Marnhull

Design Guidance and Codes

Final report

April 2024

Delivering a better world

Quality information

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Introduction

01

1. Introduction

Through the Department for Levelling Up, Housing and Communities (DLUHC) Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support to Marnhull Parish Council in support of the Marnhull Neighbourhood Plan. The support is intended to provide design guidance and codes based on the character and local qualities of the parish to help ensure future development, particularly housing, complements the Neighbourhood Area's existing character.

1.1 Purpose of this document

This document sets out design guidance and codes based on the existing features of Marnhull. The design guidance and codes are intended to sit alongside the Neighbourhood Plan to provide guidance for applicants preparing proposals in the area and as a guide for the Marnhull Neighbourhood Plan Steering Group and Dorset Council when considering planning applications.

1.1.1 What is Guidance versus Codes?

Design guidance identifies how development can be carried out in accordance with good design practice. Design codes are requirements that provide specific, detailed parameters for development. Proposals for development within the Neighbourhood Area (NA) should demonstrate how the design guidance has informed the design and how the design codes have been complied with. Where a proposal cannot comply with a code (or several) a justification should be provided.

1.2 Process

F.1

Figure 01: Steps undertaken to produce this document.

1.3 How to use this document

This document has set out an evidence base for the Marnhull Neighbourhood Plan and it is recommended that the guidance and codes are embedded within the forthcoming plan as policy.

As well as providing certainty to the local community, the design guidance and codes in this document should give more certainty to developers, as they will be able to design a scheme that is reflective of community aspirations, potentially speeding up the planning application process.

In addition to the guidance set out in this document, future developers should also make sure that they have observed the guidance in the Department for Leveling Up, Housing and Communities' National Design Guide. Developers should also note that housing developments of any size should strive to achieve carbon neutrality in line with the Government's future homes and building standard.

Further standards on residential developments should also be obtained from Building for a Healthy Life, a government-endorsed industry standard for well-designed homes and neighbourhoods.

What follows is a list of actors and how they will use the design guidelines:

Potential users	How they will use the design guidelines
Applicants, developers, & landowners	As a guide to the community's and the Local Planning Authority's 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 Guide should be discussed with applicants during any pre application discussions.
Marnhull Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guide is complied with.
Local community organisations	As a tool to promote community-backed development and to inform comments on planning applications.

Neighbourhood Area context

02

2. Neighbourhood Area context

2.1 Overview of Marnhull

Marnhull is a village and civil parish located in to the north of Dorset. It lies three miles north of Sturminster Newton (by road), about 4 miles east of the smaller town of Stalbridge, and is situated close to the county boundary with Somerset.

The parish is divided by the B3092 which connects to the A357 to the south and the A30 to the north.

The village offers a number of local facilities and services including a post office, two local convenience stores, two pubs, a hair dressers, a car servicing garage, a GP Surgery (part time) and pharmacy, a village hall and a recreation ground with sports clubs, children's playground and skate park.

2.1.1 Settlement Pattern

The parish is characterised by its linear settlement pattern, with most dwellings located alongside the main roads of Burton Street / Church Hill and New Street. Historic maps demonstrate that the village expanded in this way with the first dwellings spanning off of these roads.

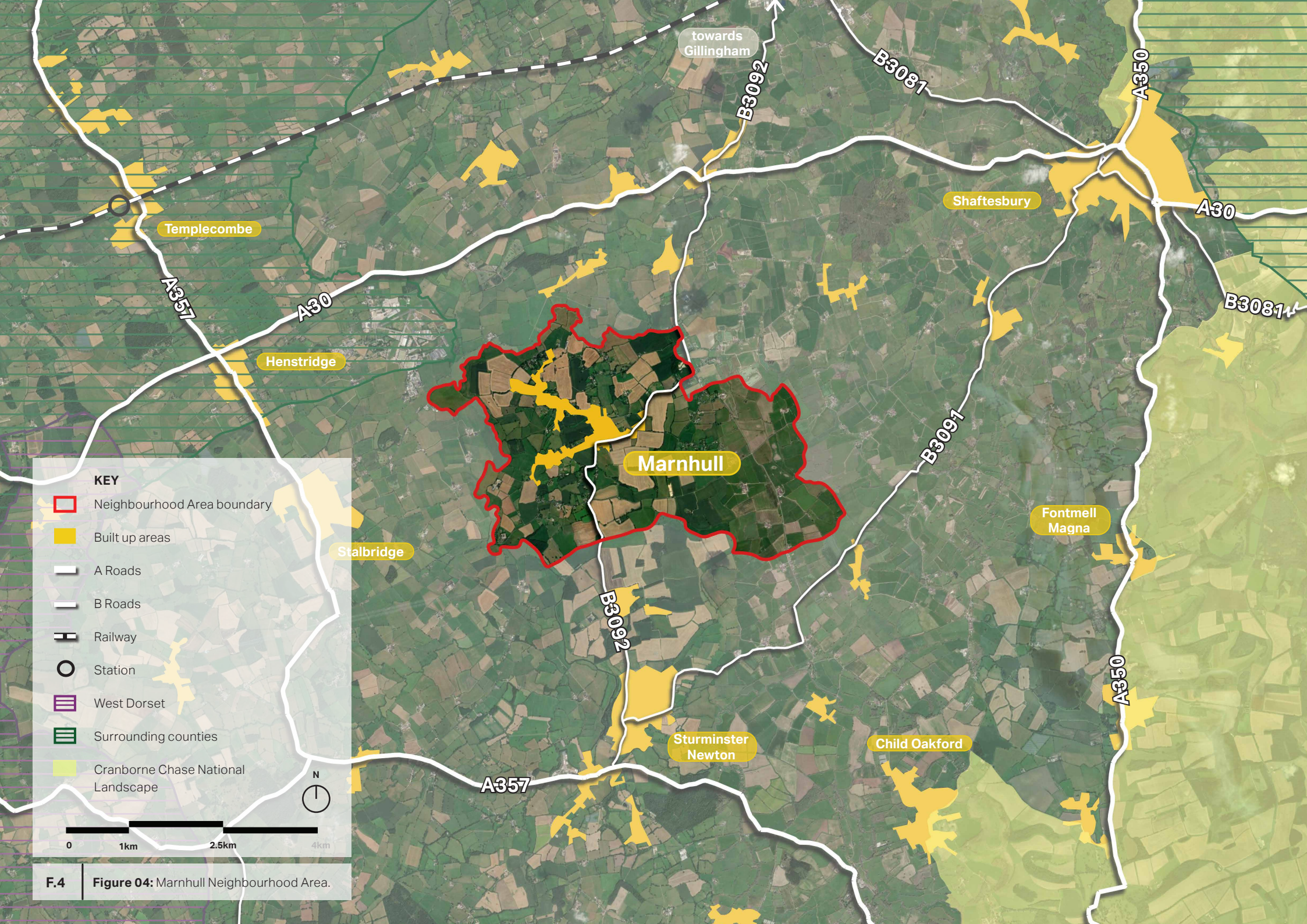
There is a degree of severance between the northern and southern branches of the built up area, separated by two large fields at the centre of the NA.

There was a slight deviation away from Marnhull's exclusively linear pattern during the 1970/80s with the development of Marnhull's largest housing cluster that sits to the east of Church Hill. This more modern estate connects the two historic strands of the village. It features a number of cul-de-sacs such as Flanders Close, Carent Close, Barnes Close, Hardy Close and Plowman Close.

In line with its linear settlement pattern, Marnhull lacks a defined village centre. Rather, having initially grown from a number of smaller hamlets, the village has a number of hubs. One lies to the north along Burton Street where a cluster of shops are located, whilst another lies to the south near to St Gregory's Church, school and Crown public house. The Village Hall just off of Burton Street and to the north of the main housing cluster is also an important focal point.

Figure 02: Key services in Marnhull along Burton Street.

Figure 03: Large house on Burton Street, made of the typical Marnhull Stone under a clay tiled roof.



F.4 **Figure 04:** Marnhull Neighbourhood Area.

2.1.2 Movement Network

Given the linear settlement pattern, the network of roads and lanes significantly contribute to Marnhull's overall character. Footpaths and bus services also play an important role to facilitate multi-modal movement through and beyond the village.

Local roads: Burton Street and New Street act as the central spine for Marnhull's settlement pattern. Church Hill provides an important connection between the northern and southern branches of the village and access to a housing cluster to the east. Sackmore Lane acts as an important link providing connections between both major branches of Marnhull.

It should however be noted that many of the roads are below the 'standard' width of 5.5m for two-lane rural roads, and some (including Sackmore Lane) are below 4.5m (particularly where hedges line either side), making it difficult for two cars to pass or to safely overtake bicycles.

A and B Roads: There are no A Roads in the NA. The single B Road (the B3092) runs to the south side of the village, connecting south to Sturminster Newton, and north towards Gillingham

Public Rights of Way: The parish hosts a wide network of Public Rights of Way which provide a lot of choice for those on foot. Some of these routes, such as the paths that cut across the central field north of New Street, play an important role in connecting the northern and southern branches of the village. There are also routes that connect outwards to the nearby towns of Sturminster Newton and Stalbridge.

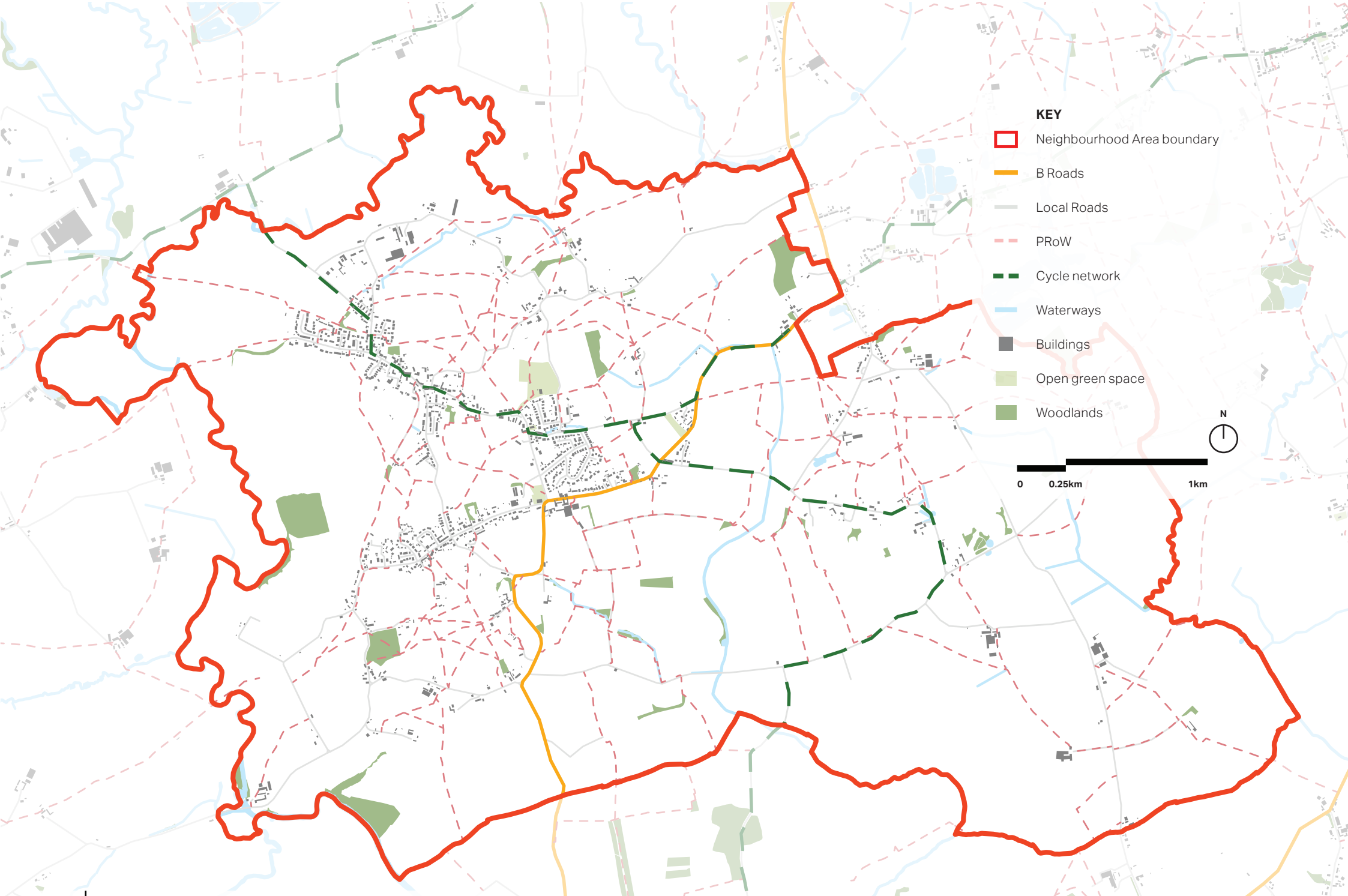
There are also a number of public footpaths to the east of the built up area that cut across arable fields, providing connections to the more isolated parts of the parish and to the eastern B3091, as well as the west of the village, linking to some of the older properties on the edge of the settlement.

Stour Valley Way, a 64 mile footpath that follows the River Stour, also cuts through the parish from north to south. Three other routes, the Hardy Way, Round Dorset Walk and White Hart Link, also run through the parish. All PRoWs within the built up area are footpaths. There are only a few bridleways within the NA, which tend to be towards the eastern side.

Cycle routes: An 18-mile circular cycling route runs through Marnhull and loops round to Stalbridge and is signed from the village by small wooden signs. Part of the Sustrans national route also runs through the parish, linking Gillingham to Sturminster Newton.

Railway and bus services: There are no railway lines which pass through the parish. The nearest railway stations are in Gillingham and Templecombe, about 5 miles from the village. Both stations offer connections to London Waterloo and Exeter St Davids.

The CR3 and Y4 buses pass through the village providing services to Yeovil, Gillingham and Sturminster Newton on weekdays. There are no services running on the weekends.



F.5 **Figure 05:** Map showing movement and access routes in Marnhull.

2.1.3 Conservation Area and heritage features

Within Marnhull there are 58 listed buildings and one Conservation Area, split over two areas. The two sections of the Marnhull Conservation Area cover the historic cores of the village along Burton Street and Sackmore Lane at the north-western side of the village, and along New Street at the southern end of the village, with concentrations of listed buildings within each.

It should be noted that at the time of writing, there is no Conservation Area Appraisal or Local List, however many of the non-Listed historic buildings may well be of local importance and qualify as non-designated heritage assets.

Marnhull is also notable for the large number of religious buildings within the village that play an important role in its heritage. There are 15 buildings that come under this category, consisting of either those in current use as churches/chapels or that have become residences.

Within the Burton Street section of the Conservation Area, the buildings are characterised by two storey, post-medieval houses bordering the gently winding roads. The buildings are mostly constructed of squared, coursed rubble, some colour washed, with gabled tile roofs, although several of the earlier 17th century houses are thatched. Other architectural features include several gabled porches, such as on Ireson Cottage and Tennys Court, as well as mullioned windows to Cross Tree Farmhouse.

In the New Street section of the Conservation Area, the area surrounds the Grade I listed medieval Church of St Gregory. The eastern side of the New Street Conservation Area includes the Church and surrounding medieval and post-medieval buildings as well as St Gregory's Primary School. One of the earliest houses is Senior's Farmhouse, a Grade II* listed, c.1500 house. Other listed buildings include the 17th century Old Rectory and associated outbuildings and walls as well as other post-medieval cottages and houses.

Figure 06: Example of a coursed square rubble facade.

Figure 07: 18th Century building converted into The Old Bank bed and breakfast.

The houses are constructed mostly of coursed rubble and ashlar walls, with gabled tile roofs. One exception to this is the Crown, a 17th century, thatched inn. On this eastern side of the area the buildings are set back from the road with tall rubble walls with tile copings bordering the road. Further west, the buildings comprise a mix of post-medieval rubble houses to the north of New Street and 20th century brick bungalows to the south. The buildings are separated from the road by low stone walls and hedges. The western side of the New Street Conservation Area has a more open and green setting than the narrower and enclosed road to the east which bordered by tall stone walls.

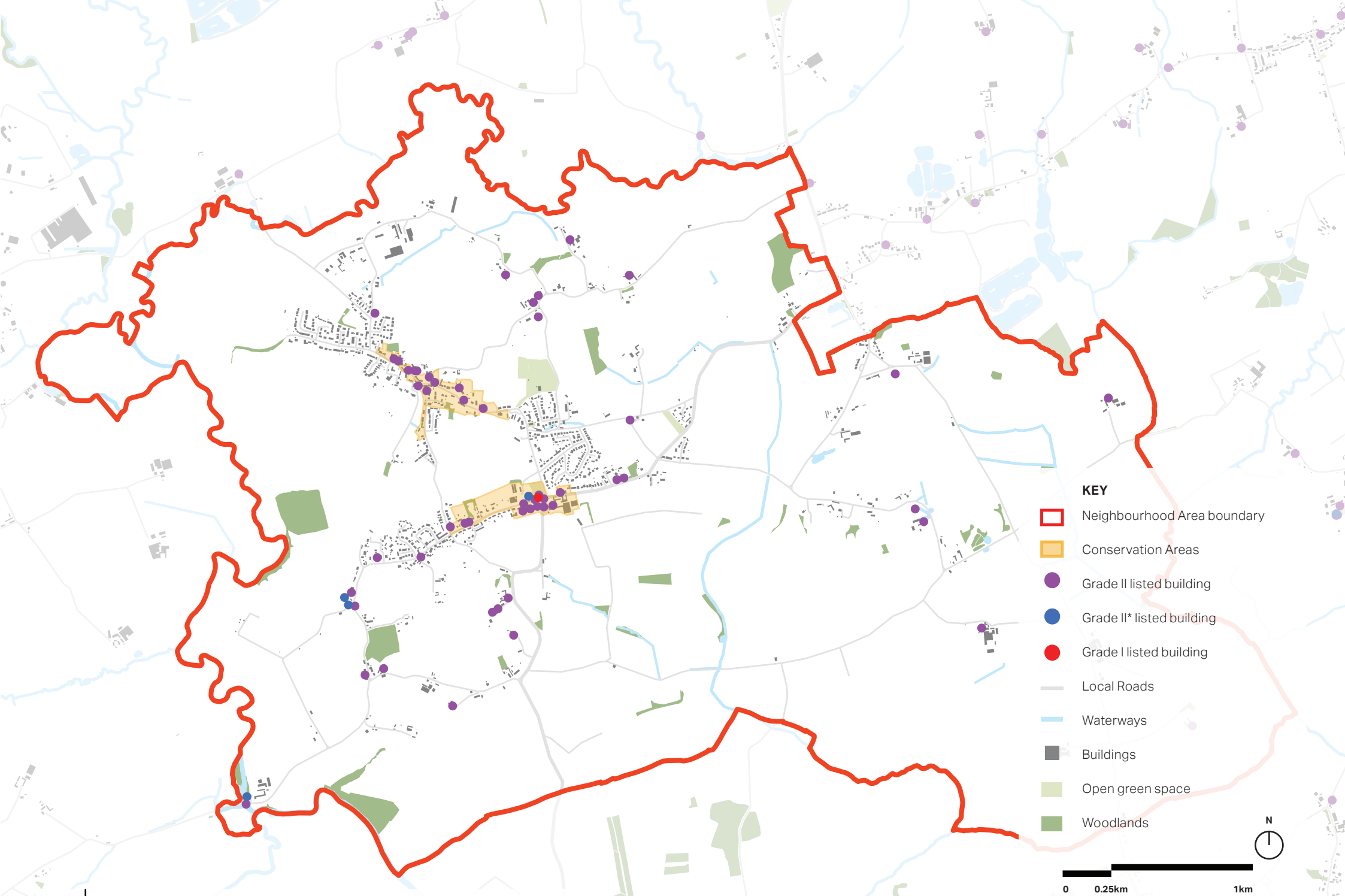
Other areas of listed buildings consist of various farms and house as well as associated outbuildings in the surrounding rural landscape. To the south of Marnhull is Carraway Lane, which contains the Grade II listed Oakdene, Southwell and Old Malt House. These buildings are of 18th century date and comprise two storeys of coursed rubble; Oakdene has a thatched roof while the other two are tiled.

To the south-west of Marnhull is Chantry Farm, a 17th century, Grade II* listed farmhouse. The farmhouse, similar to the other post-medieval buildings in the area, comprises two storeys of coursed rubble with a gabled tile roof and mullioned windows. To the south and north-west sides are contemporary outbuildings, a Grade II* listed stable and Grade II listed barn, both built of a similar rubble construction.

The village of Marnhull is a rural settlement with two historic cores. Many of the historic buildings survive with minor changes to their exterior. The use of locally sourced construction material including stone rubble walls provides cohesion between the buildings. The roads within the conservation area are gently curving with stone walls and hedges, restricting views and contributing to the character of the village.

Figure 08: St Edmunds, a Grade II listed building.

Figure 09: Senior's Farmhouse and attached barn in the foreground (Grade II* listed) and a view of the tower of the Church of St Gregory (Grade I listed).



F.10 **Figure 10:** Map showing Conservation Areas and key heritage assets in Marnhull.

CONSERVATION AREA LISTED BUILDINGS
(excluding listed structures such as walls)

1. Clock House
2. Clock Cottage
3. Moonfleet
4. Street Farmhouse
5. Cross Tree Farmhouse
6. Post Office (Dial House) and Cote House
7. Congregational Chapel
8. Ireson Cottage
9. Tennys Court
10. St Edmunds
11. Bay Tree Cottage
12. Orchard House
13. Oaken Cross
14. Ranelagh Cottage and Cottage attached right
15. The Retreat
16. Granary, approximately 25m west-south-west of the Old Rectory
17. Stable Building approximately 20m west-south-west of the Old Rectory
18. Two Stable Buildings with interconnecting wall approximately 20m west of the Old Rectory
19. Senior's Farmhouse and attached barn
20. The Old Rectory
21. Church of St Gregory
22. Church Farmhouse
23. The Crown

Figure 11: Zoom in on the parish Conservation Areas.

1086
The village of Thornton is recorded in the Domesday Book, now a part of the parish of Marnhull.

1150
The Church of St Gregory was constructed on the site of a former Saxon church.

1500
Senior's Farmhouse is constructed.

15th C
South transept and west tower added to Church of St Gregory.

14th C
The nave of Church of St Gregory was extended to the west and a north transept added.

1544
Catherine Parr was given the original Manor of Nash Court in the north of Marnhull.

1695
The Old Rectory constructed.

1891
Population of Marnhull recorded as 1415.

1881
Chancel of the Church of St Gregory was rebuilt.

1821
Population of Marnhull recorded as 1274.

2001
Population of Marnhull recorded as 2040.

1971
Marnhull Conservation Area designated.

1922
Marnhull War Memorial placed in the Churchyard of St Gregory.

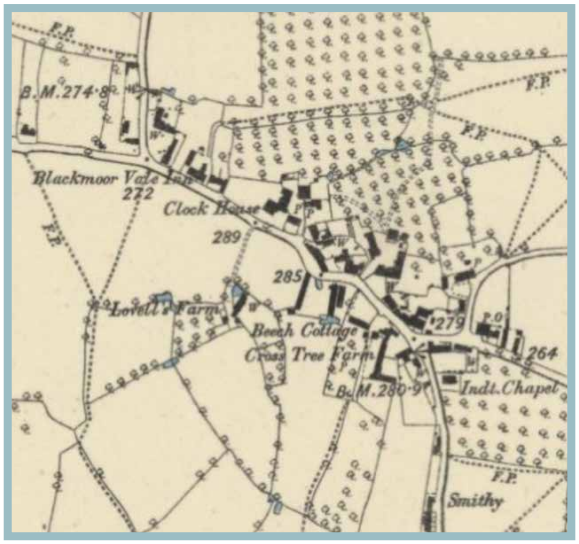
2.1.4 Historic morphology

The village is recorded on the 1886 six inch OS maps, which record a number of the existing buildings including the Church of St Gregory and various post-medieval houses and farms.

The primary road network through the village has remained unchanged from the 19th century mapping, with the addition of small residential roads. Throughout the 20th century, there is evidence of further development along all of the main roads through Marnhull, as shown on the 1970 OS map.

Housing developments in the centre of Marnhull have also been constructed in the late 20th century. The surrounding land has retained its agricultural, rural character, interspersed with farms and individual houses.

Six Inch OS map (1886) Dorset Sheet VII.NW – Burton Street

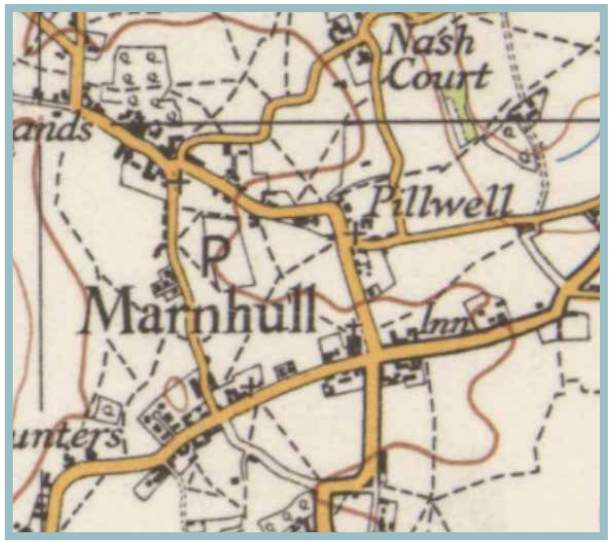


1886

Six Inch OS map (1886) Dorset Sheet VII.SE – New Street

1886

One Inch OS map (1937) Sheet 130 – Shaftesbury and Wells



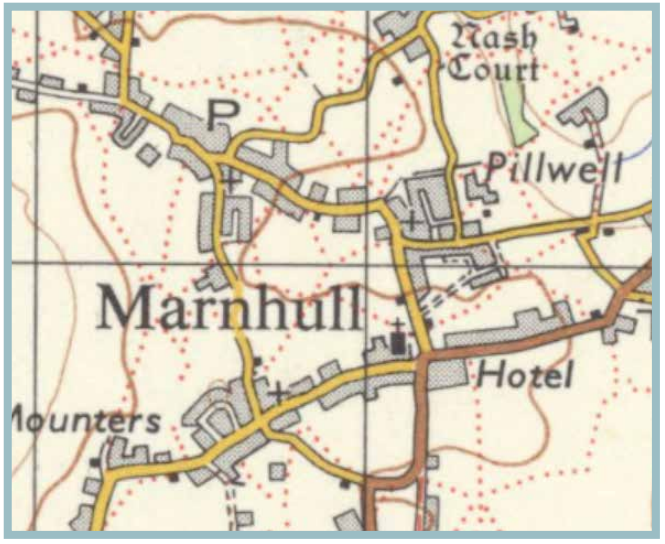
1937

Six Inch OS map (1886) Dorset Sheet VII.NE – NE Marnhull

1886

One Inch OS map (1970) Sheet 178 - Dorchester - B Edition

1970



2.1.5 Landscape Character

Beyond the built-up area, the NA is dominated by agricultural fields that surround the settlement. There are a number of traditional orchards scattered throughout these outer areas as well as a range of deciduous woodland copses, though tree cover in and around the village has reduced over recent decades, due to a variety of reasons, including Dutch Elm disease that has had a major impact on the amount of hedgerow trees.

Biodiversity and ecology

There are no SSSI points within the NA, although it does lie in an SSSI risk zone for development relating to aviation infrastructure, livestock/poultry units, combustion and the discharge of water or liquid waste. Other than the traditional orchards and deciduous woodland that are priority habitats, Marnhull has, relatively few ecological constraints.

The River Stour traces much of the western and northern edge of the NA and therefore the areas at highest risk of flooding are those located towards these regions. Mill Lane, the main access road to the village from the northwest, crosses over the River Stour here and is the road most at risk of flooding. Other areas of potential risk include a stretch of land running across and perpendicular to Eastwell Lane, owing to a stream that flows through the area, and a patch of land in Flood Zone 3 towards the eastern border of the NA near Ram's Hill. Nonetheless, the entire existing built-up area lies within Flood Zone 1.

Regarding surface water flooding however, a significant stretch of land is heavily impacted by surface water run off, and groundwater susceptibility also impacts on a large area. The most affected areas include:

- Kings Mill Road to Stalbridge (where the Stour floods)
- End of Old Mill Lane (where the Stour floods)
- The bottom corner of Schoolhouse Lane on the B3092 at the bend (surface water flooding from the fields and roads).

Figure 12: Long views out of Marnhull.

Figure 13: Open green space north of the Village Hall.

Green spaces

The adopted North Dorset Local Plan identifies a number of important open or wooded areas (these are only defined within the settlement boundaries). The largest of these surrounds the village hall. Here, community, recreation and leisure spaces can be accessed with tennis courts, skate ramps, play space and a cricket pitch on offer. The open nature of the agricultural land within and around the village allows a range of views across the built up areas, notably to and from St Gregory's church / Senior's Farm; across the Stour Valley; and towards Duncliffe, Shaftesbury and Cranborne Chase. These fields are criss-crossed with public footpaths and bridleways and also provide important wildlife corridors, and these open green spaces are a defining characteristic of Marnhull.

National Character Areas

Marnhull lies wholly within National Character Area (NCA) 133 - Blackmore Vale and Vale of Wardour. The area extends from the expanse of lowland clay vale and Upper Greensand terraces and hills that mark the southern and eastern edges of the NCA towards an area extending northwards from Penselwood around the edge of the Salisbury Plain and West Wiltshire Downs NCA. The area is characterised by productive pastureland that is crossed by streams and several rivers alongside hedged fields, many still retaining hedgerow trees.

At a more local scale, Marnhull lies within an area described as North Dorset Limestone Ridges in the North Dorset Landscape Character Assessment (LCA). This landscape type is characterised by open plateau areas of undulating farmland landscape, open view across the vale and thick dense hedgerows. There is a distinctive settlement pattern along the ridges or on the associated side slopes, with villages and farmsteads scattered along them; Marnhull itself is located on a plateau top. The village has relatively poorly integrated urban edges. The settlements are defined by the traditional use of locally available and distinctive limestone in the villages and in other buildings and structures, with the use of Marnhull Stone in particular common in the NA.

The lanes are often twisting, all with small or no verges but always hedge lined. There are also straighter ridge top roads and many Public Rights of Way.

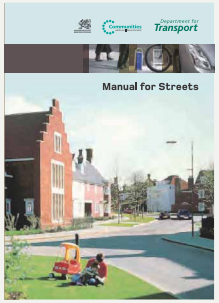
Figure 14: Views of the Church of St Gregory from across Marnhull's landscape.

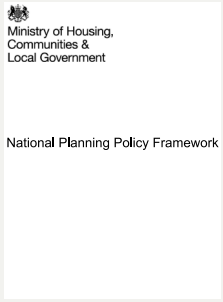
2.2 Other documents for reference

National and local policy documents provide valuable guidance on how to bring about good design and the benefits accompanying it. Certain documents are for the purpose of ensuring adequate planning regulations are in place to check that development is both fit for purpose and able to build sustainable, thriving communities. Other documents are more technical and offer specific design guidance which can inform the design codes.

Applicants should refer to these key documents when planning future development in the Marnhull Neighbourhood Area.

The following documents have informed the design guidance and codes within this report:





NATIONAL LEVEL

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.

2023 - National Planning Policy Framework
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.

2021 - National Design Guide
DLUHC

The National Design Guide (Department for Levelling Up, Housing and Communities, 2021) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2021 - National Model Design Code (Part 1 & Part 2)
DLUHC

The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government's priorities and provides a common overarching framework for design.

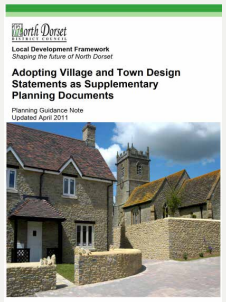
NATIONAL LEVEL

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.

DISTRICT & LOCAL LEVEL



2011 - Adopting Village and Town Design Statements as Supplementary Planning Documents

North Dorset District Council

This is a guidance document designed to assist the delivery of Village and Town Design Statements (V/TDS) in North Dorset. A V/TDS describes the setting, pattern and shape of a settlement, the nature of the buildings and spaces, local materials, landmarks, unique qualities and special features. It is a clear statement of the character of a particular village or town and provides guidelines against which planning applications can be assessed.

2016 - North Dorset Local Plan Part 1

North Dorset District Council

The Local Plan explains the context within which the planning policies for the district have been developed and describes the spatial characteristics of the local area; identifies the key issues and challenges; and includes visions and objectives to tackle the issues and challenges. Policy 24: Design, states that 'development should be designed to improve the character and quality of the area within which it is located'. It requires development proposals to justify how the design aspects respond to the local context.

2.3 Engagement

An inception call between AECOM and Marnhull's Neighbourhood Planning Steering Group was undertaken on 3 October 2023 to introduce the teams and to explore the group's key aims and objectives.

A full day's site visit was then conducted on 25 October 2023, where AECOM met with parish councilors and a planning consultant representing Marnhull. This walking tour covered the whole of the built up area of the village, which allowed AECOM to gather an extensive photographic survey and undertake a place analysis.

Additionally, a community survey was conducted by Marnhull Parish Council in February 2024. This was completed by approximately 500 residents within the NA and provided valuable information on design and development expectations which influenced the guidance and codes which follow in *Chapter 3.*

Figure 15: Viewing the Church of St Gregory with the group.

Figure 16: Thatched roofing around Marnhull.

Guidance and codes to promote good design in Marnhull

03

3. Guidance and codes to promote good design in Marnhull

This section sets out the design principles that will influence the design of potential new development in Marnhull and inform the retrofit of existing properties in the Neighbourhood Area. The guidance will be flexible enough as to cover both major developments as well as minor and infill development. Where possible, local images are used to exemplify the design guidelines and codes. Where these images are not available, best practice examples from elsewhere are used.

3.1 Introduction

The design guidance and codes within this report are divided under three different principles that are relevant to Marnhull's design requirements. They have been generated based on discussions with members of the Neighbourhood Plan Steering Group, the site visit, and on good practice relevant to the physical context of the Neighbourhood Area. Some of these are more general and could be used as design guidance within the Neighbourhood Plan. Other elements are more prescriptive or set out parameters for design codes.

New housing development and modifications should not be viewed in isolation; rather, considerations of design and layout must be informed by the wider context. The local pattern of roads and spaces, building traditions, materials, and the natural environment should all help to determine the character and identity of a development. It is important with any proposal that full account is taken of the local context and that the new design embodies the 'sense of place'.

Reference to context means using what is around as inspiration and influence. Sensibility to the context should by no means restrict architectural innovation; in fact, the solution could be a contemporary design that is in harmony with the surroundings. Proposals should also take account the individual characteristics of each settlement in the Parish and seek to enhance and reflect its distinctive features.

The main themes which design guidance and codes are grouped under are:

Maintaining a rural, informal character (RC)

Enhancing the surrounding landscape and biodiversity (LB)

Sustainable development (SD)

The codes in the following sections will be in **bold**. These should be carefully considered for future development and where a proposal cannot comply with a code (or several) a justification should be provided.

3.2 Marnhull Design Guidelines and Codes Overview

This section introduces a set of design codes specific to Marnhull Parish. These are based on:

- Baseline analysis of the area in Chapter 1. This also includes a highly in-depth baseline heritage study;
- Understanding national design documents such as National Design Guide and Building for Healthy Life which informed the guidance and codes; and
- Discussion and site visit with members of the Neighbourhood Plan Steering Group.

The individual design guidance and codes detailed in the following chapter are listed as follows:

01.RC Maintaining a rural, informal character

01.RC.1 Settlement pattern

01.RC.2 Building line and setback

01.RC.3 Wayfinding and parking

01.RC.4 Local vernacular architecture, materials and features

01.RC.5 Extensions and additions

02.LB Enhancing the surrounding landscape and biodiversity

02.LB.1 Landscaping and biodiversity

02.LB.2 Settlement edge, Views and gateways

01.SD Sustainable development

03.SD.1 Passive eco-design

03.SD.2 New and retrofit eco-housing

03.SD.3 SUDs and surface water management

Figure 17: Dwelling within Ham's Meadows development.

Figure 18: Dwellings within Chestnut Close development.

3.3 Maintaining a rural, informal character

The theme of these codes is to ensure that the rural character and features of Marnhull are enhanced and preserved through development. This will include, for instance, preserving the rural setting of the village and providing a reference point of the vernacular building features for future development.

The majority of new development will likely occur in sites already granted outline planning permission (namely 39 homes south of Butts Close and 72 homes North of Crown Road), however, development may still take place within Marnhull's existing built-up area.

The following guidance and codes (in **bold**) should be adhered to in development:

01.RC.1 Settlement pattern

1.1 The village boundary of Marnhull's main developed area follows a clear linear pattern, primarily along the two main roads of New Street/Crown Road and Burton Street/Ham Lane (*see Figure 19*). **Future development should not branch out of this defined settlement pattern so as to significantly alter the historic linear arrangement of Marnhull.** For example, future development of a suitable density along the northeastern section of Crown Road or along Sodom Lane could be acceptable in that it would maintain this linear settlement pattern. Though an existing cluster of homes are situated to the east of Church Hill, **this should not grow so large to the extent that Marnhull begins to represent a nucleated village or where a new centre is formed.**

1.2 The different densities and plot sizes of residential development within the village need to be carefully considered during the design process. **The variation in plot size and shape is a key feature of the village and should be reflected in new development.** Densities should reflect the settlement's rural character and reference the surrounding density.

Overall, new development **should not exceed 20 dwellings per hectare (dph) in any 200sqm grid**. Built gaps must also provide adequate **separation distances of 15-20m between facing windows** to ensure privacy is maintained.

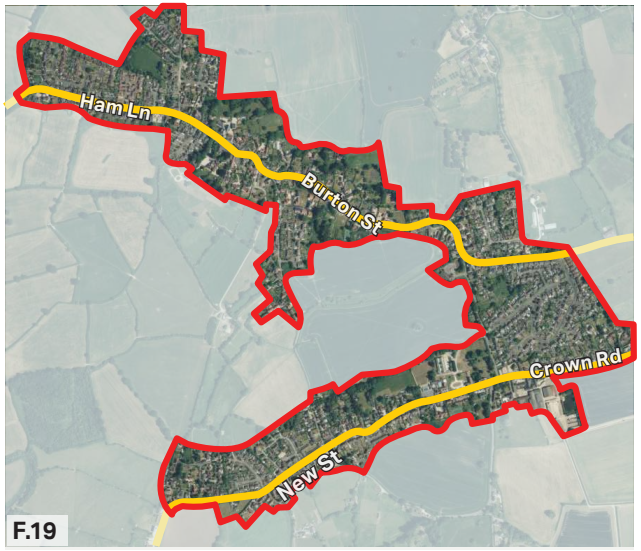


Figure 19: Linear settlement pattern along the roads in yellow (▬) and village boundary in red (▬). *Image source: Bing Satellite Imagery.*

1.3 More isolated forms of development outside of the built up area also occur in a linear pattern, such as that along Love Lane and Mill Lane. Buildings are well spaced out and, where existing in clusters, there are large gaps between properties, which retains views into the countryside and keeps the density low to preserve the rural character. **Any new development outside of the settlement boundary should preserve the very rural character of the area, with large gaps retained between individual and small clusters of properties.** Guidance and codes explicitly relating to the settlement edge are discussed in *Section 3.4*.

1.4 A number of cul-de-sacs are found within the village, splintering off of main roads (*see Figure 20*). **Any future development of cul-de-sacs should maintain a simple, rural character and avoid being of an overly complex layout, whilst ensuring they do not significantly restrict the movement network across the parish.** The limited depth of cul-de-sacs within Marnhull help to maintain an organic feel and visual link to the countryside, whilst also ensuring that the gaps between these roads are sufficiently maintained. Any new cul-de-sacs should therefore be of **limited depth and generally not exceed 100m in length.**

Figure 20: Boundary of three neighbouring cul-de-sacs off of Ham Lane in red (▬) with varying layouts in yellow that form simple, not overly complex layouts (▬). *Image source: Bing Satellite Imagery.*

Figure 21: Informal building line through slightly scattered setbacks and orientations. *Image source: Bing Satellite Imagery.*

01.RC.2 Building line and setback

1.5 Some homes within Marnhull have setbacks almost immediately adjacent to the road, whilst others are larger and include front gardens and/or driveways. This is generally kept consistent for homes neighbouring each other (see *Figure 21*). **New developments should reflect the informal building line present within the village by using slightly scattered setbacks** to create an interesting streetscene, without compromising the overarching element of coherence between buildings. **Any garages should either follow the building line or be set back further.**

1.6 Although street-facing orientations are most common, many dwellings are oriented at a variety of angles (*see Figure 21*). **Building orientation should reflect the informal and varied arrangement present in the village** without drastically compromising the element of coherence between buildings. **One of the main glazed elevations should also be within 30° due south to benefit from solar heat gain.**

1.7 Infill development must be responsive to surrounding context and not detract from the existing rhythm and pattern of development and views out to the wider countryside. Low boundary heights and large gaps between buildings help maintain the views out to the countryside.

1.8 Proposed boundary treatments should reflect locally distinctive forms and materials, such as Marnhull Stone walls, open timber fencing and gates or well defined green boundaries. Local stone is preferred, but reconstituted stone may be acceptable if it is a similar colour to Marnhull stone, dependent on the site context. Tall fences that create a sterile and monotonous street scene should be avoided. Stone walls may be appropriate in some areas but **should remain under 1.5m in height**, retaining visual connections. **If parking is included forward of the building line, then boundary treatment should be used to screen it and soften its impact on the street scene.** Development should refer to the Boundary treatment palette *(see Figure 23 overleaf)* when considering future development.

Figure 22: Positive example of providing space between buildings and arranging the orientation to increase privacy and reduce overlooking.

1.9 Physical green boundaries such as native hedgerows, bushes and flower beds are an ideal rural, soft landscaping technique to enclose the street and define a clear building line. Where stone walls are used, these can be combined with vegetation to reinforce the area's rural character. **In new streets, street trees should be planted in line with the existing soft landscaping patterns found across Marnhull.** Where there are trees they tend to either be within hedgerows or in small copses. They also tend to be arranged in a fairly informal, irregular layout in keeping with the varied built form, and on larger sites there are clusters of tree planting to reflect the small copses found in the wider area.

1.10 New development should use permeable paving finishes such as loose stones and gravel to reduce extensive areas of hard surfacing. This will reinforce the rural character of the village as well as aid in flood mitigation measures.

F.23 **Figure 23:** Positive examples of boundary treatments found throughout Marnhull.

Boundary Treatment Palette

Semi-course stone wall with well-defined hedegrow and low timber wall

Rounded mortar capped stone wall with low fence and low brick wall on raised ground

Red barrel tile capped stone wall that is of a rough course

Reconstituted capped stone wall with open timber fencing (though local stone preferred)

Well defined and landscaped hedgerow and wooden painted gate

Mid-rise brick wall capped with a thin, flat mortar

Stone wall with lime mortar topped with larger 'cock and hen' cap stones

Street-facing open, permeable timber fencing and stone wall end

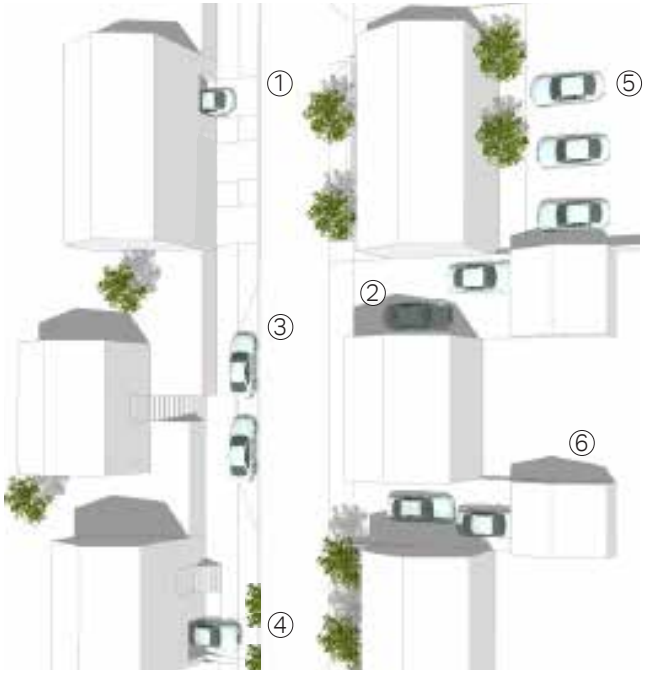
Open, permeable timber fencing backed by landscape screening

01.RC.3 Wayfinding and parking

1.11 The existing character of the road network consists of rural, narrow roads that often have a lack of pavements and limited traversable verges. This has created natural traffic calming, however this does not always prioritise pedestrian safety. In the instance that there are no off-road routes that are suitable for people with buggies or mobility impairments, then traffic calming measures should be achieved through sensitive design, utilising landscaping, parking allocation and building layout. Avoid using forms of engineered traffic calming like humps, cushions and chicanes. Lane width can vary to discourage speeding and introduce a more intimate character.

1.12 Parking should be integrated on-plot and with parking spaces set behind the building line, generally to the side of the plot being preferable. For narrow dwellings where front-of-building parking is the only possible option, **ensure manoeuvring areas for the car parking does not dominate the street frontage**. It is also best practice that this parking is not placed in front of any ground floor windows. Refer to *Figure 24* for guidance on the appropriate placement of parked cars, including alternatives options to on-plot parking if necessary.

1.13 The streetscape should not be dominated by continuous on-street parking spaces. Parking spaces integrated within the streetscene **should be parallel to the street and combined with generous planting to provide screening**. It is important that on-street parking is more formalised, does not impede the access of pedestrians and other vehicles, therefore **there should not be more than 3 spaces in a row without a break**.



F.24

① Garage side extension
② On-plot side parking
③ Street parking with no more than 3 spaces
④ Front plot parking with landscape screening
⑤ Rear/backland parking
⑥ Outbuilding placement

Figure 24: Illustrative diagram outlining preferred car parking arrangements.

1.14 Future development should **ensure new streets are laid out to encourage connectivity**, including direct access to key services, such as the Post Office/convenience store to the north of the village or the two primary schools to the south. Designers should collaborate with adjacent landowners and provide connections to existing and future development areas, particularly via walking and cycling routes. This is especially important for the PRoWs that link the two historic areas of Marnhull to the north and south of the village, ensuring the village is accessible by active forms of transport.

1.15 New developments should facilitate outward connections by linking to the existing PRoW network, such as the web of east-west leading PRoWs that connect Marnhull to Stalbridge. These connections should be surfaced, have gates where needed, well lit where this poses a safety risk and be appropriate for all-weather use and accessible for people with buggies and mobility impairments. Recent development where PRoWs are incorporated often only redirect to the new roads within the development or directly onto the main street which they were placed. This is unfitting with the rural nature of the PRoW network within the NA and would benefit from having outward links that are off-road to connect to local facilities and are suitably wide and landscaped to provide a green corridor that is fitting with the context.

1.16 Signage should be provided around the area showing destinations and travel times for walking and cycling, particularly to locations of historic importance and key community facilities, such as the Church of St Gregory, the 16th-century village inn hotel (The Crown), and the other surrounding medieval and post-medieval buildings, which would be beneficial for both visitors and residents. **Signage should be made of high-quality material and designed to be fitting within the setting of Marnhull,** particularly within the Conservation Area. Best practice examples have signage made of a hand painted, coated wood (so as to prevent wear from harsh weather conditions).

1.17 Active frontages with distinctive building features such as towers or particularly notable chimneys can aid legibility. Additionally, landscape features, distinctive trees and open spaces can be used as wayfinding aids as well as providing an attractive streetscene and promoting active travel. At junctions there should be a defining feature to aid in wayfinding, such as a distinctive chamfered building or open space with notable landscaping, for instance.

01.RC.4 Local vernacular architecture, materials and features

1.18 This section includes a palette that demonstrates an overview of the material and vernacular use within the NA, analysing features such as roofs, walls and fenestration. These are further elaborated in visual summary sections which provide more positive examples of vernacular and material use throughout the parish (*See Figures 28-30*). Development proposals should demonstrate that the palette of materials has been selected based on an understanding of the surrounding built environment and refers to the outlined *Marnhull material and vernacular palette (See Figure 27)*. Future developments should seek to reflect the material and vernacular use in the NA by adhering to the guidance and codes in this section.

1.19 Older properties in the village have walls constructed in local stone laid in a coursed or semi-coursed pattern. Occasionally, facades have a white, pale-pink or pale-yellow rendered surface over the stone wall. With the exception of facade details and chimney stacks, brickwork is not vernacular to the Conservation Area as a walling material. Although some newer properties also use Marnhull Stone, many are constructed in a light beige/yellow or red brick (though often painted over in a pale-yellow or white colour) or reconstituted stone. It should be emphasised that if reconstituted stone is used, it should be of a similar colour to Marnhull stone and sensitive to local character. Where brick is used in newer buildings, it is often best done when integrated with the local stone. **New development should reflect these locally sourced materials and colour palette, building on examples outlined in *Figures 27 and 29* to choose a facade material fitting with the village character.**

Figure 25: Distinctive material use such as Marnhull Stone and vernacular detailing such as the exposed roof purlins.

Figure 26: Consistent use of materiality, such as for the roof tiles, chimney stacks, fenestration window dressings.

F.27 **Figure 27:** Positive examples of material and vernacular building features found throughout Marnhull.

Marnhull material and vernacular palette overview

Colour palette

Roofing

Red clay tiles

Gabled roofs with varying orientations. The left two has a street-facing double gable.

Grey clay tiles

Crossed gable-roof (foreground) and hipped roof (background) with a lower projecting skillion roof.

Grey thatch

Crossed gable thatch roof with eyebrow dormers and a gable simple clay tile porch roof.

Facades

Red brick

Semi-course Marnhull stone with limestone cill and brick dressing.

Grey stone

Rough course stone that has a darker hue than the Marnhull stone

Light render

Light coloured render including thin render over a stone wall.

Fenestration

Sash window with wooden frames and glazing bars.

Casement window with chamfered stone mullions.

Natural wooden porch and fenestration with painted glazing bars.

Double storey bay window with glazing set back into the walls to add relief.

Architectural detailing

Detailed wooden gable front porch with tile roof.

Exposed timber gable structure painted black and exposed purlins.

Stone chimney protruding from wall (front) and brick chimney stack (back).

Gable wall dormer (left) and roof dormer (right) aligned with lower windows.

Roofing visual summary

The following is a visual summary of the varying roof types, materials and features that are commonly and historically found throughout Marnhull. This is an expansion to the more descriptive Material and Vernacular Palette found in *Figure 27*. These include styles, additions such as dormers and detailing such as chimney placement and exposed structural support.

All future development should refer to this visual summary as a reference when designing proposals.

F.28 **Figure 28:** Visual summary of the roof types and materials found throughout Marnhull.

The following is a visual summary of the varying facade materials that are commonly and historically found throughout Marnhull. This is an expansion to the more descriptive Material and Vernacular Palette found in *Figure 27*. These include the locally distinctive materials intrinsic to the area such as Marnhull Stone as well as facade detailing such as lintels and cills.

All future development should refer to this visual summary as a reference when designing proposals.

Facade visual summary

F.29 **Figure 29:** Visual summary of the positive facade material examples found throughout Marnhull.

Fenestration visual summary

The following is a visual summary of the varying fenestration materials, styles and details that are commonly and historically found throughout Marnhull. This is an expansion to the more descriptive Material and Vernacular Palette found in *Figure 27*. These include window types, detailing such as the setback depth into the facade and materials such as frames and glazing bars. It also includes additions such as porches and dormers.

All future development should refer to this visual summary as a reference when designing proposals.

F.30 **Figure 30:** Visual summary of the positive fenestration examples found throughout Marnhull.

1.20 For windows, particularly where developments involve multiple houses, **they should have consistent colour schemes and thickness of frame and pane detailing across different facades.** Most of the older properties in Marnhull have timber window frames that encase sash windows of a traditional design; though many have white plastic frame casement windows that have been fitted to replace older windows. **New developments, however, should aspire to fit windows and doors that reflect the more traditional style and reference materials used as outlined in *Figures 27 and 30*.**

1.21 The proportion, size, symmetry, profile, and rhythm of fenestration is also important. New development should reference and complement the existing fenestration in the village (especially within the Conservation Area) based on what is appropriate to the style of the building. In general, windows exist largely with a vertical emphasis and are also multi-paned.

1.22 Most older buildings exhibit flush sash windows, though there are examples of side-hung and top-hung casement windows as well. **Any new development should reference the traditional design of the windows that are found in the surrounding context.** Bay windows are uncommon, though they are present in multiple homes within the Conservation Area and are deemed acceptable if implemented sporadically (and particularly where flexibility may be required should the building be used as an active shop front). **Windows should also have some detailing in line with examples found in *Figures 27 and 30*, which could be done in a range of ways such as through the use of contrasting lintels and/or sills, decorative sides, or the use of deep reveals.**

1.23 Many newer homes use white PVC casement windows, which are not in fitting with the traditional style in the village. Timber, powder coated aluminium or plastic frames may be appropriate, but should be done with consideration for the historic character of the area. Some homes, particularly those developed around the 1980s, have used darker coloured timber on frames and doors, such as around Ham Meadows. It should be noted that the use of darker wood is, however, atypical and should be infrequently used in new developments. When used, the use of stone mullion window surrounds help soften the darker appearance and make these windows more appropriate.

Figure 31: Well-proportioned and placed sash windows that are slightly setback into the facade and feature glazing bars.

1.24 Most doors in the Conservation Area are made of wood and are often colourfully painted in a manner that is consistent with the colour of the window frames. Where suitable, this should be done in new developments.

1.25 Homes should include detailing on street-facing facades to minimise the bulk and scale of buildings and provide visual interest, such as with the use of decorative lintels and quoins. It is here in particular where the use of different types of brick, wood and local stone can complement each other. Cast-stone window surrounds are also a common theme across Marnhull that add visual interest to windows. **New development should reflect this material use around openings referring to the material palette in *Figures 27 and 28*.**

1.26 New developments should include locally distinctive detailing in the design of new development, drawing on examples outlined in the *Figure 27.* **Development involving multiple houses should ensure a variety of detailing is utilised across the development to add visual interest and avoid homogeneous building designs and forms.**

1.27 Dormers should only be integrated into areas where these are already an existing common feature. In less suitable areas it may be more fitting for a traditional conservation rooflight to be used to provide more daylight instead. These should be aligned to fenestration on the front facade and of a scale that is not overbearing to the roof. If dormers are permitted, they should follow one of two main forms that are present within the village. The first of which are those that are more 'gablets' where the window pokes through the eaves in a cottage style and the window is typically of a similar size to (or only slightly smaller than) those in the facade. Alternatively, dormers in grander homes are generally wholly within the roof (2.5 storeys) where the dormer is proportionally smaller than the windows below. **In these cases, dormers would also benefit from being placed closer to the eaves (rather than too far up the roof), and if this is not possible or the proportions cannot be achieved, then in-line / skylights should be used.**

Figure 32: Consistent line of dormers and addition of porches used to minimise the bulk and scale of buildings.

1.28 Porches are a prominent feature of historic buildings within the village and should be included in the majority of new dwellings. These should reference what is existing in neighbouring dwellings and what is outlined in *Figures 27 and 30***.** Most commonly, they are made of the corresponding material that matches the rest of the facade (so usually Marnhull Stone) and if large enough contain windows on either side. Otherwise, the porches are made from wood in a variety of styles ranging from arched roofs with wooden pillars to those with flatter roofs with frilled details.

1.29 Development should **ensure the roof design integrates with the surrounding development, with the scale and pitch referencing neighbouring dwellings with subtle variation amongst them**. Pitch is also related to roof material, i.e., thatched roofs are likely to have a steeper pitch than slate roofs. The roof pitch should be suitable to the roofing material. The larger, older properties tend to be the steepest, some with a roof pitch of around 60 degrees, which should be referenced in the design of new development. Of the more recent smaller homes, those with 1.5 storeys that feature two dormer windows tend to have roofs with pitches of around 45 degrees, whilst bungalows exhibit much more gentle pitches of around 30 degrees. For traditional buildings, creative solutions, such as panels that mimic slate roofs, should be considered so as to not compromise the character of the area. Refer to *section 3.5* for information concerning sustainable development.

1.30 The most common roof type in the village is gable (typically with the gable end perpendicular to the street), although more recently built homes do occasionally feature a hipped roof such as those to the north of Kentisworth Road. There are also a few examples of thatched roofs within the Conservation Area that are highly valued. **Future development should refer to the roof designs outlined in *Figures 27 and 28.*** Flat and mono-pitched roofs are not found within Marnhull and should not be used in new developments.

Figure 33: Positive example of a mix of brick and stone elements.

1.31 The roofline within the Conservation Area generally has a maximum height of 2.5 stories (two stories, but with three levels of living area; characterised by a pitch of around 60 degrees), with the exception of a handful of three storey buildings. **The majority of new homes should follow this precedent to preserve the roofline as seen from the surrounding landscape, with a maximum height of 2.5 stories and a pitch of around 60 degrees, with subtle variation amongst them.** This can be observed in the houses along Ham Meadows, where houses are gabled or cross-gabled with dormers adjoining the long sloping roofs. Additionally, **the roofline should have a consistent and rhythmic pattern of chimneys as is present throughout the Conservation Area which should be preserved.**

1.32 Avoid overly complex and unfitting roof designs by limiting the number of junctions, hips, valleys and dormers to what is observed in the vernacular features palette (*see Figures 27 and 28*) and to what is in line with neighbouring dwellings. **Such simple roof forms should be favoured, notwithstanding the addition of chimneys.**

1.33 The building mass of any new development should respect the existing surrounding context and not dominate the streetscene. **Building heights should vary from bungalows to 2.5 storeys depending on adjacent plots**. Developments should ensure that there is diversity and variety in scale and bulk informed by the architectural style. In this sense, grander building more akin to manor or farm houses would lend themselves more to 2.5 storeys and would typically be in larger, individual plots, whilst homes more reflective of the typical workers cottages should generally be 1.5 storeys or very modest 2 storey homes, and **should not be scaled up beyond these limits**.

Figure 34: Detailing such as the stone dressing encasing the windows references historic buildings within Marnhull

Figure 35: Positive example of how brick, wood and stone complement each other in a single building. This can be used to reduce the bulk of buildings,

1.34 Infill development can influence the layout, density, roofline and views, uniformity and cohesion of the village, and therefore must be designed with consideration to the surrounding context and the wider village setting. This is especially important for infill development that occurs within the Conservation Area where there are a high concentration of heritage assets. Good infill design can preserve the qualities of these assets and set a precedent for future development and existing housing to reference in newer parts of the village, leading to an overall stronger identity and quality of housing in Marnhull.

1.35 The density of any new infill development should reflect the character of the immediate area and location within the village. Currently there is a higher density of housing to the north of Crown Road, whilst higher densities along the main roads are restricted due to the villages linear settlement pattern.

1.36 Any new infill development should have regard for visual integration with neighbouring buildings by referring to the material and vernacular features palette outlined in *Figures 27-30*. It does not need to mimic the existing styles, but its scale, massing and layout need to complement the surrounding context.

01.RC.5 Extensions and additions

1.37 With regards to extensions, outbuildings and garages, modifications to existing buildings should preserve and, if possible, enhance the existing building's architectural style. In occasional cases, it may be appropriate for extensions to be stylistically different to create distinction from the original building and make it stand out.

Nonetheless, if there is a dominant feature of strong historical character on the original building, the addition should be more modest and accentuate this feature. **It is important to note that many household extensions are covered by permitted development and so do not require planning permission.** However, due consideration to the following guidance should be prioritised to ensure good design is implemented within the NA.

Figure 36: View of Salisbury Street field.

1.38 Extensions should be appropriate to the scale, massing and layout of the main building. Users should refer to The Town and Country Planning General Permitted Development for definitions and further clarification of permitted development rights[1].

The general dimensions of the extension should normally be less than the original building, which should remain as the dominant element of the property. **The original building should remain the dominant element of the property, in terms of scale and form**, regardless of the number of extensions. **Overly complicated extensions and associated roof forms that may overshadow the character of the original building should be avoided**.

1.39 Side extensions should be set back from the front of the main buildings and reflect the proportions and detailing of the original building. This is in order to make the addition subservient in status to the original building and also reduces the perceived overall mass of the building.

1.40 Dormer extensions should be in proportion and symmetrical to the existing roof and should be aligned with the building's existing windows below or centred in the middle of the roof.

Figure 37: Positive example of garage addition that refers to the colour palette of Marnhull but utilises the materials in an innovative manner.

Figure 38: Positive example of a modest side extension to a Victorian building located in Dorset.

1 Source: https://www.legislation.gov.uk/uksi/2015/596/contents/made

3.4 Enhancing the surrounding landscape and biodiversity

Marnhull is characterised by its rural environment and therefore has a strong relationship with its surrounding landscape. The theme of these codes is therefore to protect the surrounding landscape and open space from visually obtrusive development and to ensure that views into and out of the village, access points to the surrounding landscape and around the village, and vegetation within the area are maintained. These codes will also provide guidance on promoting local biodiversity.

The following guidance and codes (in **bold**) should be considered by development:

02.LB.1 Landscaping and biodiversity

2.1 Marnhull lies wholly within National Character Area (NCA) 133 - Blackmore Vale and Vale of Wardour[1] and more locally within the 'North Dorset Limestone Ridges' as outlined in the North Dorset Landscape Character Assessment (LCA)[2]. **Where landscaping is required as part of a development site, it should look to reinforce the landscape character through incorporating features such as: thick/ dense hedgerows, small broadleaved copses, views out to the countryside and important features of local interest, rural context of public rights of way**.

Further information on the landscape and heritage of Marnhull can be found in the Strategic Landscape and Heritage Study for North Dorset Area[3]. **Any new development that threatens the landscape character of Marnhull, including the physical and visual connection to the surrounding landscape, should be avoided.**

1 Source: https://publications.naturalengland.org.uk/publication/5858996464386048

2 Source: https://www.dorsetcouncil.gov.uk/documents/35024/395759/north-dorset-landscape-character-assessment.pdf/552b9f84-187d-1075-209d-8bdb2d434ce5

3 Source: https://www.dorsetcouncil.gov.uk/documents/35024/282495/North+Dorset+Larger+Villages+L+%26+H+Assessment+%28incl+M+St+A+update%29.pdf/0633a15b-488b-b462-e832-9fbc0bf36c55

Figure 39: View of thick hedgerows that line the landscape surrounding Marnhull.

Figure 40: Views include those of small copses and plantations in the landscape surrounding Marnhull.

2.2 Open space and gardens should be planted and designed with nature in mind, incorporating a range of small-scale biodiversity improvements which may include: nest boxes, bird feeders, bug hotels, hedgehog houses, bat boxes, log piles, pollinator nest sites and wildflower planting. **A range of these features should be standard for all development, especially for the preservation of local bird, bat and bee species.** These improvements should be carefully planned and should support native floral and fauna species. More information on features can be found in the LCA and landscape and heritage studies carried out by Dorset Council.

2.3 Landscape design should be layered (interspersed with a variety of species, sizes and flora) of native species suitable for the wildlife, soil conditions and climate. This would be especially beneficial to the environment and character of the area by planting denser copses of trees rather than individually lined rows. Hedgerow oak trees largely characterise the area, whilst willow and alder trees can be found along the many streams that traverse the landscape. **Development should avoid large areas of hard surfacing which are harmful to wildlife**.

2.4 Given the area is largely characterised by well maintained hedgerows and hedgerow trees, hedgerows should be incorporated into the new landscape design where possible, joining up with other hedgerows and wildlife corridors where possible.

In some cases it may be necessary to remove existing hedgerows to create points of access or to continue the more characteristic linear settlement pattern, in which case consideration should be given to their translocation or replacement elsewhere within the site. When planting new trees, canopy size should be considered in order to have the greatest positive impact, for example reducing the overall number of smaller trees and increasing the size of a single tree.

2.5 Consider how the development's layout can create wildlife corridors. For example, the layout of roads, aligning front, back and rear gardens, providing undisrupted gaps to the countryside and connecting green spaces through a green network. This should also include gaps in boundary treatments to allow hedgehogs and other small creatures to pass through.

Figure 41: Green verges can enhance the streetscene as well as provide additional opportunities for biodiversity efforts.

02.LB.2 Settlement edge, views and gateways

2.6 One area highlighted in the LCA where Marnhull could improve is with regards to better integrating the urban edge with the wider landscape. **Edge of settlement development should gradually transition to the surrounding landscape context by utilising comprehensive landscape buffering, or 'green curtains', implemented along the edge of new developments.** Abrupt edges to development with little vegetation or landscaping on the edge of the settlement should be avoided. Long rear gardens will be preferable in these areas. Within Marnhull village, careful consideration of landscape design should especially be taken with development occurring in the western section of the village, which sits slightly higher than the eastern section and has long views out over the Vale; namely along Ham Lane, Church Hill, Mill Lane, and the western end of New Street.

2.7 Where building elevations along the existing edge of the settlement are visible from the surrounding countryside, these should provide an attractive and positive frontage through the use of fenestration placement, materiality and sensitively designed extensions such as conservatories.

2.8 Ensure the scale and design of landscaping and boundary treatment, including landscape screening, is not visually intrusive to the surrounding landscape, such as by blocking views out of the village or by having hedgerow boundary treatments that infringe on the public realm and pose an issue for accessible active travel.

2.9 Maintain existing visual connections to the surrounding landscape and long views out of the settlement. Sightlines to built structures of visual importance should also be maintained, especially to the tower of the grade I listed St Gregory's Church, which is a landmark feature on the skyline when looking towards the village.

Figure 43: Edge of settlement development should gradually transition to the surrounding landscape by implementing green curtain landscaping techniques.

Figure 42: Long view into Marnhull with a view of the tower of the Church of St Gregory.

3.5 Sustainable development

The theme of this code is to promote sustainability practices with new development and existing dwellings in relation to the typical designs and materials that characterise the local context. This will also include guidance on flood mitigation practices.

The following guidance and codes (in **bold**) should be considered by development:

03.SD.1 Passive eco-design

3.1 The five principles central to Passivehaus design and construction, determining the energy efficiency of the buildings, are highly insulated envelopes, airtight construction, high performance glazing, thermal-bridge-free detailing and heat recovery ventilation, any external associated elements of the system should be designed in keeping with the property. **These principles should be incorporated at the early design stages of development and considered for future modifications to existing buildings.**

3.2 Minimal passive design actions that can be utilised to achieve energy efficiency include increasing glazing thickness, controlling daylight through louvres, blinds or porches and utilising natural shading and cooling such as through trees and shrubbery. These provide eco-design opportunities that can be utilised in the historical context with minimal impact on the visual streetscene.

3.3 The aspect and orientation of a building is crucial to eco-design techniques as it helps maximise solar gain. For that reason, one of the main glazed elevations should be within 30° due south to benefit from solar heat gain. Any north-facing facades might have a proportion of window to wall area that minimises heat loss on this cooler side. A recommended window to wall ratio is between 15 and 40 percent, although this should be adjusted so as to remain fitting within the surrounding historical context.

Figure 44: Planting trees to provide passive shading and cooling.

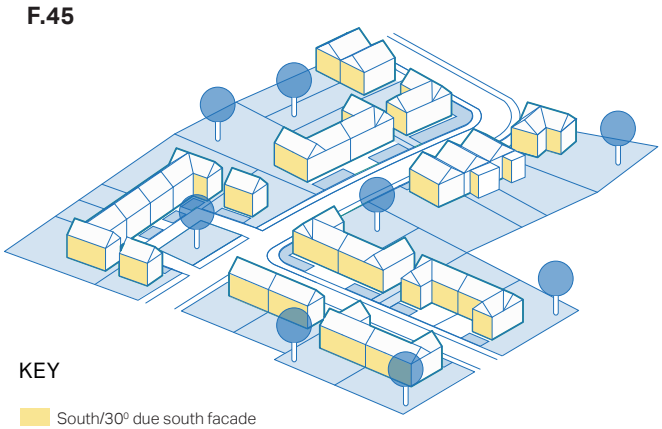


Figure 45: Orientation of development to make best use of passive solar gain.

03.SD.2 New and retrofit eco-housing

3.4 By default, any new development should adopt a 'fabric first' approach, in line with the government's emerging Future Homes Standard, to attain higher standards of insulation and energy conservation. The retrofitting of existing buildings with eco-design solutions should also be encouraged, such as triple glazed window and smart meter installation, which can be incorporated into traditional dwellings without altering or disrupting the exterior of the buildings, and thus retaining their character. Refer to *Figure 48* for illustrated eco-design principles.

3.5 Solar panel integration should be designed from the outset and fitted on all new builds. Every attempt should be made to design and orient the roof so that it is of an alignment that allows for the fitting of solar panels. This applies to all future dwellings whether solar panels are initially proposed or not to allow for retrospective implementation. For traditional buildings, creative solutions, such as in *Figures 46 & 47*, should be sought so as to not disrupt its character.

3.6 Ventilation with heat recovery, solar panels and ground and air source heat pumps must all be considered alongside smart meters at the early design stages of all new development.

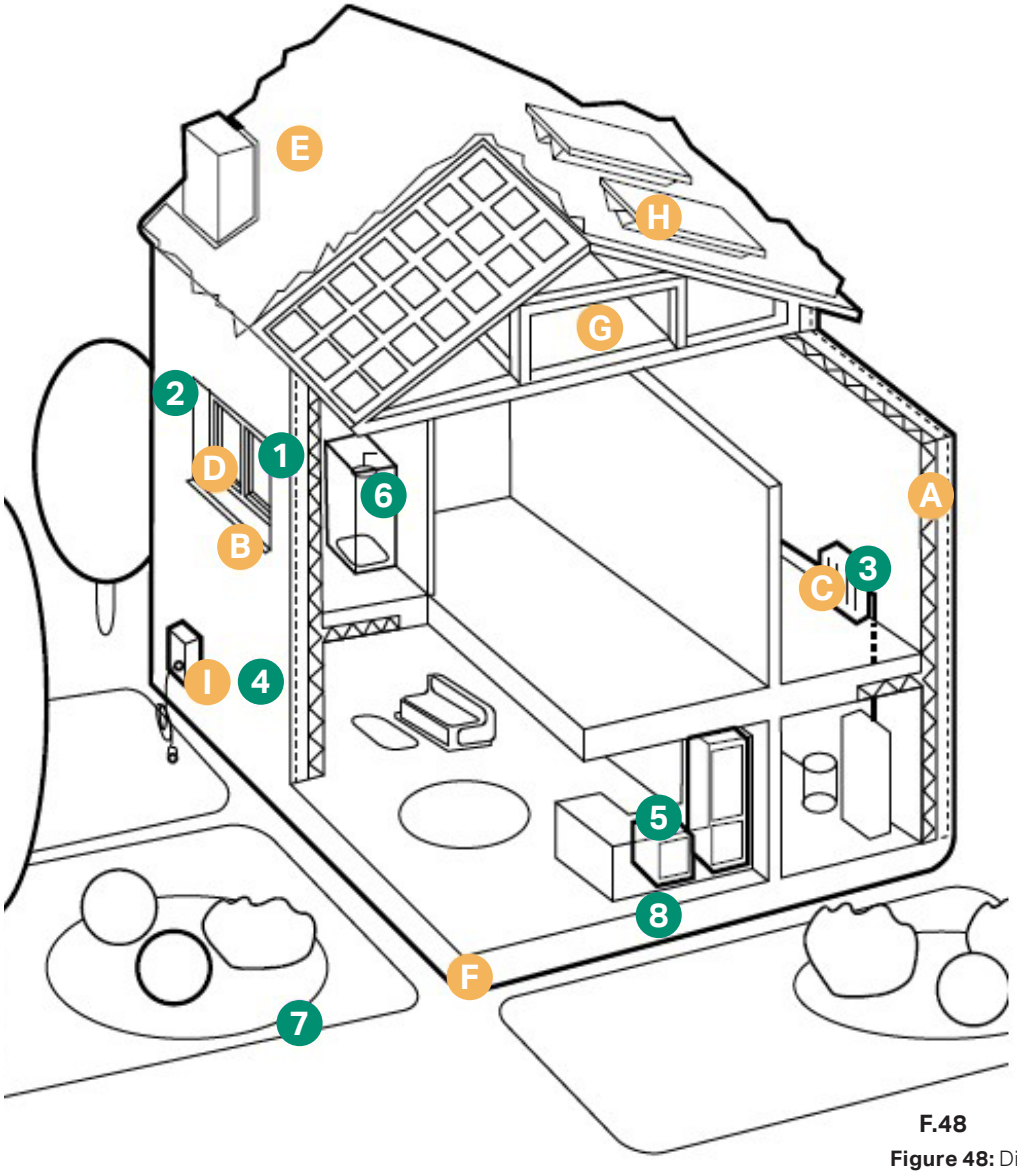
3.7 Mounted charging points and associated services should be integrated into the design of any new developments, if possible. These should be unobtrusive to the character of the Conservation Area and placed discretely to the rear and side of the plot and within garages or car ports where possible.

3.8 Reusing building materials such as bricks, tiles, slates or large timbers all help achieve a more sustainable approach to design and construction. Recycling and reuse of materials can help to minimise the extraction of raw materials and the use of energy in production and transportation.

Figure 46: Solar panels should be placed discretely so as to not have a negative impact on the streetscene within historic areas.

Figure 47: Solar panels should be integrated into the design of buildings from the outset. This example of a new home in a Conservation Area shows how the panels can mimic the appearance of traditional slate roofs.

New and retrofit eco-housing strategies



F.48

Additional features for new build homes

- **A** **High levels of airtightness**
- **B** **Triple glazed windows and external shading** especially on south and west faces
- **C** **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest
- **D** **More fresh air** with mechanical ventilation and heat recovery, and passive cooling
- **E** **Water management and cooling** green roofs, rainwater harvesting and reflective walls
- **F** **Flood resilience and resistance** e.g. raised floors and greening your garden
- **G** **Construction and site planning** timber frames, sustainable transport options (such as cycling)
- **H** **Solar panel**
- **I** **Electric car charging point**

Existing home retrofits

- **1** **Insulation** in lofts and walls (cavity and solid)
- **2** **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)
- **3** **Low- carbon heating** with heat pumps or connections to district heat network
- **4** **Draught proofing** of floors, windows and doors
- **5** **Highly energy-efficient appliances** (e.g. A++ and A+++ rating)
- **6** **Highly water-efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
- **7** **Green space (e.g. gardens and trees)** to help reduce the risks and impacts of flooding and overheating
- **8** **Flood resilience and resistance** with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Figure 48: Diagram showing low-carbon homes in both existing homes and new builds.

03.SD.3 SUDs and surface water management

3.9 SuDS schemes aim to make the most efficient use of natural water resources. Typically, the most sustainable solutions incorporate surface water and rainwater harvesting systems, as these can reduce the pressure on the available water sources. **SuDS should be designed sensitively to augment the landscape and provide biodiversity benefits**.

3.10 New housing should demonstrate how rainwater will be stored and reused as grey water to reduce demand on main supplies, for example through water heating through underground pumps.

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

3.12 Improve water quality via filtration to minimise the risk of environmental contamination. Vegetated SuDS are very effective, using natural processes whilst increasing biodiversity.

3.13 Permeable surfaces offer a solution to maintain soil permeability while performing the function of conventional paving and should be used for driveways, parking spaces and footways. **Permeable hard surfaces should be imperative on all new developments**. Regulations, standards, and guidelines relevant to permeable paving and sustainable drainage are listed below:

a. Sustainable Drainage Systems - non-statutory technical standards for sustainable drainage systems;

b. The SuDS Manual (C753); and

c. Guidance on the Permeable Surfacing of Front Gardens.

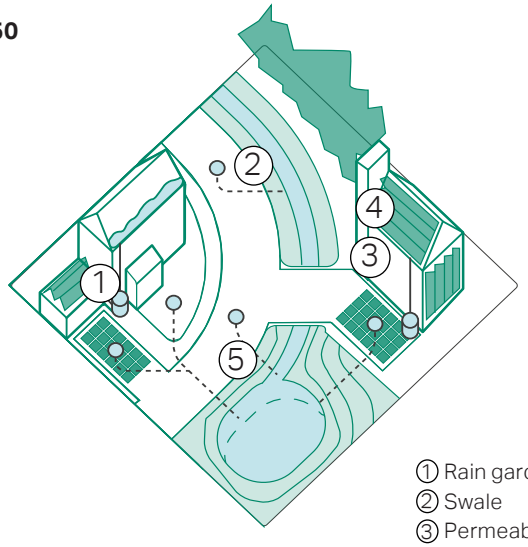
a. https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf

b. http://www.scotsnet.org.uk/documents/NRDG/CIRIA-report- C753-the-SuDS-manual-v6.pdf

c. https://www.gov.uk/government/publications/permeablesurfacing- of-front-gardens-guidance/guidance-on-thepermeable-surfacing-of-front-gardens

Figure 49: Pourous and permeable paving is an effective drainage solution and adds to a rural character.

F.50



① Rain garden
② Swale
③ Permeable paving
④ Green roof
⑤ Attenuation basin

Figure 50: Diagram showing the best use of harvesting water systems, rain garden, swales, permeable paving and green roofs.

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