and no more than 12dph within rural locations. These densities should be used to guide the appropriateness of any proposed new build.

c. Development proposals should consider the character and appearance of the LLCA within which it is proposed, with particular regard to the listed structures.

d. The layout of new developments should reflect the characteristically varied relationship of properties to the road to retain the character of the area.

Quiet winding lanes

Varied settlement pattern.

Varied settlement density.

Buildings typically follow the road layout
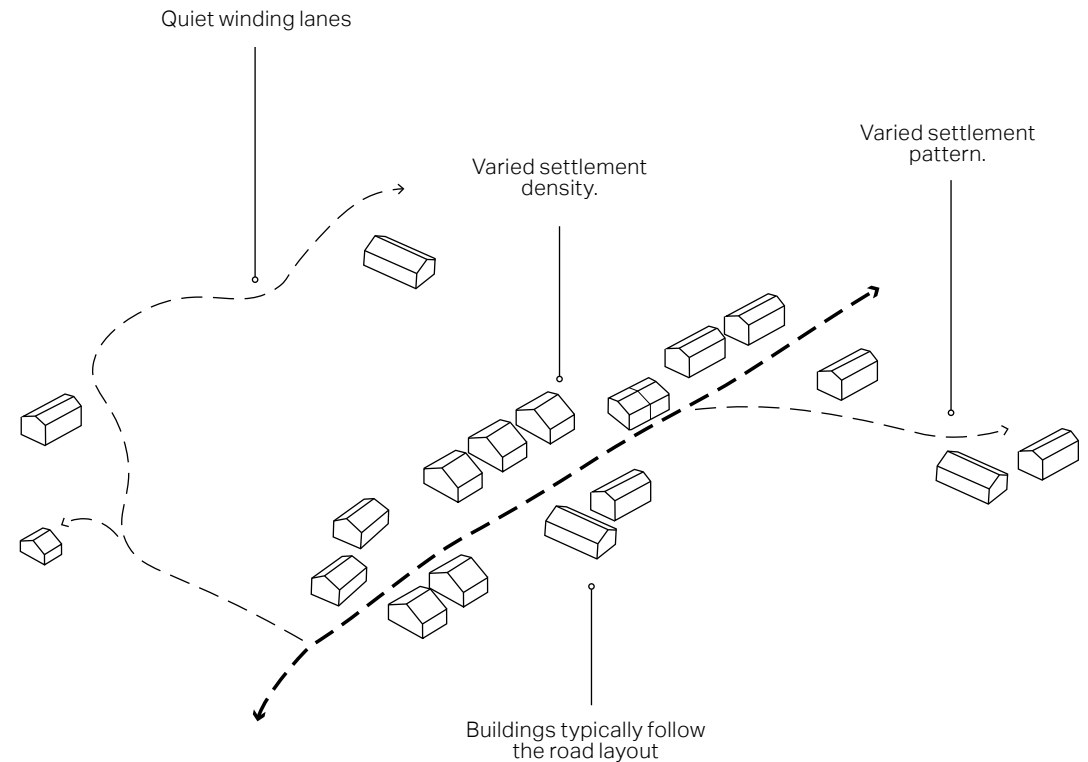
F.58

Figure 58: Varied settlement pattern across the Neighbourhood Area. New development should be appropriate to the location within which it sits.

F.59

Design Guideline

Design Criteria: Pattern of Development

Consider the appropriate density, materials, layout, and overall character when planning new development to ensure its appropriateness to the Neighbourhood Area setting.

F.60

Figure 59: * View across Recreation Ground looking at The Fairways and Huntley Village Core.

Figure 60: * Developments set back from the road behind front gardens.

Character Area Specific Design Principles

LLCA 01: Huntley Hill

e. Settlement is characteristically scattered or loosely clustered on generous plots. New development should respect the characteristic low building density of the existing settlement by limiting the number of properties proposed and resist infilling of landscape gaps which would alter settlement character in order to retain the rural character of the area.

f. Quiet winding lanes connect isolated farmsteads contributing positively to the rural character of the area. New development should seek to use and maintain the existing lane network to preserve character.

LLCA 02: Historic Core

g. Settlement is characteristically linear, either set back from or hard up against the road on generous sized plots. New development should respect the characteristic linear development pattern and generous plot sizes.

LLCA 03: Bright's Hill

h. New development should respect the scattered settlement pattern and avoid proposals for nucleated development in this LLCA to preserve character.

i. Quiet winding lanes connect isolated farmsteads contributing positively to the rural character of the area. New development should seek to use and maintain the existing lane network to preserve character.

LLCA 04: Northend

j. Development within the LLCA generally lies in proximity to the B4216, with a characteristic lack of urbanisation elsewhere within the LLCA. New development should retain a close physical relationship to this road to protect the rural quality of the remainder of the LLCA.

k. Settlement is loosely clustered but maintains separation between properties, this contributes to the rural character. New development which seeks to infill gaps or propose high density development should be avoided.

LLCA 05: Huntley Village Core

l. Settlement is varied in its pattern, generally comprising small nucleated or linear developments. A sense of openness is characteristic owing to front gardens, wide pavements and grass verges. New development should reflect this characteristic by ensuring these features are sufficiently included in development designs.

m. Developments by pedestrian alleyways which create a walking route away from main roads and contribute to the suburban character. New developments should include provision for such feature to integrate within the local context.

n. Grass verges, and occasional green breaks in development contribute positively to the suburban character, providing views within and beyond the LLCA. New developments which seek to infill green break gaps should be resisted.

LLCA 06: The Fairways

o. Development within this LLCA is uncharacteristic of the Neighbourhood Area. Any new development should align with the positive attributes of its neighbouring LLCAs.

LLCA 07: Round Hill

p. Settlement is either clustered along the A40 in a linear pattern, or scattered isolated farmsteads. There is a distinct lack of development elsewhere within the LLCA creating a remote and rural character. New development should be appropriately sited and designed in order to preserve this characteristic, taking account of location, massing, setting and infrastructure.

q. Quiet winding lanes connect isolated farmsteads contributing positively to the rural character of the area. New development should seek to use and maintain the existing lane network to preserve character.

Design Guideline 02: Green Infrastructure and Open Space

Area-Wide Design Principles

a. Mature trees, hedges and grass verges contribute to the rural character of the Neighbourhood Area. These should be retained in new development and enhanced with new tree planting where appropriate to integrate new buildings within the landscape character.

b. Forest cover is widespread. New development should incorporate tree planting within proposals to align with The Gloucestershire Tree Strategy (Ref. 17) which commits to planting 35 million trees by 2030 but should not compromise or contradict the existing Forest pattern as this would be detrimental to character.

c. Ancient Woodlands and Forest contribute to the character of the Neighbourhood Area. These should be retained and enhanced to ensure their long-term survival. Development that proposes to remove woodland should be resisted.

d. Ancient Woodland is an irreplaceable habitat and should be maintained and protected. New development that encroaches on Ancient Woodland sites or disrupts the setting of Ancient Woodland sites should be resisted.

e. Contribution and enhancement of vegetation is encouraged where appropriate to local character however care should be taken as to species choice. Planting on and around new developments should use locally characteristic species which will integrate seamlessly into existing vegetation.

f. Biodiversity and climate resilience should be a key consideration of any planting plan. New development should seek to exceed targets for biodiversity and provide high quality and diverse long-term habitats.

g. New developments should provide communal open space as well as food growing space where appropriate to contribute to the existing public space network.

h. New development should respect, retain and enhance PRoWs throughout the Neighbourhood Area. Widespread recreational access within the Neighbourhood Area and connection to the wider countryside is a key character trait. New development which looks to extinguish or divert PRoWs should be resisted.

i. Character of footpaths should be respected and reflect the rural character of the Neighbourhood Area.

j. Materials used in the creation of open spaces should be high-quality and respond to the character and sustainability ambitions of the Neighbourhood Area.

k. Access to open spaces should be preserved. New development which seeks to limit accessibility to public spaces or footpaths should be resisted.

l. New developments should be well integrated into the landscape through vegetation however should not alter existing views or be a means of disguising uncharacteristic design choices.

Woodland including, Ancient Woodland, positively contributes to internal and external views.

Provision of multiple public rights of way.

Hedgerows enclose the lane network.

Front and back gardens positively contribute to the streetscape

Pastoral landscape

Grass verges and green breaks are characteristic
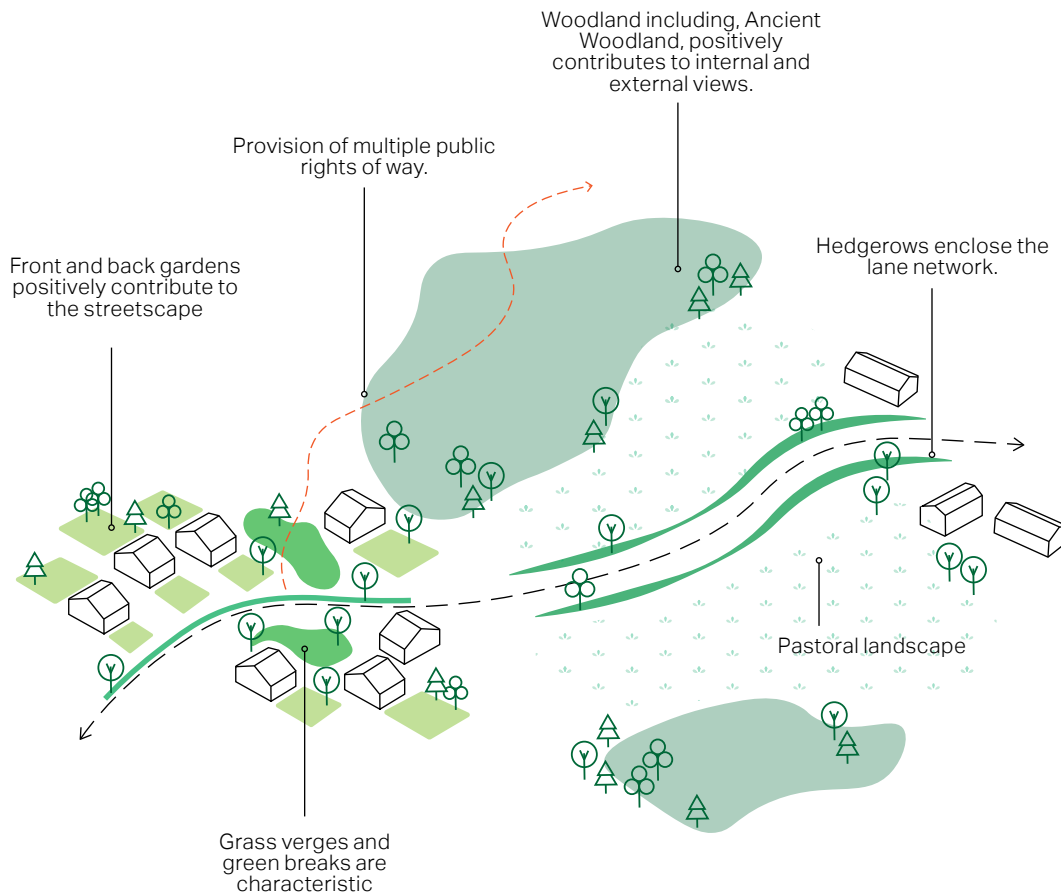
F.61

Figure 61: Green infrastructure contributes positively to the Neighbourhood Area and should be conserved and enhanced.

Design Guideline

Design Criteria: Green Infrastructure & Open Space

Conserve and enhance existing green infrastructure where possible. Aim to provide public open spaces and biodiversity net gain within the new development.

Character Area Specific Design Principles

LLCA 01: Huntley Hill

m. The overall wooded quality of the area, including Ancient Woodland and hedgerows, should be retained and preserved. New development should be well integrated into the landscape through tree planting.

n. Hedgerows provide enclosure to the road network enhancing the rural character. New development should preserve road enclosure through planting.

o. Quiet winding lanes are characteristic, linking isolated settlements. New development should integrate into the existing infrastructure of the LLCA to preserve the rural character.

LLCA 02: Historic Core

p. Small to medium field sizes have historic significance. New development should be integrated within the existing field pattern to preserve character.

LLCA 03: Bright's Hill

q. The overall wooded quality of the area, including Ancient Woodland and hedgerows, should be retained and preserved. New development should be well integrated into the landscape through tree planting.

r. Hedgerows provide enclosure to the road network enhancing

the rural pastoral character. New development should preserve road enclosure through planting.

s. Quiet winding lanes are characteristic, linking isolated settlements. New development should integrate into the existing infrastructure of the LLCA to preserve the rural character.

LLCA 04: Northend

t. The overall wooded quality of the area, including Ancient Woodland and hedgerows, should be retained and preserved. New development should be well integrated into the landscape through tree planting.

u. Hedgerows provide enclosure to the road network enhancing the rural pastoral character. New development should preserve road enclosure through planting.

v. Extensive views across an uninhabited pastoral landscape create a remote character. New development which will interrupt important views should be resisted.

LLCA 05: Huntley Village Core

w. Grass verges, domestic gardens contribute positively to the green and leafy character of the LLCA. New development should retain existing features and prioritise green spaces in plot design.

LLCA 06: The Fairways

x. New development that cannot provide adequate GI reflecting Area Wide Design Principles should be resisted.

LLCA 07: Round Hill

y. The overall wooded quality of the area, including small copses and shelter belts, should be retained and preserved. New development should be well integrated into the landscape through tree planting.

z. Hedgerows provide enclosure to the road network enhancing the rural pastoral character. New development should preserve road enclosure through planting.

aa. Extensive views across a pastoral landscape create a rural character. New development which will interrupt the setting of distinctive landmark features should be resisted.

F.62

F.63

Figure 62: The former Golf Course situated next to The Fairways has become a key green space over time due to the copse of mature trees.

Figure 63: * Bridge over Huntley Brook along PRoW. Access into the landscape is key to the connection between people and place.
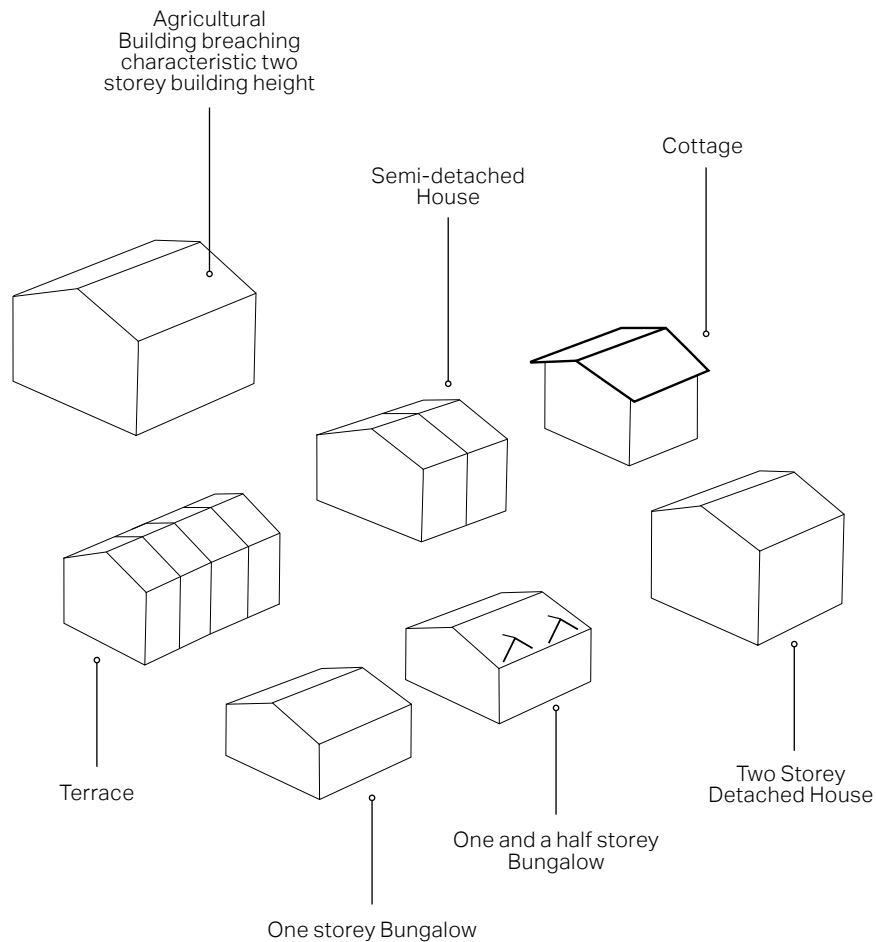
Design Guideline 03: Building Typology

Area-Wide Design Principles

a. New development should respond to the type, scale and form of existing buildings within the LLCA within which it sits. Consideration should also be given to buildings immediately adjacent to the proposal. However, the adjacent building may not be characteristic with the overall area and therefore the wider character, and so the overall effect should be considered.

b. The height of new buildings should relate to adjacent existing buildings, even if the predominant height of buildings in the LLCA is generally higher.

c. New built form should emphasise the historic and rural character of the Neighbourhood Area and complement existing buildings.

d. Future development should include a mix of uses relevant to the needs of the community, utilising opportunities to convert existing unused buildings within the Neighbourhood Area to foster a diverse demographic and consider needs at all stages in life.

e. Development should take into consideration the opportunity for income generation and the provision of appropriate local amenities. Where appropriate to settlement and population size commercial opportunities should be explored to support local needs and encourage local self-sufficiency.

f. Detached buildings are the dominate style within the Neighbourhood Area. New development should respond to this and propose buildings which reflect the local character.

g. The majority of buildings are detached one or two storey residential buildings. To retain views and maintain a rural pastoral character new development should not exceed two storeys so as to avoid obstructing views or becoming a dominant urbanising feature in the landscape.

F.64

Figure 64: Typically buildings are residential, detached houses of two storeys or bungalows.

Agricultural Building breaching characteristic two storey building height

Semi-detached House

Cottage

Terrace

One storey Bungalow

One and a half storey Bungalow

Two Storey Detached House

F.65

Figure 65: Varied building typologies exist within the Neighbourhood Area, however bungalows and houses are most common, typically a maximum of two storeys in height.

Design Guideline

Design Criteria: Building Typology

Consider building heights, architectural style, and scale of new developments to ensure its appropriateness to the Neighbourhood Area setting.

Character Area	Building Height	Type	Building Use
LLCA 01: Huntley Hill	2 Storey	Detached	Residential & Industrial
LLCA 02: Historic Core	2 Storey	Detached/ Semi Detached/ Terraced	Residential
LLCA 03: Bright's Hill	2 Storey	Detached	Residential & Agricultural
LLCA 04: Northend	2 Storey	Detached	Residential & Agricultural
LLCA 05: Huntley Village Core	1 & 2 Storey	Detached/ Semi Detached	Residential
LLCA 06: The Fairways	2 & 2.5 Storey	Detached/ Semi Detached/ Terraced	Residential
LLCA 07: Round Hill	1 & 2 Storey	Detached	Residential & Agricultural

Table 02: Table detailing building typology throughout the Neighbourhood Area.

Design Guideline 04: Architectural Details and Materials

Area-Wide Design Principles

a. Development should use similar design language, materials and detailing as other buildings within the character area within which it sits, to integrate with the surrounding area.

b. Listed buildings and structures, and their settings, should be preserved and enhanced. Designated and non-designated heritage assets should also be a consideration in the setting and design of new buildings.

c. Innovative, sustainable and creative material and design suggestions in new buildings and restorations should be encouraged, however these should seek to reflect local character in their form, scale and massing.

d. Windows in new buildings should retain the same size, form and level of detailing as those existing within the Neighbourhood Area. Adjacent properties may not exhibit windows representative of the character area or appropriate for the local context therefore consideration of the wider character is necessary.

e. Extensions should respond to the proportions of windows and doors and use materials sensitive to the style of the original building.

f. Extensions should be appropriate in terms of mass and scale. Extensions should have a clear cohesion with the original building despite variations in design.

g. Conversions of existing buildings, or construction of new buildings within the setting of existing buildings should reflect the form, scale and massing of the original building(s) and should utilise materials that reflect those found in the character area within which it sits or appropriate sustainable alternatives.

h. The use of render to the outside of buildings is typical however should be used appropriately, and in context of neighbouring buildings and the character area within which it sits.

i. Mixed roofing materials are present within the Neighbourhood Area however Welsh slate is predominant. New developments should reflect the slate roofing material used on older properties.

j. Where converting or extending buildings, historical features denoting their industrial or cultural past should be retained and restored as these positively contribute to the historic character.

k. Properties vary in design detail each showcasing an individual style, however, typically feature stone or brick window lintels, porches and chimneys.

Character Area Specific Design Principles

LLCA 01: Huntley Hill, LLCA 02: Historic Core, LLCA 03: Bright's Hill & LLCA 07: Round Hill

l. Historic building materials such as Forest Pennant sandstone, timber frames and red brick communicate the historic character of the LLCA, New developments should incorporate these materials into designs to retain character.

m. Architectural detailing should take into account the rural character of the LLCA and pastoral wooded character. Design decisions which compromise this character or will be an incongruous detractor in the landscape should be resisted.

LLCA 04: Northend

n. Distinctive timber clad and half timber barns are characteristic, these buildings should be retained and preserved. New development which seeks to demolish these features should be resisted.

LLCA 05: Huntley Village Core

o. Architectural features vary depending on building age and developer. The uniformity of some developments is uncharacteristic of the wider area. New developments should reflect architectural features in the wider area and strive for building individuality.

F.66

Figure 66: Architectural features include the provision of porches and porticos but are not present on every building and vary in style contributing to the historic character of the Neighbourhood Area.

F.67

F.68

F.69

Figure 67: Stone lintels and window sills are characteristic.

Figure 68: Chimneys are a characteristic of the roofscape.

Figure 69: Arched brick detailing around windows are common.

Design Guideline

Design Criteria: Details & Materials

New developments should aim to utilise local materials when possible with attention paid to key architectural details prevalent within the Neighbourhood Area.

Design Guideline 05: Building Line and Boundary Treatments

Area-Wide Design Principles

a. New developments should reflect building lines and building orientation appropriate to the character area within which it sits.

b. The layout of new developments should reflect the characteristically deep plots found across the Neighbourhood Area. This offers space for front and back gardens and provides opportunity of views over the surrounding landscape as well as provision for parking.

c. Materials proposed for new boundary treatments should respond to the character of boundary treatments in the area within which it sits.

d. Boundary treatments should reinforce the continuity of the building line along a street (e.g. they should be positioned to tie in with adjacent properties).

e. Boundary treatments vary between stone walls, brick walls, hedges and fencing or a lack of boundary. Where appropriate to the character area boundary treatments should be encouraged to retain a sense of enclosure along roads.

f. Boundary treatments should not interrupt views throughout the Neighbourhood Area, unless local character provides opportunities to augment or frame views.
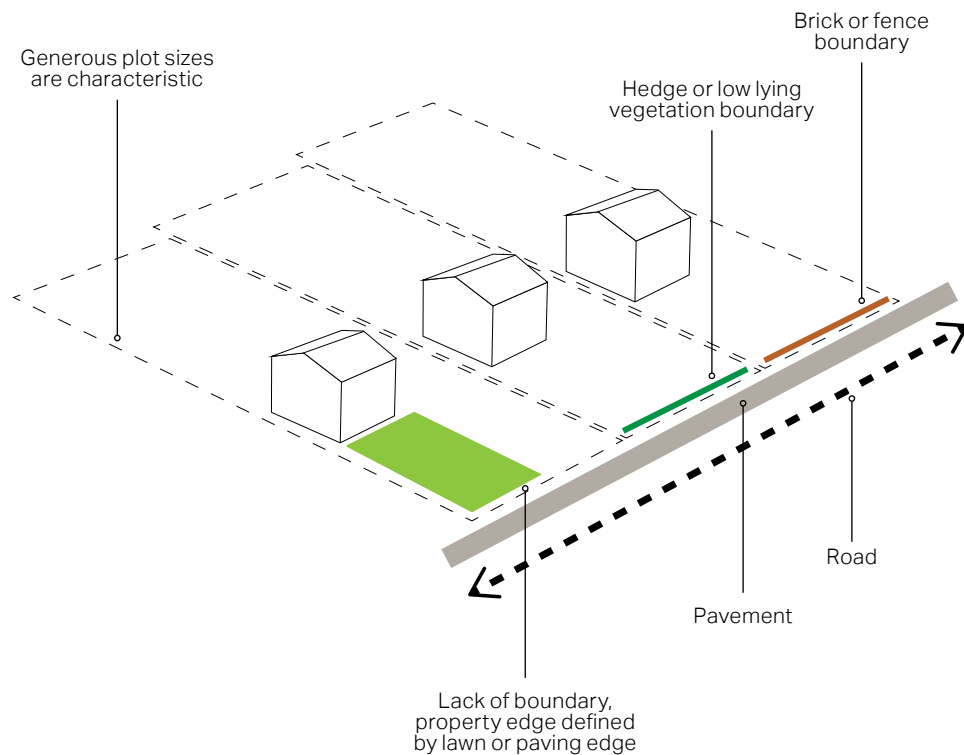

F.70

F.71

Figure 70: * Forest Pennant stone and red brick wall.

Figure 71: Inset setts to delineate the pavement or driveway from the road.

Character Area	Boundary Material	Features
LLCA 0 : Huntley Hill	Stone wall, hedge, fence	On-plot parking, dwellings set back from the road.
LLCA 0 : Historic Core	Stone wall, grass verges, hedge, fence	On-plot parking, deep or roadside plots, low boundaries gardens positively contribute to streetscape.
LLCA 0 : Bright's Hill	Stone wall, hedges	On-plot parking, deep and wide plots.
LLCA 0 : Northend	Hedges	On-plot parking, deep and wide plots, hedges add to rural character.
LLCA 0 : Huntley Village Core	Stone walls, hedges, fencing, lawn edging, low level planting	On-plot parking, low boundaries, dwellings set back from road, front gardens contribute to streetscape.
LLCA 0 : The Fairways	Brick walls, metal railings, low level planting	On-plot and street parking.
LLCA 0 : Round Hill	Stone wall, hedge, fences	On-plot parking, low boundaries, dwellings set back from road, front gardens contribute to streetscape.

Table 03: Summary of boundary treatments throughout the Neighbourhood Area.

Generous plot sizes
are characteristic

Brick or fence
boundary

Hedge or low lying
vegetation boundary

Road

Pavement

Lack of boundary,
property edge defined
by lawn or paving edge

F.72

Figure 72: Property boundaries vary throughout the Neighbourhood Area.

Design Guideline

Design Criteria: Boundary Treatments

New developments should respond to local character when implementing boundary treatments. In some cases enclosure is appropriate in others an open character should be maintained with low property boundaries.

Design Guideline 06: Selection & Use of Colour

Area-Wide Design Principles

a. New development should respond to the colour palette of both adjacent buildings and buildings within the wider character area. Adjacent properties may not exhibit a colour representative of the character area or appropriate for the local context therefore consideration of wider character is necessary.

b. Where historic materials are used care should be taken to match the hue and tone of existing buildings. New developments should carefully select materials which are in keeping with the wider Neightbourhood Area, including the size of material used.

c. Coloured render is a popular architectural finish, colours used are typically white or cream. Where appropriate to new development similar colours should be used to retain a sense of visual cohesion through the Neighbourhood Area.


F.73

F.74

F.75

Figure 73: Forest Pennant sandstone sourced locally has a distinctive hue and is characteristic of the Neighbourhood Area.

Figure 74: Use of white or cream render as an architectural finish is popular around the Neighbourhood Area.
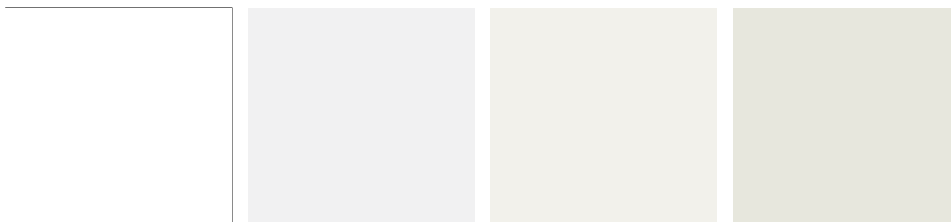
Figure 75: Wattle infilled with red brick is an example of historic building materials within the Neighbourhood Area.

Colour Palette

Material
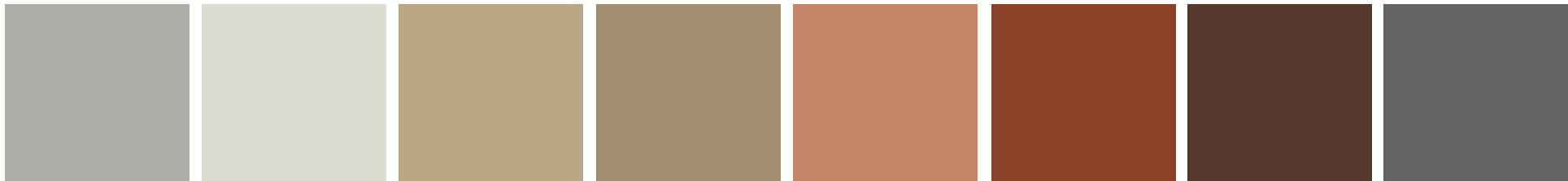
Architectural Render

Design Guideline

Design Criteria: Selection & Use of Colour

Colours should be chosen to reflect materials within the surrounding Neighbourhood Area with care taken in regard hue and size of those materials.

Design Guideline 07: Parking and Utilities

Area-Wide Design Principles

a. New development should provide dedicated on-plot parking to the side of dwellings for a minimum of two cars per property in reference to the Neighbourhood Plan and adhering to standards set out by the Local Planning Authority.

b. Where septic tanks, treatment plants and fuel tanks are necessary, these should be well-screened by vegetation and sensitively designed. Where possible these should be positioned in rear gardens to maintain the quality of the streetscape.

c. Cycle stores and bin stores should be integral to the built form rather than provided in separate buildings/ structures.

d. Community recycling facilities should be included within new development design but well screened so as not to become a detracting feature within the landscape.

e. There is street lighting along main residential roads, but outside of these areas street lighting does not exist, contributing to the remote character of the area. The introduction of street lighting throughout the Neighbourhood Area should be sensitive to local biodiversity and dark skies of the area whilst providing adequate safety.

F.76

Figure 76: * On-plot parking for more than one car is characteristic of the Neighbourhood Area

Design Guideline

Design Criteria: Boundary Treatments

New developments should provide off street parking to ensure streets remain free flowing. Parking should be incorporated to the side or rear of properties to preserve the building aesthetic.

Design Guideline 08: Preserving & Enhancing Views, Landmarks & Gateways

Area-Wide Design Principles

a. The position of new development should be carefully considered in relation to important views characteristic of the Neighbourhood Area identified in Section 3 of this document. Any attempt to disrupt or inhibit existing views should be resisted.

b. New development should respect the characteristic woodland cover within the Neighbourhood Area and predominance of trees within the landscape which greatly influence both internal and external views.

c. The use of skylights, reflective materials or expansive flat roofs for new developments should be carefully considered if the building will be prominent in important views. This is to minimise detractors in views and prevent light spill.

d. New developments should reduce the amount of light spill by minimising glass panes/windows/doors and using downward directional lights/ bollards where lighting is necessary for safety. Security/ floodlights should not be used. Lighting should be warm toned to limit harm to the mental and physical well being of the local population and avoid the disruption of ecological processes in local habitats.

e. Appropriate planting to integrate buildings into the landscape is encouraged however this should be used to enhance and retain character rather than to alter it. Planting should reflect a local characteristic species mix and be used chiefly to soften building lines or unavoidable visual detractors rather than screen properties.

f. The use of planting as 'screening' to avoid following the design principles set out in this document is unacceptable. Likewise, camouflaging roofs through material/colour/green roof, but failing to consider the colour of elevations is unacceptable. Good design is about integration, not camouflage.

g. The setting of designated and non-designated assets should be a key consideration in the design and siting of new development.

h. Views to key landmarks within and around the Neighbourhood Area should be retained through careful siting of new development.

i. The setting of key landmarks, such as Huntley Manor, should be a material consideration in all new development. Where new development is sited within the setting of a key landmark, provision must be made for the enhancement of its setting (such as increasing the amount of open space around it or increasing its distance from buildings). Provision of interpretation (information panels/ signs about the asset's.

F.77

Figure 77: ***** Views important characteristics within the Neighbourhood Area.

Design Guideline

Design Criteria: Preserving & Enhancing Views, Landmarks & Gateways

Position new developments to preserve views characteristic of the Neighbourhood Area.

F.78

Figure 78: ***** Long range views are prevalent within the Neighbourhood Area.

Sustainability

The Guidelines 09 - 16, include some design guidelines which could have a positive impact on the environment, these are split into Building and External and should be applied to the entire Neighbourhood Area. In general, sustainability principles should accord with the latest national and local guidances.

4.1.1 Net Zero Carbon

Decreasing carbon footprint towards net-zero is a priority. The impact of Climate Change in relation to the Forest of Dean is set out in the Climate Change In The Forest Of Dean report (Ref 18) produced by Forest of Dean District Council. The document outlines the climate impacts for the Forest of Dean District using climate projections from the UK Climate Impacts Programme (UKCIP) and describes the forecast for the area and resultant impacts.

The UK government declared a Climate Emergency in 2019, creating an amendment to the Climate Change Act to set a UK wide target of Net Zero carbon by 2050. In response, the Forest of Dean District Council and Gloucestershire Council themselves declared a Climate Emergency in 2018 and 2019 respectively, Gloucestershire County Council setting a target for Net Zero by 2030.

The Forest of Dean Climate Emergency Action Plan (Ref 19), produced in 2020 and Gloucestershire Climate Change Strategy (Ref 20) outline actions the Local Authority needs to take to achieve Net Zero targets.

Due to the fast paced and changing response to Climate Change, these documents are subject to change. The latest versions or their equivalent if succeeded, along with any other reports regarding sustainable development or Climate Change must be considered carefully during all phases of design, implementation and decommissioning of any new development. This is to ensure that sustainable innovations and practices remain current and accord with the latest guidelines for the county.

4.1.2 Sustainable Design

Sustainable deign incorporates innovative practices at all scales of design to achieve less impactful development footprints, while future proofing homes, settlements and natural environments. Reducing the use of limited natural resources whilst increasing the use of local resources and sustainable natural resources can help to achieve this.

> **Gloucestershire Vision: By 2045 we will create a carbon neutral county that provides quality of life now and for future generations, having improved the quality of our natural environment. By 2030 we will have reduced our carbon emissions by 80%**

BUILDING

Design Guideline 09: Minimising Energy Usage

Area-Wide Design Principles

There is a number of energy efficient technologies that could be incorporated in buildings. The use of such principles and design tools is strongly encouraged to future proof buildings and avoid the necessity of retrofitting. Investing in Net Zero new homes represents an immediate reduction in energy use however also ensures that a sustainability standard is set for the future. Energy efficient or eco-design combines all around energy efficient appliances and lighting with commercially available renewable energy systems, such as solar electricity and/or solar/ water heating. Action to minimise energy use contributes to the 100% renewable target set by Gloucestershire County Council.

a. New development should aim to achieve high levels of sustainability in terms of energy efficiency and energy generation without compromising the character of the area.

b. In the context of the Climate Emergency, new development should strive to surpass baseline standards for energy usage and waste. Using published guidance to support best practice in regards energy efficiency using high quality design and innovation to achieve these goals.

c. Existing buildings being repurposed, refurbished or extended should also consult with best practice guidance documentation and modeling tools to minimise energy usage.

d. New developments should use triple glazed windows as standard.

e. The form of structures influences their energy efficiency, a more compact form is preferable however this should be considered in tandem with appropriate building form to maintain the character of the area.

f. Consideration should be given to how proposed energy infrastructure might affect local character or visual amenity. For example, solar panels are an effective renewable energy technology however can detract from the historic character of buildings and cause reflections which disrupt views, especially in prominent locations. New developments should incorporate energy solutions at the design stage, using products which are discrete and mimic the colour and size local roof materials to minimise visual disturbance. The same principles must be applied for extensions to avoid eroding the historic character of the area.

g. New development should consult published guidance to identify the most suitable sustainable heat source for the size and type of development proposed.

Design Guideline

Design Criteria: Minimising Energy Usage

New developments should aim to achieve high levels of energy efficiency and energy generation.

Design Guideline 10: Lifetime & Adaptability

Area-Wide Design Principles

The fastest route to building a functional, supportive, neighbourly community is to build homes that people can and want to live in for most of their lives instead of having to move every time domestic circumstances change.

'Lifetime' homes means designing in the flexibility and adaptability needed to allow for easy incorporation of wheelchair accessibility, addition/removal of internal walls, and ease of extension. This is particularly important for the aged, infirm or expanding/contracting families who may be dependent on nearby friends and family for emotional and physical support.

a. Consideration should be given to how people will live and work in the future and new developments should reflect this (e.g. provision of live/work units, houses that incorporate space to work from home, multi-generational families).

b. New residential properties should consider the lifetime of future occupants to enable people to continue to live in their home as their circumstances change. This includes providing buggy/ pram, cycle and wheelchair storage as an integral part of the building's design (not as a timber shelter/ sheds in gardens or communal areas). It means designing homes that can be accessed by those with disabilities (or could be sensitively adapted to provide such access in the future).

Design Guideline

Design Criteria: Lifetime & Adaptability

New developments should aim to provide lifetime homes for residents within the Neighbourhood Area.

Design Guideline 11: Minimising Construction Waste

Area-Wide Design Principles

As part of the environmental management system it is important that the waste generated during construction is minimised, reused within the site or recycled. Developers should plan to re-use materials by detailing their intentions for waste minimisation and re-use in Site Waste Management Plans. The actions that this plan will include are:

a. Before work commences, the waste volumes to be generated and the recycling and disposal of the materials will be described.

b. On completion of the construction works, volumes of recycled content purchased, recycled and landfill materials must be collated.

c. New development should consider sustainability and carbon reduction at the forefront of material sourcing, operations and construction to ensure that materials are reused and repurposed where possible or sourced and implemented with sustainability and longevity in mind.

d. Disassembly of buildings should also be a key consideration of new development. Consideration of how elements could and should be reused or repurposed at the end of life of the structure should be considered at the design stage.

e. Modern methods of construction and significant depths of insulation should be explored as an option for new development in order to achieve higher standards for energy efficiency and to reduce carbon generation in the building process.

Design Guideline

Design Criteria: Minimising Construction Waste

New developments should aim to use recycled or re-use existing materials to reduce construction waste.

Design Guideline 12: Re-use & Re-purpose

Area-Wide Design Principles

To meet the Gloucestershire's target of being carbon neutral by 2030, it is important to recycle and reuse materials and buildings. Some actions for new development are:

a. Reusing buildings, parts of buildings or elements of buildings such as bricks, tiles, slates or large timbers all help achieve a more sustainable approach to design and construction.

b. Recycling and reuse of materials can help to minimise the extraction of raw materials and the use of energy in the production and transportation of materials.

c. Development should also maximise the re-use of existing buildings (which often supports social, environmental and economic objectives as well.

Guidance for the retrofit of historic and traditional buildings from organisations including Historic England and Sustainable Traditional Buildings Alliance (STBA) is facilitating a wider conversation around sustainability and the role that historic buildings can play in achieving Net Zero.

Figure 79: Where possible building materials or existing structures should be re-purposed with sustainability in mind. This image of an old barn converted into a residential dwelling is a good example of building re-use.

Design Guideline

Design Criteria: Re-use & Re-purpose

New developments should aim to retrofit existing structures or re-using elements of buildings.

EXTERNAL
Design Guideline 13: Electric Vehicle Charging Points

Area-Wide Design Principles

Gloucestershire County Council strongly supports proposals for private transport using electric and other non fossil fuel powered vehicles. Electric charging can be integrated both on and off street, however on-street charging should be limited to avoid congestion.

Some design guidance on how new development should design for electric vehicle charging points are:

On street car parking

a. Charging points should have an aesthetic appropriate to the character of the area, colour, form and visual detraction should all be taken into consideration. Where possible charging points should be incorporated into existing or replacement street furniture or disguised in casings which integrate them more seamlessly into the landscape character.

b. Where charging points are located on a footpath, a clear footway width of 1.5m is required next to the charging point to avoid obstructing pedestrian flow.

c. Car charging points within car parks are highly supported, since they can serve more than one vehicle.

Off-street car parking

d. Mounted charging points and associated services should be integrated into the design of new developments, if possible with each house that provides off-street parking.

e. Cluttering elevations, especially main façades and front elevations, should be avoided.

F.80

Figure 80: Electric charging points should be located discretely, where possible avoiding building façades visible from the road or public pathways to retain the character of the building.

Design Guideline

Design Criteria: Electric Vehicle Charging Points

New developments should aim to integrate electric vehicle charging points into all properties.

Design Guideline 14: Water Management (SuDs)

Area-Wide Design Principles

Sustainable use of water should be demonstrated in all new developments to reflect the changing climate and safeguard water availability, this should include reuse of grey water and management of wastewater/runoff on site.

Sustainable Drainage (SuDs) schemes should be integrated to enable capture, absorption and retention of water within the system. These schemes are a natural solution to drainage and control of surface water run-off, managing the risk of flooding. Their implementation can increase biodiversity and create habitats as well as contribute to the green infrastructure network and verdant character of the local area.

The most effective type or design of SuDs would depend on site-specific conditions such as underlying ground conditions, infiltration rate, slope, or presence of ground contamination. However, a number of overarching principles that could be applied in new development are:

a. Manage surface water as close to where it originates as possible.

b. Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down, so that it does not overwhelm water courses or the sewer network.

c. Improve water quality by filtering pollutants to help avoid environmental contamination.

d. Integrate into development and improve amenity through early consideration in the development process and good design practices.

e. SuDS are often also important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream.

f. Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water, whilst increasing the biodiversity value of the area.

g. Best practice SuDS schemes link the water cycle to make the most efficient use of water resources by reusing surface water.

h. SuDS should be designed sensitively to augment the landscape and provide biodiversity and amenity benefits.

Design Guideline

Design Criteria: SuDs

Sustainable drainage schemes should be integrated into new developments to capture and retain water to mitigate flood risk.
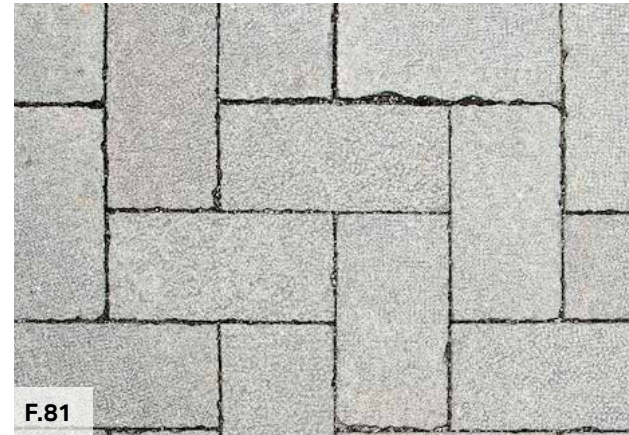
Design Guideline 15: Permeable Paving

Area-Wide Design Principles

Most built-up areas, including roads and driveways, increase impervious surfaces and reduce the capacity of the ground to absorb runoff water. This in turn increases the risks of surface water flooding. Permeable paving offers a solution to maintain surface permeability whilst performing the function of conventional paving. Therefore, some design guidance for new development are:

a.   Permeable paving to be used where possible, with the choice of material and style dependent on local context. These units may take the form of unbound gravel, pavers, or stone setts.

b.   Permeable paving can be used where appropriate on footpaths, private access roads, driveways, car parking spaces (including on-street parking) and private areas within the individual development boundaries.

Regulations, standards, and guidelines relevant to permeable paving and sustainable drainage are listed below:

•   The SuDS Manual (C753) (Ref. 15).

•   Guidance on the Permeable Surfacing of Front Gardens (Ref. 16).

Figure 81: Permeable paving laid onto open graded bedding, base and sub-base layers allow percolation of water into earth.

F.81

Design Guideline

Design Criteria: Permeable Paving

New developments should use permeable surfacing where possible to reduce groundwater runoff.

Design Guideline 16: Ecology

Area-Wide Design Principles

New development must prioritise the environment throughout the development process from design to decommissioning to align with the aspirations of the Neighbourhood Area.

As such the below guidelines should act as parameters and inspire action above and beyond the minimum requirement:

a. New development should protect and enhance the existing habitats and biodiversity corridors. In particular, help increase movement between isolated populations and provide escape cover from predators and shelter during bad weather.

b. Biodiversity and woodlands, including Ancient Woodland, should be protected and enhanced wherever possible.

c. New development proposals should aim for the creation of new habitats and wildlife corridors, e.g. by aligning back and front gardens or through interventions such as bird and bat boxes and insect hotels..

d. Innovative solutions for increasing biodiversity and new habitat creation should is encouraged and should be integrated into the design if new developments wherever possible, such as through green roofs or green walls.

e. Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species. For that reason, rich vegetation and plantation is suggested.

f. Blue assets can also contribute to biodiversity connectivity and therefore should be encouraged.

g. All areas of biodiversity that require further planting or enhancement should be planted before start of construction.

Design Guideline

Design Criteria: Biodiversity

Protecting, conserving and enhancing local biodiversity should be a priority for new developments within the Neighbourhood Area.

New Development

Checklist

05

5. New Development Checklist

This section presents general questions to ask and consider when presented with a development proposal.

The design guidelines set out within this document cannot cover every eventuality, this section provides a number of questions based on established good practice against which any design proposal should be evaluated.

The aim is to assess all proposals by objectively answering the questions below. Not all the answers 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 presented in all proposals. These are listed under "General design guidelines for new development". Following these ideas and principles, a number of questions are listed for more specific topics on the following pages.

① General Design Guidelines for New Development

- Harmonise with and enhance existing character in terms of land use, physical form, and movement pattern.

- Avoid uniformity of design styles and layouts, which erode rural character.

- Reflect, respect and reinforce local architecture and historic distinctiveness.

- Relate well to local topography and landscape features, including long-distance views.

- Reinforce or enhance the established character of streets and other spaces.

- Retain and incorporate important existing landscape and built form features into the development.

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

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

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

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

- Adopt contextually appropriate materials and details.

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

- Make enough provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) energy needs, water provision and high-speed broadband, without adverse impact on the street scene, local landscape character or the amenities of neighbours.

- Sensitively integrate energy efficient technologies within the scheme at the start of the design process.

- Provide adequate off-street parking, preferably softened by planting, to reduce visual impact.

2 Street Layout:

- 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?

3 Local Green Spaces, Views & 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?

- Has the impact of the development on the tranquility 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?

- 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?

- Is there opportunity to increase the local area biodiversity?

- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?

4 Gateway & Access Features:

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

5 Buildings Layout & 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 settlements?
- 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?
- 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 & 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 & Roof Line:

- What are the characteristics of the roof line?
- Have the proposals paid careful attention to height, form, massing and scale?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- 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 Building Materials & Surface Treatment:

- What is the distinctive material in the area?
- Does the proposed material compliment local materials?

- Does the proposal use high quality materials?
- Have the details of the windows, doors, eaves, porches, 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?
- Is the surface constructed of permeable materials to improve drainage and meet sustainability standards?
- Are recycled materials, or those with high recycled content proposed?
- Can the proposed materials be locally and/or responsibly sourced?

9 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?

- 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?

- Can the building designs utilise thermal mass to minimise heat transfer and provide free cooling?

10 Architectural Details & 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.

- Does the proposal maintain or enhance the existing landscape features?

- Has the local architectural character and precedent been demonstrated in the proposals?

References

06

6. References

1. Department for Leveling Up, Housing and Communities (DLUHC) (2021) National Planning Policy Framework. [online] Available at: https://www.gov.uk/guidance/national-planning-policy-framework> Accessed August 2022.

2. Department for Leveling Up, Housing and Communities (DLUHC) (2021) National Model Design Code. [online] Available at: < https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/957205/National_Model_Design_Code.pdf> Accessed August 2022.

3. Homes England (2020) Building for a healthy life. [online] Available at: < https://www.udg.org.uk/sites/default/files/publications/files/14JULY20%20BFL%202020%20Brochure_3.pdf>Accessed August 2022.

4. Ministry of Housing, Communities and Local Government (2021) National Design Guide: Planning practice guidance for beautiful, enduring and successful places. [online] Available at: < https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf> Accessed August 2022.

5. Department for Transport (2007) Manual for Streets. [online] Available at: <https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf> Accessed August 2022.

6. Forest of Dean District Council (2012) Local Plan: Core Strategy Adopted Version. [online] Available at: <https://www.fdean.gov.uk/media/szzpnzxj/core-strategy.pdf> Accessed August 2022.

7. Forest of Dean District Council (2002) Landscape Character Assessment: Gloucestershire and Forest of Dean. [online] Available at: <https://www.fdean.gov.uk/media/yvqf5iaz/forest-of-dean-district-landscape-character-assessment-report.pdf> Accessed August 2022.

8. Forest of Dean District Council (2004) Landscape Strategy. [online] Available at: <https://www.fdean.gov.uk/media/xmnjt3fk/landscape-strategy.pdf> Accessed August 2022.

9. Forest of Dean District Council (2007) Landscape supplementary planning document (SPD). [online] Available at: <https://www.fdean.gov.uk/media/dhxewqbf/landscape-supplementary-planning-document.pdf> Accessed August 2022.

10. Forest of Dean District Council (1998) Forest of Dean Residential Design Guide. [online] Available at: <https://www.fdean.gov.uk/media/qzhdgzsy/residential-design-guide.pdf> Accessed August 2022.

11. Forest of Dean District Council (2002) Forest of Dean Residential Design Guide: Alterations and Extensions. [online] Available at: <https://www.fdean.gov.uk/media/vgzj10mr/residential-design-guide-for-alterations-and-extensions.pdf> Accessed August 2022.

12. Huntley Parish Council (2004) Huntley Parish Plan [online] Available at: < https://www.fdean.gov.uk/media/gh5ps5zq/huntley-parish-plan.pdf> Accessed August 2022.

13. Natural England (2012) NCA Profile: 106 Severn and Avon Vales (NE336) [online] Available at: < http://publications.naturalengland.org.uk/publication/1831421> Accessed August 2022

14. Koksal, C. and Baker, M. (2022) NeighbourhoodPlanning and Transport Decarbonisation Toolkit. Spatial Policy and AnalysisLaboratory, Manchester Urban Institute, University of Manchester. http://hummedia.manchester.ac.uk/institutes/mui/spal/research/UoM-Neighbourhood-Planning-Transport-Decarbonisation.pdf

15. CIRA (2015) The SuDS Manual (C753F). [online] Available at: <https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS> Accessed August 2022.

16. Department for Communities and Local Government and Environment Agency (2008) Guidance on the permeable surfacing of front gardens. [online] Available at:< https://assets.publishing.service.gov.uk/government/uploads/systemuploads/attachment_data/file/7728/pavingfrontgardens.pdf > Accessed August 2022.

17. Gloucestershire Local Nature Partnership (2020) Gloucestershire Tree Strategy. [online] Available at:< https://www.gloucestershirenature.org.uk/_files/ugd/5c4a64_93a71de396fc44b9a5c9dfd9f65fd97c.pdf> Accessed September 2022.

18. Forest of Dean District Council (2009) Climate Change in the Forest of Dean District. [online] Available at:< https://www.fdean.gov.uk/media/levbibrj/climate-change-in-the-forest-of-dean.pdf> Accessed September 2022.

19. Forest of Dean (2021) Draft Climate Emergency Strategy and Action Plan 2022-2025. [online] Available at:< https://www.fdean.gov.uk/media/5tmjlifd/foddc-climate-emergency-strategy-and-action-plan-2022-25-draft.pdf> Accessed September 2022.

20. Gloucestershire County Council (2019) Climate Change Strategy. [online] Available at:<https://glostext.gloucestershire.gov.uk/documents/s77480/20221222%20Cabinet%20Glos%20Climate%20Change%20Strategy%20Annual%20Report%20FINAL%20v2.pdf> Accessed September 2022.

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 unrivalled 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.

aecom.com