

STISTED
Design Guide

This report has been produced by AR Urbanism on behalf of Stisted Parish Council, to support the production of the Stisted Neighbourhood Plan

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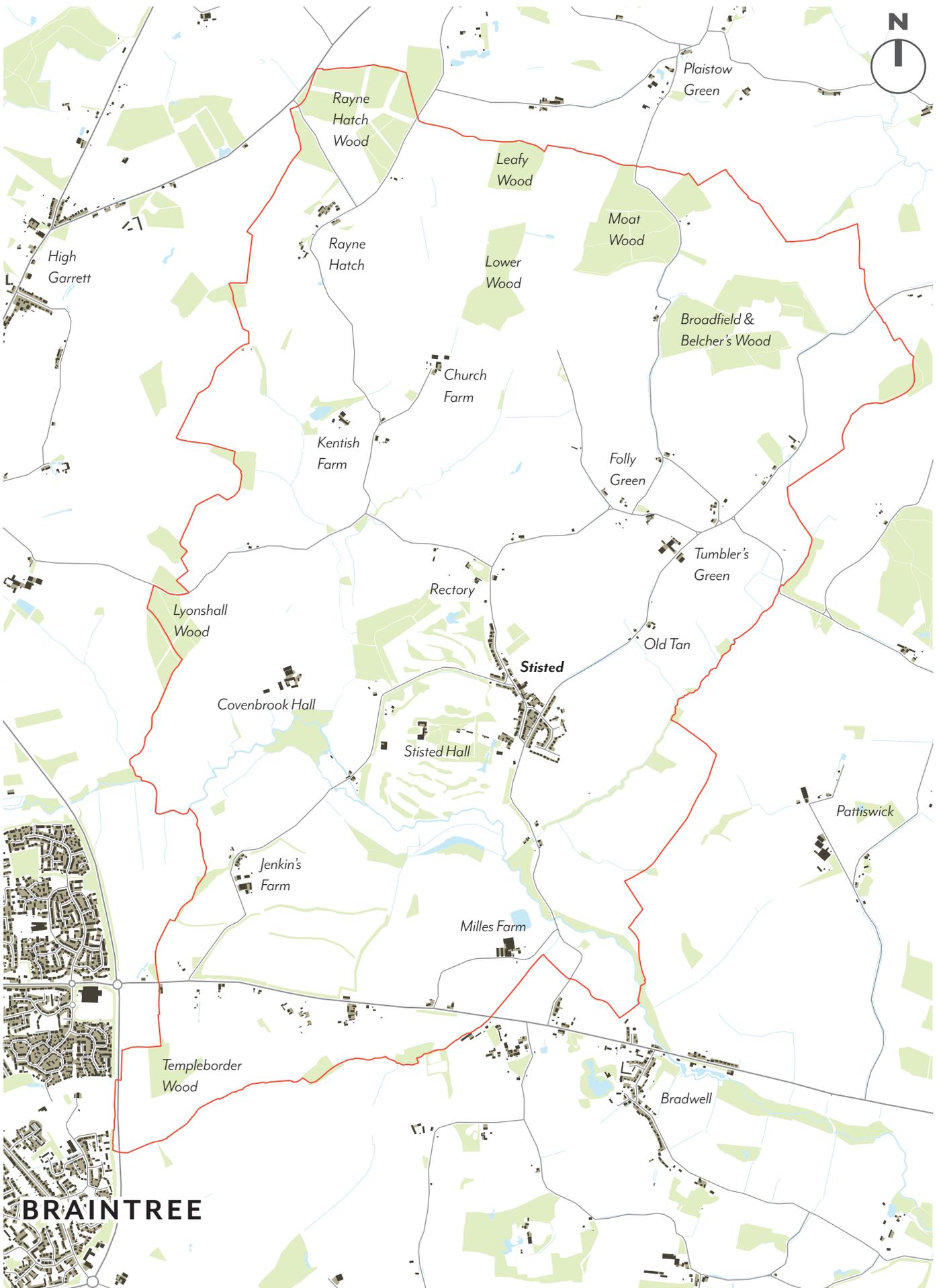


Figure 1: Stisted Parish, 1:25000

Introduction

Preface

This Stisted Design Guide has been prepared by AR Urbanism to support the production of the Neighbourhood Plan which is led by Stisted Parish Council. The designated Neighbourhood Plan area encompasses the whole of the Parish of Stisted, which is a large rural area in Braintree District Council, to the north-east of Braintree. The Neighbourhood Area was designated on the 20th of November 2017.

Stisted Parish contains the village of Stisted, with a range of smaller hamlets and farms. The landscape is agricultural with significant woodlands. The River Blackwater runs through the parish, served by the Coven Brook which runs north-south through the parish. These rivers and brooks are responsible for much of the landscape character of the parish.

The nearby town of Braintree is a significant settlement serving a wide area of mid-Essex. Braintree provides numerous services for Stisted, and hosts its nearest train station. The A120, connecting Braintree to the A12, runs through the south of parish.

The Design Guide has been based on a substantial assessment of Stisted in terms of its architecture, townscape and landscape character, which has been collected within the separate reports: 'Stisted Design Guide - Baseline Assessment' by AR Urbanism, and the 'Landscape Assessment Study' by Liz Lake Associates. Assessments have also included a review of planning applications within the village, as well as a understanding of the heritage and development of Stisted over time. The Design Guidance itself has been developed in close consultation with the Stisted Parish Council Neighbourhood Plan Group.

Purpose and Status

The Stisted Design Guide forms part of the Stisted Neighbourhood Plan, and therefore forms a non-strategic policy in promoting well-designed places and development within Stisted. The Stisted Design Guide sets out the general design principles and standards that development within the Parish of Stisted should follow. ***It is expected that all proposals for development within Stisted Parish would follow guidance included within the Design Guide.***

The Design Guidance follows and reinforces the existing and emerging policies of the Local Development Plan, as well as integrate national policy and guidance. The National Planning Policy Framework (NPPF)¹, which sets the over-riding planning policy for England, clearly states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and that way it functions, taking into account any local design guides (paragraph 130).

The Design Guide is applicable to the whole of the parish, but much of the guidance focuses on the village of Stisted itself as the most likely location for development pressure. This recognises the NPPF presumption in favour of sustainable development, and Braintree's own policies on preferred locations for development and the protection of existing countryside.

The Design Guide has been initially developed with representatives of the local community to ensure guidance reflects local aspirations (as per the requirements of the NPPF paragraph 125). The Design Guide itself is subject to change following more extensive community consultation on the guidance as part of the wider consultation on the draft Stisted Neighbourhood Plan.

Key:-

 Parish Boundary

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>



Figure 2: Stisted, 1898 - NTS

How to Use the Design Guide

The Design Guide has been designed as a simple and accessible document, intended for use by:

- **Developers and applicants**, by providing clear guidance on how proposals can best achieve planning by demonstrating clear expectations and local aspirations in regard to design that is grounded in an understanding and evaluation of Stisted's defining characteristics;
- **Stisted Parish Council**, in their role as a statutory consultee for planning applications in the parish, by providing guidance in which to assess proposals against to best promote development that is contextually sensitive and appropriate to Stisted;
- **The Stisted community**, in outlining clear parameters for good design and place-making to help inform responses to consultations on local planning applications;
- **Braintree Council Officers and Members**, in their role as the statutory planning authority for Stisted, by providing guidance in which to assess proposals against National Planning Policy and Local Development Plan expectations.

As a Design Guide, this document provides general guidance on what constitutes acceptable design within Stisted Parish. As part of emerging Neighbourhood Plan, Braintree Council and Stisted Parish Council will expect proposals within Stisted to consider, respect and follow the design guidance contained herein. Where this is not possible, a clear justification should be provided at application stage that demonstrates how the overarching vision and objectives of the design guide can be met by other means.

Structure of Design Guide

The Stisted Design Guide is informed by the '10 characteristics of well-designed places' as specified in the National Design Guide¹, while considering the unique character of Stisted itself. Framing the Design Guide is an initial understanding of **Context**, with concluding assessment of **Issues & Opportunities** facing the parish, which summarises the separate Baseline Report prepared to support the Design Guide.

Informing the aspiration and direction of the design guidance is the **Vision** for Stisted which has been developed by Stisted Parish Council to inform the development of the Neighbourhood Plan generally.

The **Design Guidance** is structured around 9 distinct themes and provides guidance as to what would constitute best-practice in contextually sensitive development within Stisted. These themes are:

- Context & Integration;
- Heritage & Character;
- Nature;
- Public Space & Amenity;
- Streets & Movement;
- Place-making;
- Homes & Building;
- Materials & Details;
- Sustainability & Lifespan.

Within these themes, precedent projects have been included to help illustrate specific aspects of exemplary development that would be appropriate to Stisted, such as the integration of new green spaces etc. These projects should not be interpreted as contextually relevant to Stisted in all aspects of their design, but nevertheless do represent established best-practice in architecture and development.

¹ <https://www.gov.uk/government/publications/national-design-guide>



COVEN BROOK

COVENBROOK FARM

KING'S LANE

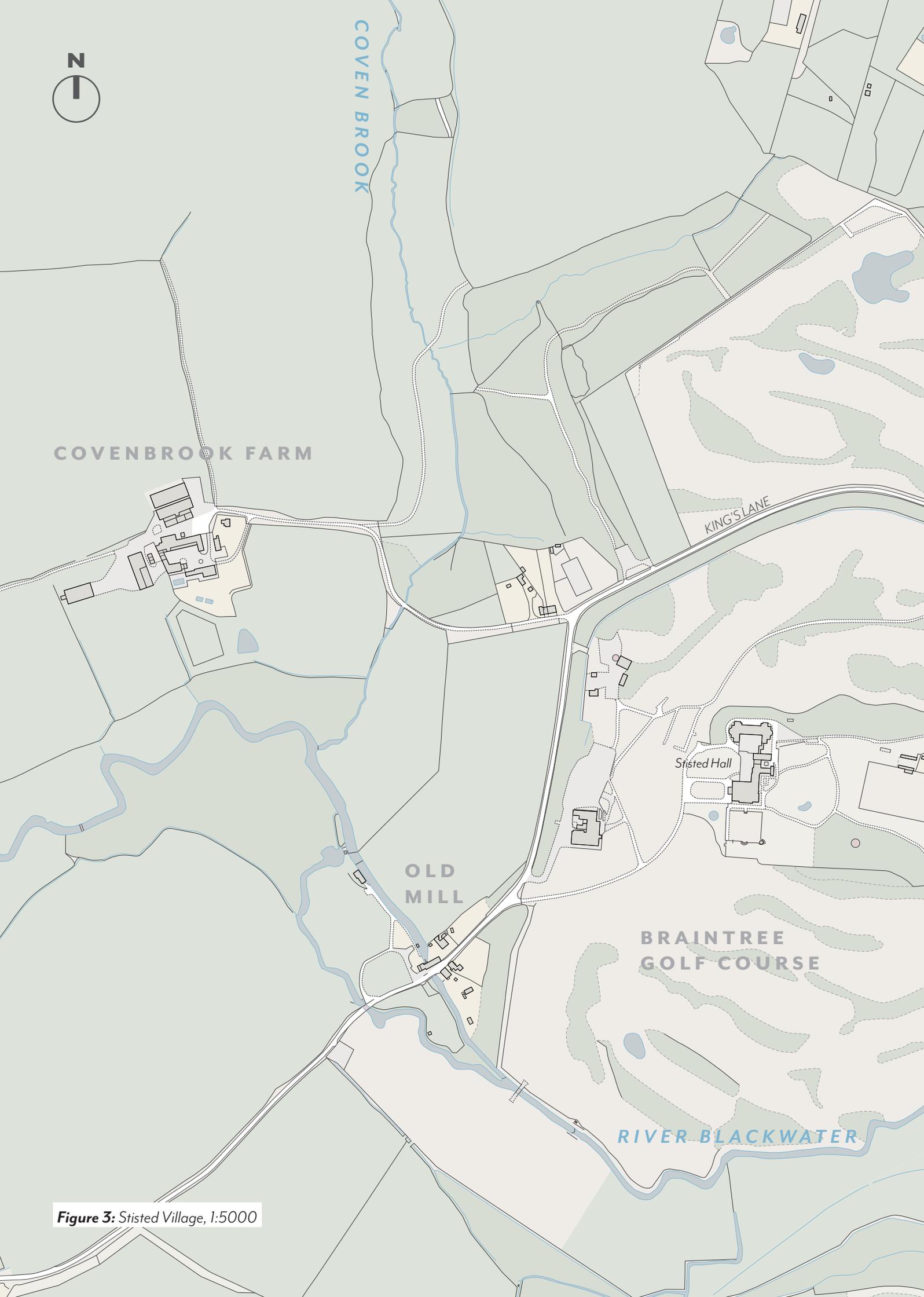
Stisted Hall

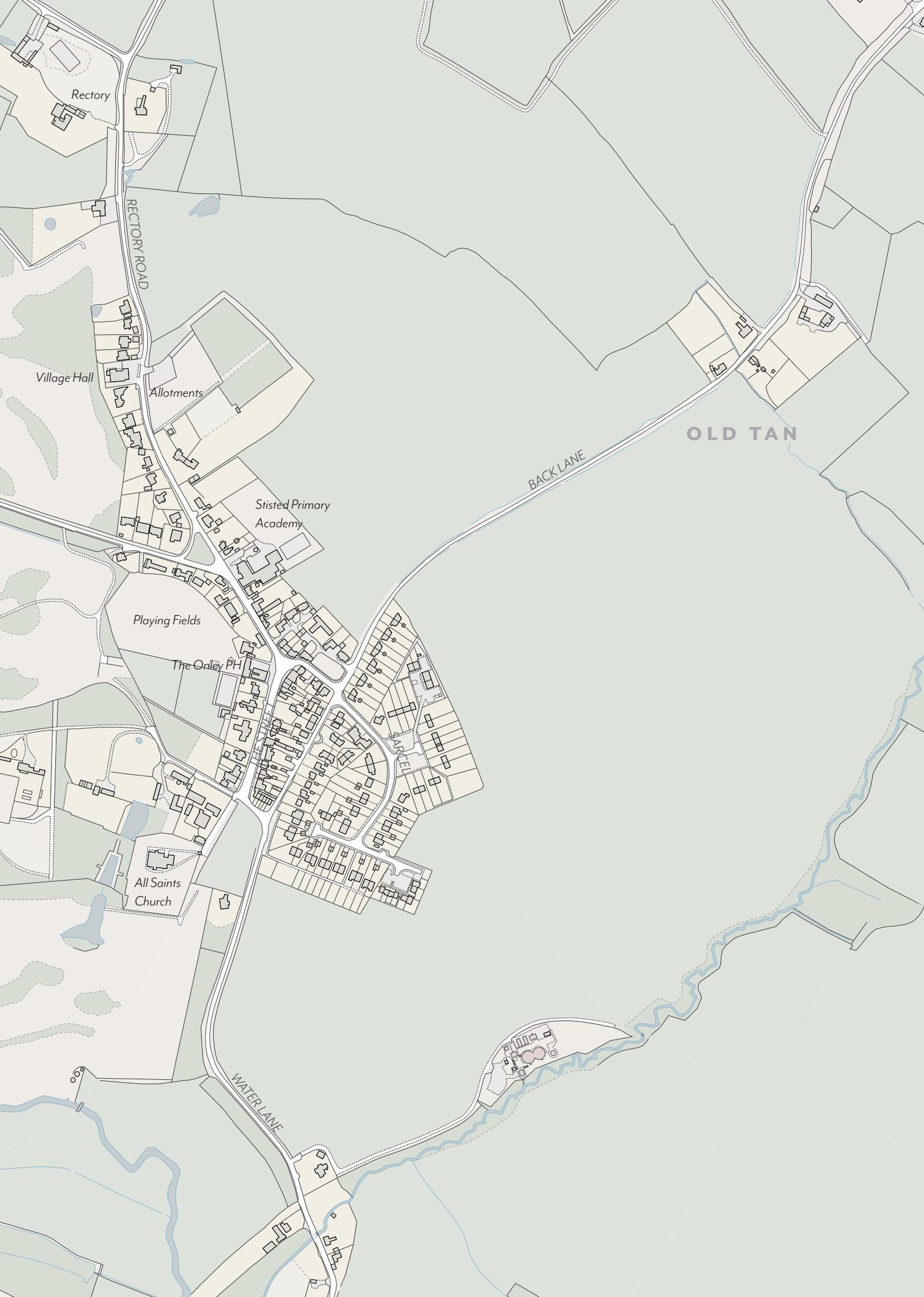
OLD MILL

BRAINTREE GOLF COURSE

RIVER BLACKWATER

Figure 3: Stisted Village, 1:5000





Rectory

RECTORY ROAD

Village Hall

Allotments

Stisted Primary Academy

Playing Fields

The Only PH

All Saints Church

BACK LANE

OLD TAN

WATER LANE



Figure 4: Structure of Stisted, 1:5000

Context

A Rural Parish

Stisted is a beautiful and historic parish and village nestled within the Essex countryside. Accessed through tree-lined country lanes, its tranquil atmosphere belies its proximity to the larger town of Braintree (only a 10 minute drive away). The village sits upon a slight hill, its landscape sculpted by the River Blackwater which runs along its southern extent.

Stisted village sits adjacent to the parkland of Stisted Hall, which has been transformed into the Braintree Golf Club. The village arrangements follow numerous examples of land estates, with a small hamlet on the outskirts of a landscaped parkland supporting the functions of the landed estate. The historic core of the village is concentrated along the Street and around All Saint's Church which acts as the boundary between the former Stisted Hall parkland and the village proper.

Stisted has a rich architectural legacy, through the patronage of former lord of Stisted Hall, Onley Savill-Onley, who commissioned a range of buildings in the village, as well as the restoration and expansion of the church. His architectural legacy can be seen in a series of flint buildings as well as numerous half-timbered houses, many with extravagant and ornamental brick stacks in a neo-Tudor style. These buildings bring much of the character of Stisted and are a key distinguishing feature of this village.

While the main village is small and compact, it exists within a constellation of smaller satellite building groups around. This includes Old Tan to east, the former Rectory to the north, and the Old Mill along the River Blackwater at the south-western corner of Stisted Hall.

The village's services include the Montefiore Institute, which includes a community run shop, the Onley pub, a primary school, and a well used village hall with a large space for events. Opposite the village hall is a community orchard and allotments.

A portrait of the residents of Stisted, taken on the occasion of the millennium on the village green



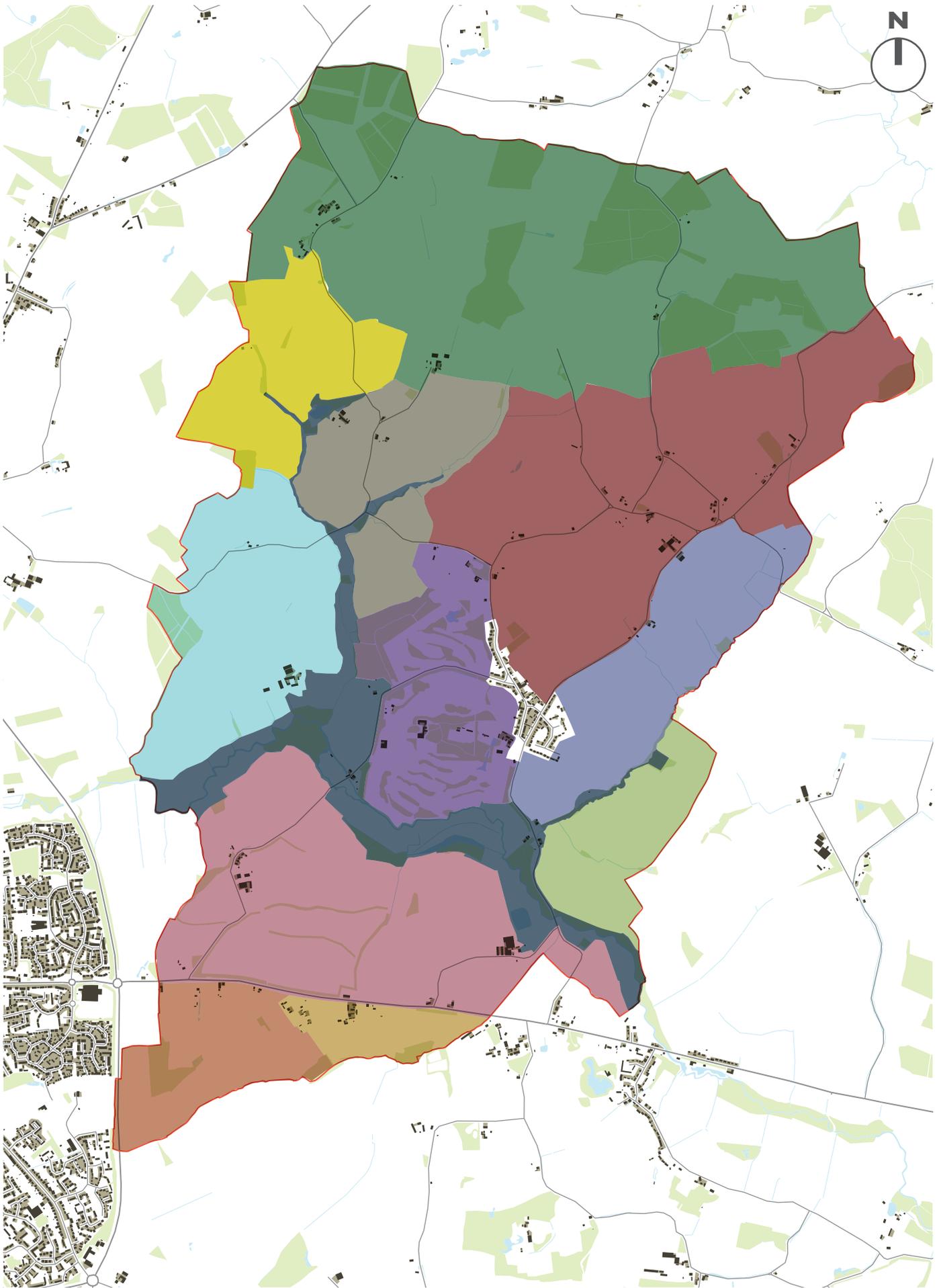


Figure 5: Local Landscape Character Areas (as per Landscape Assessment Study, Liz Lake Associates, 2020), 1:5000

Landscape Character

The landscape of Stisted has been assessed as part of the Landscape Assessment Study, by Liz Lake Associates, 2020. The following reproduces and summarises the Study.

Stisted Parish has a strongly undeveloped, rural character dominated by productive arable farmland contained into ancient field patterns by hedgerows and trees. Scattered woodland blocks of various sizes provide a contrast in the landscape. Areas of ancient and semi-natural woodland copse lie predominantly in the northern area of the Parish and provide a backdrop to expansive views. The Parish inhabits the Blackwater Valley floor slopes and surrounding plateaus. Views across the Blackwater valley provide attractive panoramic views across the countryside, which contrast with the enclosed views within the valley bottom.

The rural landscape provides the setting for the nucleated village of Stisted. The historic settlement pattern, originally clustered around the Parish Church and Village Green, has altered as the village has extended both northwards along Rectory Road and to the east of Back Lane. The historic settlement pattern survives fairly well with halls and farmsteads dispersed throughout the landscape. The landscape's agricultural use also contributes towards its special qualities.

The Landscape Character Assessment found that there are 12 Local Parish Landscape Character Areas with common characteristics within Stisted Parish. The areas are broadly

Key:-

	LPLCA 1 - Rayne Hatch Wooded Farmland Plateau
	LPLCA 2 - Blackwater Tributary Valley Farmland
	LPLCA 3 - Blackwater Tributary Valley Farmland
	LPLCA 4 - Lordsland Plate Farmland
	LPLCA 5 - Blackwater Valley Sloping Farmland
	LPLCA 6 - Historic Parkland
	LPLCA 7 - Open Sloping Farmland
	LPLCA 8 - Blackwater River Corridor
	LPLCA 9 - Blackwater Valley Sloping Farmland
	LPLCA 10 - Open Sloping Farmland
	LPLCA 11 - Baytree Farmland Plateau
	LPLCA 12 - Baytree Farm Nurseries

defined as being plateau or valley landscapes due to the topographical differences within the project area. The landscape and visual character of Stisted has been assessed to have a high overall landscape sensitivity in most areas where a policy of enhancing and reinforcing the rural and undeveloped character of the landscape is required.

The Landscape Character Assessment outlines a range of general landscaping design guidelines, applicable to all areas:

- Conserve and protect the rural and undeveloped character of the landscape within Stisted Parish;
- Conserve the strongly nucleated character of Stisted Village by encouraging new development to take place within the existing settlement boundary where possible;
- Any development on the edge or approaches to the village needs to protect important views to the village and its rural landscape setting;
- Explore possible opportunities to improve some existing visually poor urban edges;
- Provide traditional locally sensitive boundary treatments, to integrate potential development into the local context;
- Protect the traditional dispersed rural settlement pattern;
- Conserve and enhance the historic field patterns and existing hedgerows;
- Protect small pastoral fields, paddocks and meadows associated with peripheral farmsteads;
- Small scale development should be carefully sited in relation to existing farm buildings;
- Consider cumulative effects of developments on landscape character and visual amenity;
- Consider the vulnerability of the visually prominent valley landscapes to insensitive development;
- Consider the visual impact of new residential development upon the farmland plateau, utilising existing or new native buffer planting as a screen.

Village Character

Although Stisted is a relatively small village, it does exhibit particular areas of character that reflect the historic development and growth of the settlement, with subsequent changes in architectural language. Three distinct areas have been identified, that includes the historic core of the village (along the Street), the post-war housing development around Sarcel, and the legacy of ribbon development north of the village green along Rectory Road.

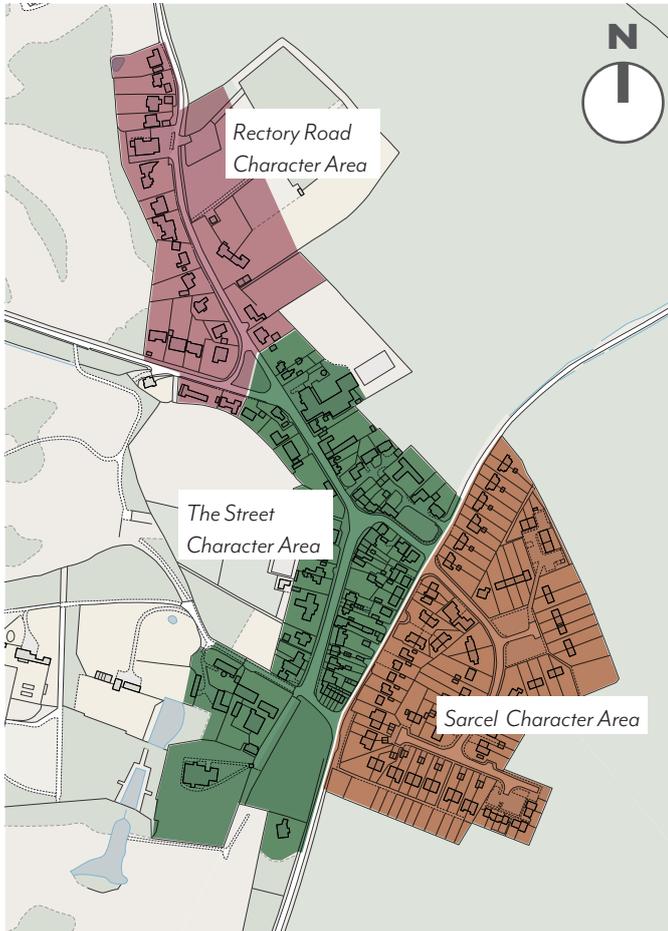


Figure 6: Village Character Areas, NTS

The Street Character Area

The oldest part of Stisted and forming the historic core of the village. It sits within the Conservation Area around the Street, from the Chicken Meadow by All Saint's Church up to the Village Green. Development is structured around the eastern boundary of Stisted Hall park land, and is characterised by:

- Landmark of All Saint's Church, set around visually important open space of the Chicken Meadow;
- Numerous heritage buildings, many of characteristic flint or half-timbering with ornamental chimneys representing the architectural legacy of Onley Savill-Onley;
- Traditional building forms, between 2 to 2.5 storeys tall including pitched roofs, dormer windows and jettying;
- Organic building line with a variety of approaches including back of pavement frontage, attractive front gardens, and set-backs;
- Contemporary development of Brickwall Farm follows pattern of traditional building forms;
- Several community and non-residential uses, including the Church, Primary School, Montefiore Institute, Playing Fields and the Onley PH;
- Most properties are served by unallocated street parking.

The Street, looking north-east



Sarcel Character Area

The Sarcel area was developed between 1930s and 1980s, along Back Lane. Sarcel represents a significant expansions of the village itself, almost doubling its former size. Key characteristics include:

- Detached and semi-detached buildings between 1 and 2 storeys set back from streets;
- Few common modern house designs that contrast with buildings in the adjacent historic core;
- New developments in the past few years have intensified and expanded Sarcel through infill and extensions;
- Development presents a varied edge to surrounding landscape, mostly defined by back gardens, but with some rights of way and paths providing access to the countryside;
- Significant extensions and alterations to existing buildings have contributed to variation in the appearance of the character area;
- Lower density development with larger front gardens and significant landscaping have contribute to a sense of openness within Sarcel;
- While some properties have off-street dedicated parking, most are accommodated by unallocated street parking.

Sarcel, looking north-east © Derek Pryke



Rectory Road Character Area

The settlement along Rectory Road is fragmented and represents an incremental process of ribbon development over many years. This includes the subdivision and infill of larger housing plots and has been the subject of recent proposals for development. Key characteristics include:

- Mostly detached buildings set back from the road in private plots of varying size and shape;
- Weak adherence of buildings to a regular building line;
- Buildings range in size from 1-storey bungalows to larger executive homes;
- Development pressures along Rectory Road focus on development by subdivision of existing plots, or infill of 'gaps' between existing buildings;
- Edges to development from the road are softened by substantial green buffers and front gardens;
- Large back gardens provide green edges to surrounding landscape;
- Parking is accommodated on individual plots, off-street;
- The Village Hall forms a focus for community uses, including allotments, Rolfe's Land Nature Reserve and Community Wild Life Pond adjacent.

Rectory Road, looking north



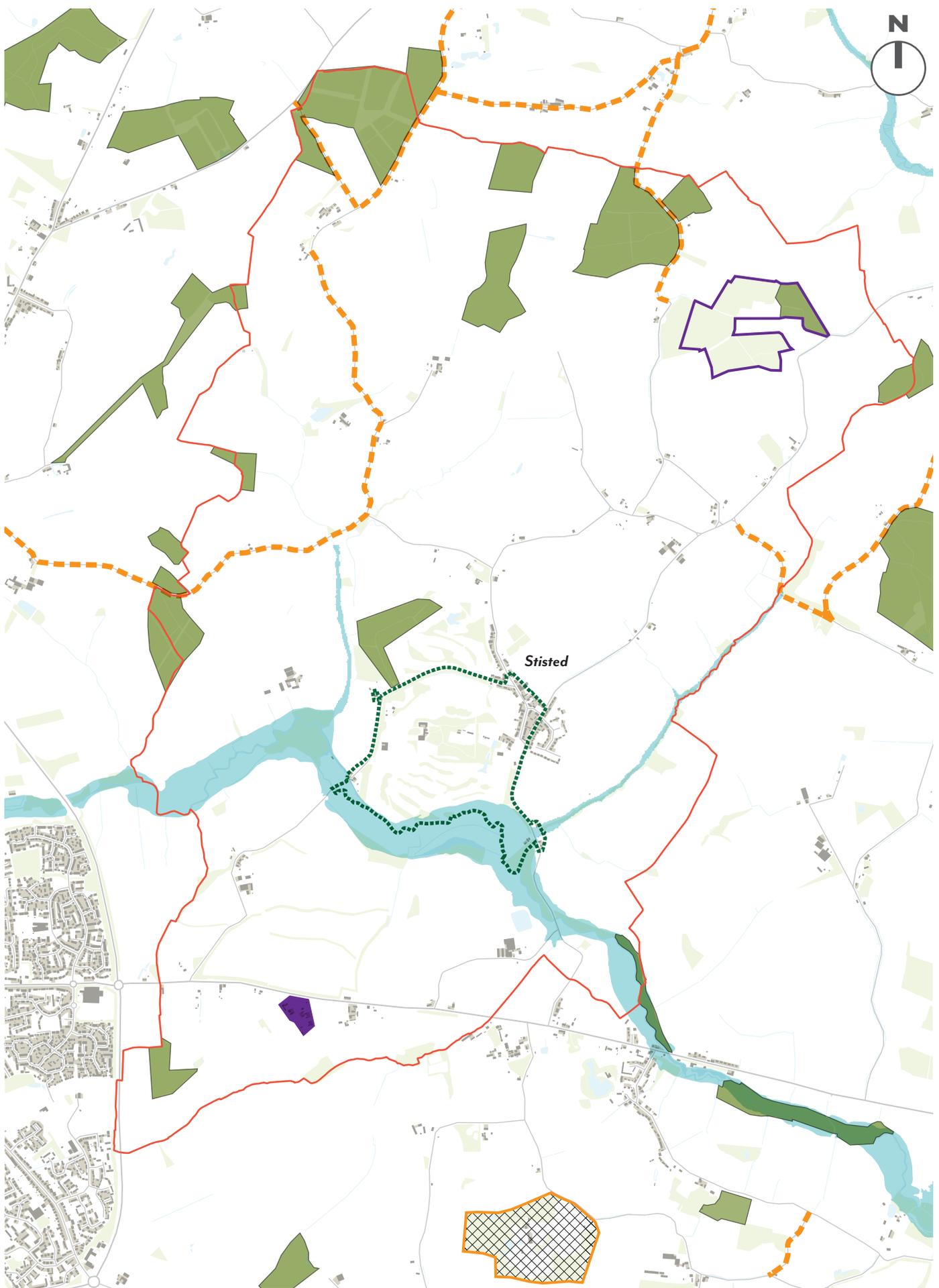


Figure 7: Stisted Parish Policy Map (abridged), according to Publication Draft Local Plan - Section 2 - 1:25000

Local Planning Context

The Local Plan 2013-2033 is a document in 2 sections which will include all major planning policy for Braintree District. Once adopted it will replace both the Core Strategy (2011) and the Local Plan Review (2005). Both Sections were submitted to the Planning Inspectorate in 2017.

Section 1 is a strategic plan for North Essex. It was adopted by Braintree District Council in February 2021. It is shared with Colchester and Tendring Councils and covers all three authorities. Section 1 has replaced a number of the strategic policies contained within the Braintree District Core Strategy, adopted in 2011. Section 2 contains policies, maps and sites for development, housing, employment, regeneration within Braintree District Council. Section 2 examination is taking place in summer 2021.

The Braintree District Local Plan Review (2005) and Core Strategy (2011) will both be replaced in full on the formal adoption of Section 2 of Local Plan - which contains further specific local policies and proposals applicable to the Braintree District only.

Local Plan 2013-2033: Section 1 (2021)

Section 1 (adopted) of the emerging Local Plan 2013-2033 contains some policies of relevance to general development design in Stisted. This is primarily captured in *Policy SP 7: Place Shaping Principles* (p.44) which requires that 'all new development must meet high standards of urban and architectural quality' and highlights the role of design guidance documents, prepared in consultation with stakeholders, as a means to support this objective.

Key:-

-  Parish Boundary
-  Conservation Area
-  Flood Risk Zones 2-3
-  Local Wildlife Site
-  SSSI
-  Historic Park or Garden
-  Proposed Gypsy/Travellers Site
-  Protected Lanes

Local Plan 2013-2033: Section 2 (Draft)

Section 2 of the emerging Local Plan 2013-2033 has been submitted to the Planning Inspectorate on the 9th October 2017 along with minor modifications made post consultation. Section 2 is yet to be formally adopted but is at an advanced stage so should be given weight in decision-making, subject to their stage of preparation, the extent which there are unresolved objections to relevant policies, and their degree of consistency with the policies of the National Planning Policy Framework. All policy maps for Stisted included within the Design Guide are based on those prepared for Local Plan 2013-2033: Section 2 (specifically the Policy Map Inset 58 for Stisted).

Within the emerging policy, Stisted is designated as a 'third tier' village where 'when considering the tests of sustainable development, these will not normally be met by development within a third tier village'. In terms of design, several emerging policies have particular relevance to Stisted and its emerging Neighbourhood Plan. The following captures key policies relating to design that has informed the content and approach of the Stisted Design Guide. These include:

- *Policy LPP 1: Development Boundaries*
- *Policies LPP 8-9: Rural Enterprise & Tourist Development*
- *Policies LPP 33-43: Housing*
- *Policies LPP 44-46: Transport and Infrastructure*
- *Policies LPP 50-51: Creating Better Places*
- *Policies LPP 53-54: Healthy and Active District*
- *Policy LPP 55: Layout and Design of Development*
- *Policy LPP 56-62: Conservation Areas & Heritage Assets*
- *Policies LPP 64-66: Community Facilities*
- *Policies LPP 67-72: Natural Environment & Green Infrastructure*
- *Policy LPP 75 & 77: Renewable energy*
- *Policies LPP 78-80: Flood Risk & Surface Water Drainage*
- *Policy LPP 81: External Lighting*

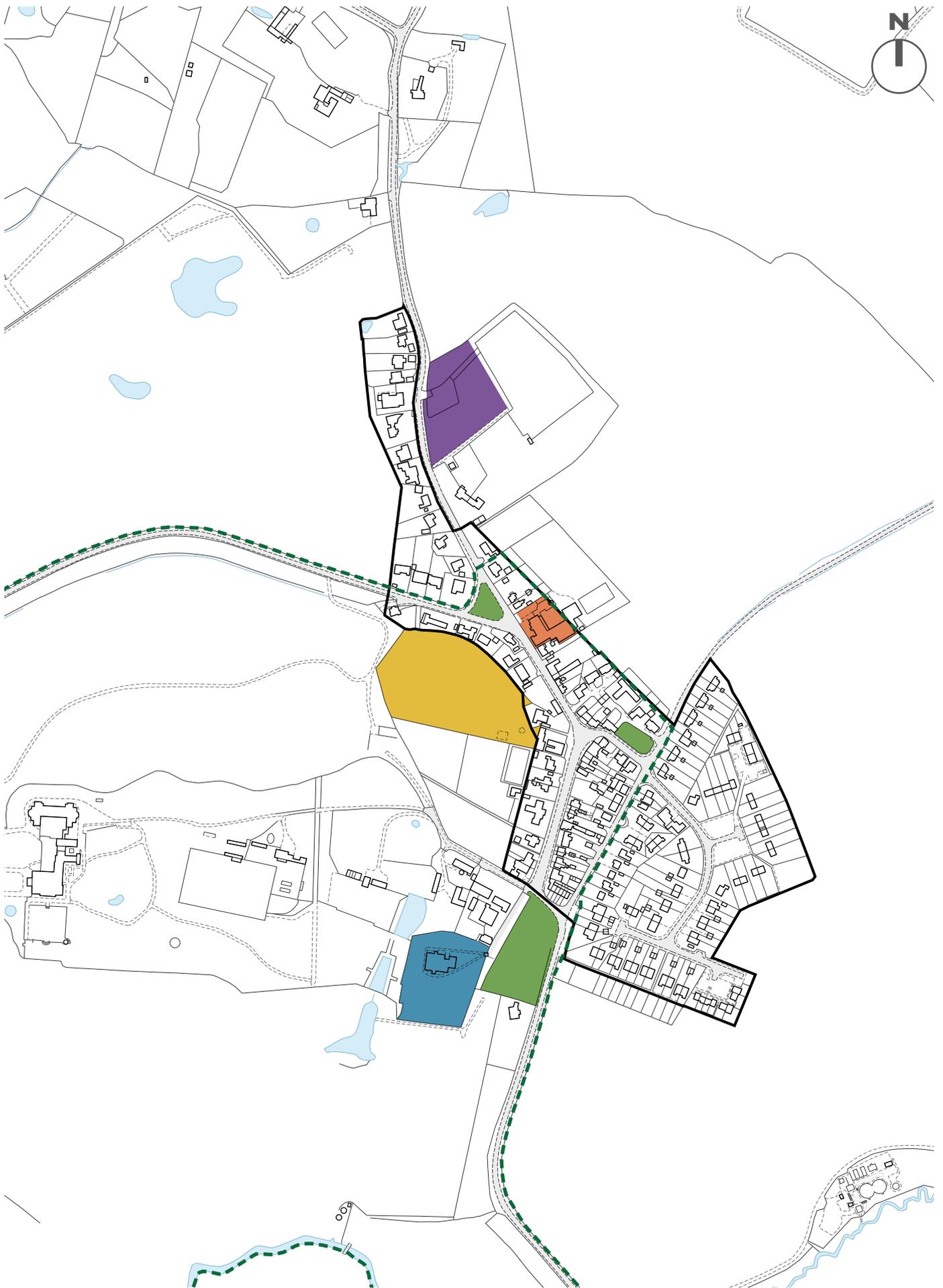


Figure 8: Stisted Policy Map (detailed), according to Publication Draft Local Plan - Section 2 - 1:5000

Existing Core Strategy (2011)

The existing Braintree Local Development Framework Core Strategy provides policies for Braintree District through the period 2011-2026.

Several of the core strategy policies have particular relevance to Stisted and its emerging Neighbourhood Plan. The following captures key policies with particular relevance to Stisted and must be consulted when developing applications:

- *Policy CS1: Housing Provision and Delivery*
- *Policy CS2: Affordable Housing*
- *Policy CS5: The Countryside*
- *Policy CS7: Promoting Accessibility for All*
- *Policy CS8: Natural Environment and Biodiversity*
- *Policy CS9: Built and Historic Environment*
- *CS10: Provision for Open Space, Sport and Recreation*

Relevant SPDs

In addition to the existing Core Strategy, there exist a number of SPDs that form an additional part of Braintree's Local Plan. Several of these have relevance to design guidance for Stisted, including:

- External Artificial Lighting SPD
- Open Space SPD
- Parking Standards Design and Good Practice
- Essex Design Guide

Of these SPDs, the Essex Design Guide provides the most detailed and general design guidance for development. The Essex Design Guide was originally drafted in 1973 by Essex County Council. It has been updated several times, including in 2005 (which is the edition referred to in the SPD), as well as in 2018 by the Essex Planning Officers Association. The Design Guide itself provides detailed guidance on features including:

- Architectural details
- Development layout
- Streets and roads
- Highways technical design
- Built context, and more

It is not the intention of the Stisted Design Guide to repeat much of this guidance provided by the Essex Design Guide. Rather, the Stisted Design Guide seeks to enhance and amplify existing guidance, while providing more locally specific guidance in line with the ambition and vision of Stisted Parish Council.

Key:-

	Village Envelope
	Conservation Area
	Visually Important Open Space
	Formal Recreation
	Allotments
	School
	Cemetery/Churchyard

Issues & Opportunities

Heritage & Character

- Stisted is historic village with a rich story, protected through a conservation area, with many key heritage buildings protected through listing;
- Stisted benefits from a strong quality of rural tranquillity which is highly valued and appreciated by the local community;
- A unique architectural heritage of characteristic buildings, thanks to the patronage of Onley Savill-Onley, many of which are good condition and retain their particular features;
- Elaborate brick chimneys are a particular hallmark of Stisted and form noticeable minor focal points for streets;
- Many other historic buildings are of notable townscape merit but are not statutorily listed, and some lay outside of the designated conservation area;
- Several historic buildings have been successfully restored and adapted to the needs of the local residents, such as with Seven Winds;
- However, other historic buildings have received less sympathetic restoration, for example the loss of half-timbering in the Montefiore Institute, and the quality and integration of extensions and alterations to the Primary School;
- All Saints Church is an important historic landmark for the village, particularly for those entering Stisted along Water Lane, as well as a being visible from many locations in the surrounding landscape;
- Stisted Hall and its associated parkland is a historic example of a traditional English landed estate, but some of the qualities of the buildings and spaces have suffered through their conversion to a golf course and other uses;
- The image of Stisted has benefits from the associations of artists and poets to the village, which may offer opportunities for design, public art and conservation.

Landscape & Green Spaces

- Stisted benefits from a strong rural setting and access to an the surrounding attractive countryside;
- Stisted's landscape features a strongly undeveloped rural character, with a strong sense of historic continuity, integrity and cultural value;
- Several rights of way, and breaks in the development of the village, provide visual and recreational access to surrounding fields and park lands;
- The quality of footpaths and rights of way are variable throughout the village, and lack consistent quality and signage;
- Stisted Hall's park land is a high quality amenity landscape, but it doesn't currently provide meaningful public access;
- There are a range of public open spaces throughout the village providing for a variety of uses and amenity;
- The quality of the Village Green is degraded by the presence of roads on all three sides, which creates a severed space;
- Historic images have revealed a loss of mature trees within the village over time, and opportunities to re-instate the arboricultural character of Stisted through significant tree planting of indigenous species;
- The Chicken Meadow is an important green open space in terms of the setting of historic buildings, including Flint Terrace and All Saint's Church, however it is not a publicly open space and has been subject to development pressures;
- The tranquillity of Stisted's landscape is a key characteristic of the area, but is potentially threatened by proposals for Monk's Wood garden village just outside Stisted Parish;
- The presence of the River Blackwater within and around the village is a key asset to Stisted's landscape character, but also brings flooding issues.

Townscape & Built Form

- Stisted is structured around a denser historic core with a strong sense of enclosure, with newer developments forming lower-density extensions and ribbon development along the roads leading from this core;
- Stisted features several identifiable buildings that use characteristic materials for the village, including half-timbering and flint, however the materiality of some historic buildings has been removed or replaced with poorer quality materials over time;
- There is a strong diversity in building form throughout the village creating a rich and diverse character of building;
- The post-war development around Sarcel Street represents a clear break in character from the rest of the village in terms of built form and layout;
- The articulation of roofscapes is a strong theme throughout the village, with historic buildings using decorative roofing elements and dormer windows;
- Many of the historic buildings and structures within Stisted feature notable demonstrations of building crafts, including elaborate brickwork, timber framing, and letter cutting, which creates a particular character to the townscape;
- The tight street widths in some parts of the village, the result of existing historic building form, together with the presence of on-street parking, restricts pedestrian movement;
- Infill development through the village has helped densify the historic core, however the quality of these developments vary in their sensitivity to the historic fabric;
- Roof extensions within the newer buildings in the village tend not to follow the pattern and roof-scape of the more historic buildings;
- Extensions to existing buildings vary in quality throughout the village, and lack a consistent pattern.

Community Uses

- A small cluster of community uses exist in the north of the village, with the Stisted Village Hall opposite some well-used allotments and a small community orchard;
- Rolfe's Land Nature Reserve and Community Wild Life Pond, including a section maintained by Essex Wildlife Trust which includes a Forest School run by the local Stisted Academy, represent key community green spaces for the village;
- The Montefiore Institute is a key community building in the village and provides a small community run shop and library, with additional nearby uses provided by the Onley public house;
- Stisted Hall provides some amenity to the local residents, both as a golf club and employer;
- The loss of the former post office and tea rooms to a residential house by the Church has further reduced the public activity of the village;
- The Church and adjacent former Old School Room also provide a significant community use to Stisted through local events and the Fairways Child Centre;
- The Primary School provides education for a wider catchment than Stisted, creating additional issues of congestion during school runs.

Vision

‘The protection of our landscape, environment and heritage, balanced with sensitive development, is fundamental to our vision of Stisted; enhancing the quality of life for all residents now and in the future.’

The vision statement above, and associated objectives, for Stisted Neighbourhood Plan were developed through public consultation with the local community by Stisted Parish Council, in a series of open meetings in October 2019. The vision forms the underlying basis for the design guide, which seeks to provide examples of good place-making, architecture and development that would support and implement the vision and objectives of Stisted Neighbourhood Plan.

Environment and Landscape

- To maintain the natural environment and rural tranquillity of the parish;
- To enhance the biodiversity of the parish;
- To conserve the valued rural landscape of the parish;
- To conserve and enhance Visually Important Spaces and Local Green Spaces.

Drainage

- To identify issues to reduce the risk of surface water flooding in the parish and immediate surrounding areas;
- To take measures to ensure proper controls are applied to any development to eliminate flood risk;
- To identify issues to eliminate the risk of sewage infiltrating into surface water systems and properties and risks of discharge into the environment.

Local Economy

- To support local business with the aim of encouraging them to remain within the parish and acknowledging the job opportunities they provide;
- To encourage local businesses to employ staff from Stisted parish;
- To encourage collaboration and initiatives between local business and the parish for the good of the community.

Transport

- To create a safe road network that is fit for purpose;
- To improve road safety;
- To maintain our excellent network of footpaths;
- To improve the provision of community transport within the parish.

Community Facilities

- To promote a cohesive, supportive community;
- To retain, enhance and encourage the use of facilities for outdoor recreation;
- To encourage the provision of community facilities that meet the changing needs of the parish community;
- To ensure sufficient school places to meet the needs of the parish;
- To investigate the provision of sufficient primary healthcare services to meet the needs of the parish.

Stisted, looking north from Chicken Meadow towards the Street



Stisted, looking south from Back Lane towards the Church



Heritage

- To conserve and enhance the heritage of the parish.

Housing

- To ensure that the density of new housing development is in keeping with the character of the parish and the rural environment;
- That buildings are built using sustainable and eco-friendly methods and materials, and that adequate parking provision and appropriate landscaping is included;
- To ensure that any proposed housing development is in keeping with the values and requirements of the Neighbourhood plan and that high quality, architecturally interesting and stimulating building is encouraged;
- To ensure that alterations to existing housing in the village is of high quality and in line with the values of the neighbourhood plan;
- To ensure that the types, quantity and size of social and affordable housing meets the changing needs of the parish.

Stisted Mill from Kings Lane © Robert Edwards



Stisted Primary School



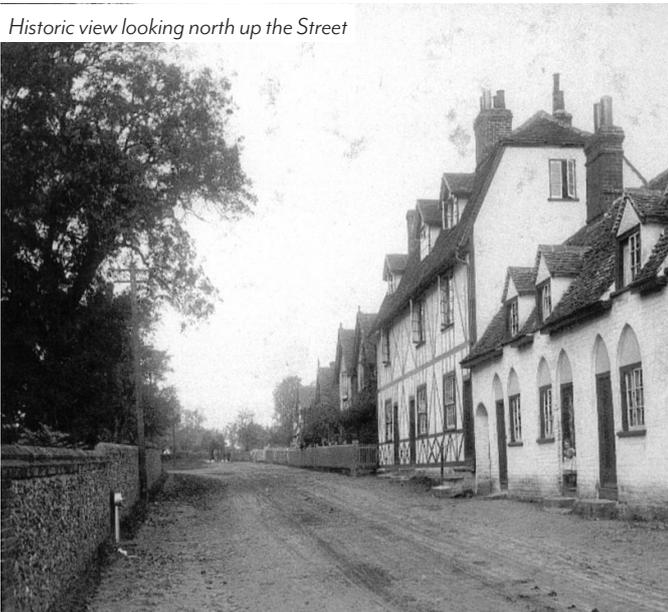
All Saints Church - Grade I



Stisted Hall



Historic view looking north up the Street



Historic view of the Montefiore Institute



Design Guidance

1. Context & Integration

- 1.1 New developments in Stisted should be sensitive to their local context, responding to the features of both the site and the surrounding areas;
- 1.2 All proposals should seek to influence their context positively, reinforcing the character and quality of Stisted, its landscape and townscape;
- 1.3 Development should protect the rural aspect and feel of Stisted, and take particular care to maintain and preserve the tranquillity of the parish;
- 1.4 Proposals should seek to make the most of their site, prioritising the reuse of existing buildings through sensitive restoration, alteration, extension or conversion where this is appropriate and in accordance with the design guidance;
- 1.5 Design proposals should be developed and informed by analysis of their local context in Stisted, building on the evidence base of the Stisted Neighbourhood Plan. This should form a critical part of the Design Access Statement of any planning application;
- 1.6 All proposals submitted for planning should provide an explanation of how they will accommodate the design guidance provided within this document. This should include photo-montages that demonstrate the visual impact of proposals from surrounding streets, public spaces and from along public rights of way within the surrounding countryside (where visible and appropriate);
- 1.7 Any proposals for larger developments should be developed on the basis of a masterplan and a detailed design code which should follow the general guidance of the Stisted Design Guide, but in addition tailored specifically to the site and developed with the local community. This should be based around a strong, rural-inspired landscape framework that demonstrates how designs would integrate with and enhance the character of the parish and the quality of its landscape.

2. Heritage & Character

- 2.1 The design and form of new developments should be responsive to, and influenced by, local history, culture and heritage;
- 2.2 Proposals within the Stisted Conservation Area should protect the historic character and integrity of the conservation area, and in particular its relationship to existing buildings and surrounding landscape, including the important heritage asset of Stisted Hall and its park land;
- 2.3 All development within Stisted should respect the setting of listed buildings through the use of built form, massing and high-quality materials that are sensitive to the existing character of the village. Proposals should not seek to dominate adjacent listed buildings through excessive mass, proximity or use of inappropriate materials;
- 2.4 In addition to listed buildings within Stisted, an additional series of Buildings of Townscape Merit have been identified that are not statutorily listed but contribute significantly to the character and heritage of Stisted. Development that in any way affects these buildings should be treated, in design terms, with the same care and consideration as if they were listed buildings;
- 2.5 Development to existing listed buildings or buildings of townscape merit, including alterations and extensions, should only be allowed if their design preserves and enhances the historic fabric. This includes supporting opportunities to reinstate the use of original materials, details and treatments on heritage buildings where this is completed sensitively and in the interests of enhancing and protecting the character of Stisted;
- 2.6 The legacy of architectural patronage by Onley-Savill Onley is present throughout the village, and should be protected and enhanced where possible, including opportunities to commission research and publications that promote and explain the value of this legacy;

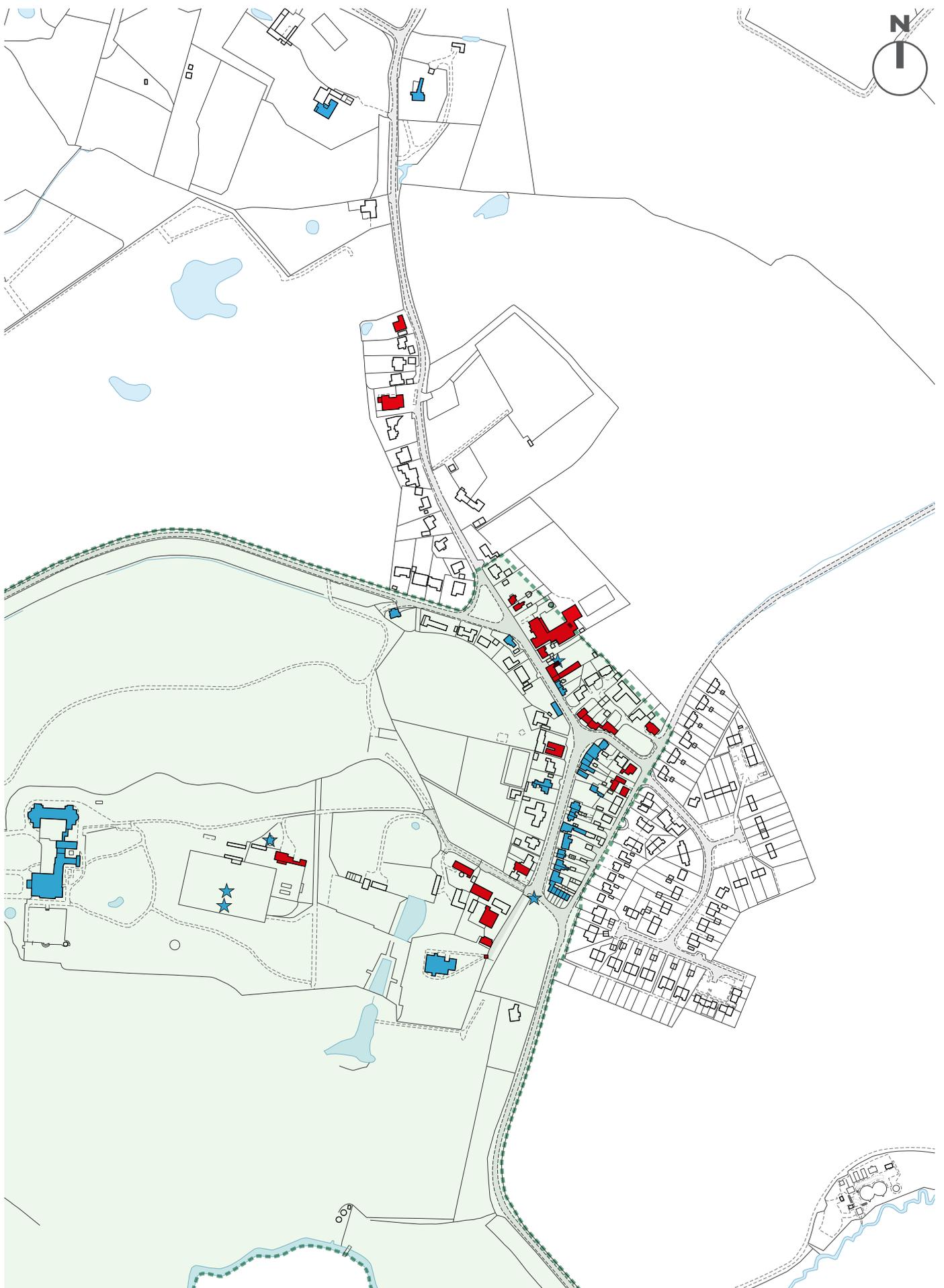


Figure 9: Stisted heritage assets - 1:5000

Buildings of Townscape Merit

(In addition to all statutorily listed buildings in the Parish)

- Waterlea Cottage, Rectory Road
- Stisted Village Hall
- 60 The Street
- 59 The Street
- Stisted C of E Primary Academy
- 58 The Street
- 55-57 The Street
- The Onley PH
- Former Post Office and Tea Rooms, The Street
- Columbia House
- Churchyard ancillary building
- Former Congregational Chapel
- The Red House, Back Lane
- Brickwall Farm

- 2.7 Development and landscape management proposals in the rural parts of the parish should protect the traditional dispersed rural settlement pattern and conserve and enhance the historic field patterns and existing hedgerows;
- 2.8 Any proposals within the rural parts of the parish should reflect on, and enhanced, the 12 landscape character areas described as part of the Stisted Neighbourhood Plan Landscape Assessment Study;
- 2.9 Development proposals within the village of Stisted should be contextual to the three identified character areas within the village envelope. Designs should seek to protect the positive aspects within these character areas while improving on some of their negative aspects where present;
- 2.10 Contemporary design and architecture would be supported provided as long as they are well-executed and of an appropriate scale, form, height and materials, and enhance the character and heritage setting of Stisted;
- 2.11 Pastiche designs that seek to superficially replicate generic historic materials, forms and patterns without employing traditional building trades and crafts in their execution would not be supported;
- 2.12 Any proposals for new streets and spaces within the village should avoid generic names and instead be given names that reflect the heritage of Stisted;
- 2.13 Opportunities to reference Stisted strong association with the arts and culture should be incorporated into any proposals for: future public spaces, street naming and public art interventions.

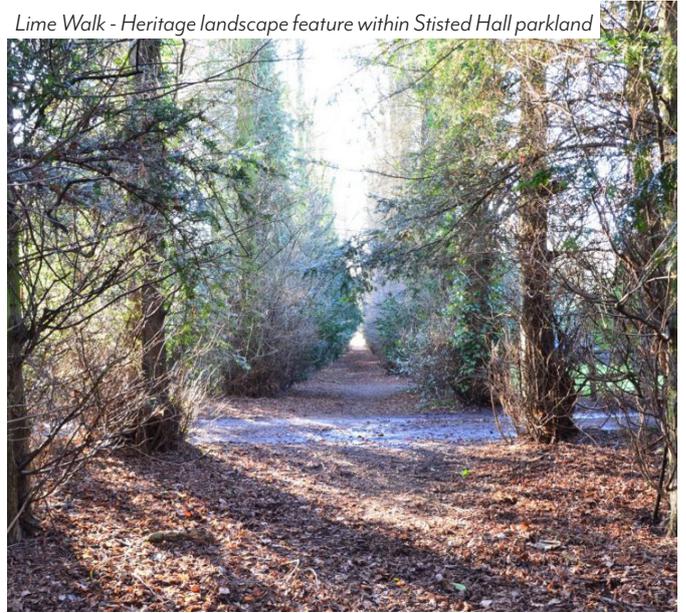
Key:-

-  Conservation Area
-  Listed Buildings
-  Buildings of Townscape Merit

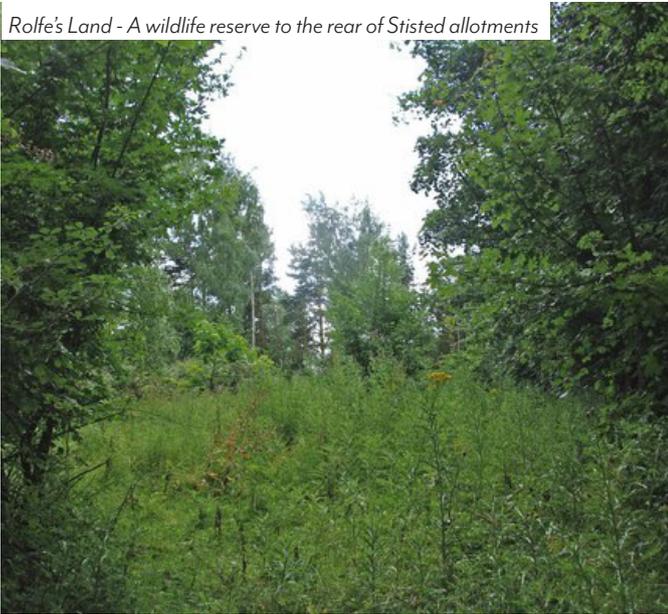
Agricultural landscape surrounding Stisted



Lime Walk - Heritage landscape feature within Stisted Hall parkland



Rolfe's Land - A wildlife reserve to the rear of Stisted allotments



River Blackwater



Retaining landscape features in development

The Avenue, Saffron Walden

An exemplary housing scheme for 76 new homes in a conservation area by architects Pollard Thomas Edwards for Hill.

Careful appreciation of the site and design has enabled a range of high-quality houses while retaining an impressive lime-tree avenue and existing mature vegetation.

The scheme demonstrates the value of retaining existing landscape features and spaces for nature within new development, promoting places that integrate with the surrounding landscape and the surrounding market town.



3. Nature

- 3.1 Any proposals for large developments should provide a masterplan that incorporates a wider green infrastructure framework, demonstrate how proposals will be landscaped in a manner that best integrates with the existing landscape and ecology of the parish;
- 3.2 As a rural parish, measures should be taken to conserve the landscape and natural assets of Stisted. Any development that damages existing habitats and ecosystems should not be supported;
- 3.3 Given the rural nature of Stisted, all proposed developments should deliver a biodiversity net gain in excess of the require level as set out in national policy;
- 3.4 In the rural parts of the parish, management practices should conserve and enhance the historic field patterns and existing hedgerows where possible;
- 3.5 Opportunities to improve the flood resilience and biodiversity of existing green open spaces, through sensitive planting and landscaping, should be promoted where this enhances the general amenity of the space;
- 3.6 The continuity and connection of hedgerows, woodlands and other habitats should be protected and promoted where possible to support the creation of 'wildlife corridors' that provide for a range of wildlife by connecting them across human activities and structures, including large open field patterns, roadways and development;
- 3.7 Developments should incorporate green infrastructure where possible that provides opportunities for wildlife, public access and climate change adaptation with the use of substantial and appropriate landscape, such as native woodland planting, earthworks, 'wild' verges, ditches and green roofs;
- 3.8 New planting should reflect the landscape character of Stisted, promoting native plant species, hedges and ditches that prioritise low-maintenance and 'wild' spaces that promote the rural-feel of Stisted, rather than through ornamental plantings and large areas of mown grass;
- 3.9 Existing hedgerows and mature trees should be retained, maintained and enhanced where they appear in new development, and used to inform the structure and character of the site's design;
- 3.10 Opportunities to increase tree coverage within Stisted's streets and spaces should be supported where this appropriate, and consideration should be given to succession planting of existing trees to ensure continuity of Stisted's landscape character;
- 3.11 Tree and hedgerow planting should be integral to the design of any new roads within the parish to prevent unnecessary visual intrusion into existing landscape character, deliver biodiversity gains, and buffer the impacts of traffic on the surrounding area;
- 3.12 Flood risk within the parish, particularly along the River Blackwater, should be managed through the control of surface water runoff and the proper maintenance and protection of the natural water cycle. This includes the incorporation of appropriate flood attenuation systems, where required, as part of a wider green infrastructure framework;
- 3.13 New larger developments should incorporate sustainable drainage systems (SuDS) to follow best practice design and construction as set out in the Essex SuDS Design Guide (2016).

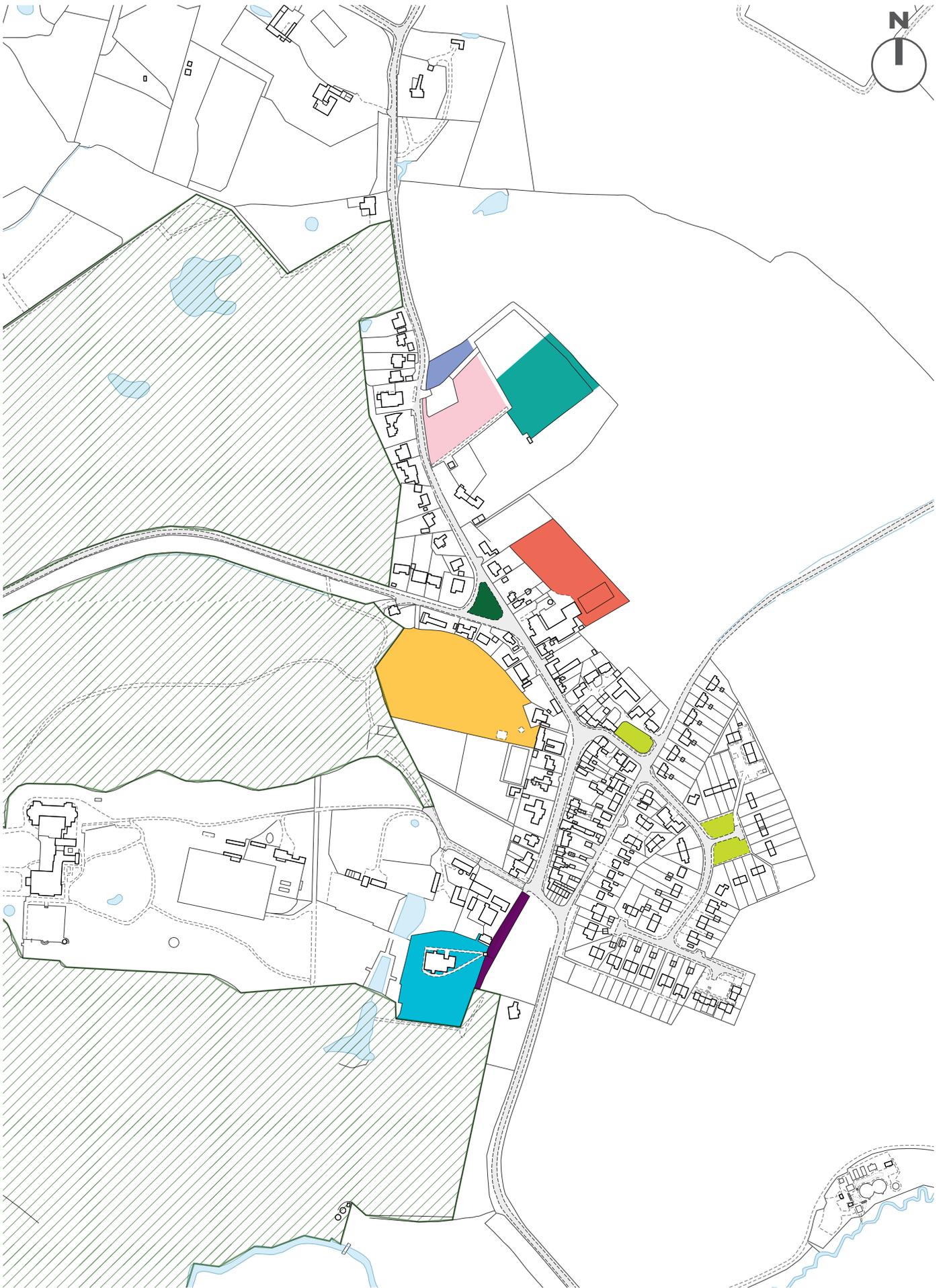


Figure 10: Stisted Public Open Spaces - 1:5000



Village Green

4. Public Space & Amenity

- 4.1 Stisted has an existing network of public green open spaces and community buildings, which should be protected and enhanced as vital community assets;
- 4.2 Access to green open spaces should be inclusive, and accommodate users with a diverse range of needs through accessible gateways, paths, seating and sheltering options where possible;
- 4.3 All green open spaces should be hard-working and incorporate planting and landscaping approaches that deliver added value in improving biodiversity, flood resilience and climate change adaptation;
- 4.4 Developments that feature multiple dwellings should seek to provide some green communal open space within their sites where possible. These spaces should have a rural character in keeping with the identity of Stisted, and development proposals should illustrate how these spaces will be seen and enjoyed by the wider community;
- 4.5 Green open spaces may be fronted by pedestrian friendly streets and buildings to provide overlooking, or should open up to the surrounding countryside to bring a sense of landscape into development;
- 4.6 Proposed green open spaces within new development should be consolidated to deliver larger areas of amenity spaces, rather than as fragmented spaces which can feel like 'leftover space';
- 4.7 Flood attenuation measures incorporated into proposed new green open spaces, such as dry basins, should be additional to, and not the same as, the measured area of proposed public green open space, to ensure the usable amenity and capacity of these spaces;

Key:-

- Community Orchard
- Allotment
- Braintree Golf Club (not publicly accessible)
- Churchyard
- Registered Common Land
- Formal Recreation
- Registered Village Green
- Informal Amenity Spaces
- School Grounds
- Rolfe's Land Nature Reserve

Stisted Allotments



Montefiore Institute © Roger Jones



Incorporating green open spaces in development

Brooklands, Milton Keynes

This large development with landscaping design by EPD for Places for People demonstrates a more rural-inspired landscape that emphasises local plants and a more 'wild' aesthetic.

The landscaping includes the extensive use of SuDS (sustainable drainage systems) using watercourses and ponds to mimic the local water cycle and address flood resilience, while providing opportunities for a range of amenities including natural play areas, walking and cycling routes. The green spaces are designed to be easily accessible to the wider community.



Incorporating green open spaces in development

Berryfields, Tiptree

A development of 39 new homes designed by Bluepencil Designs for Inland Homes, structured around a central green open space.

Buildings face directly onto the space to provide excellent frontage and overlooking, while a shared-surface access lane along one side ensures the green space is not severed by tarmac.

A varied approach to parking ensures cars do not dominate the edges of the green space, to maintain excellent accessibility.



Communal green space within Brickwall Farm



Communal green space within Sarcel



- 4.8 Opportunities should be taken to incorporate appropriate street furniture and amenities within green open spaces provided they improve the quality of life of the local community and are not obtrusive and the amenity value of the space. Interventions should consider the potential for seating (arranged to allow for social interactions like gatherings), play equipment (for a range of ages), and outdoor gym equipment (including accessible equipment suitable for older or disabled users);
- 4.9 Lighting within public spaces and streets should be discreet to enhance the rural character of Stisted, avoiding areas of floodlit spaces to minimise light pollution;
- 4.10 Buildings of community use, such as the Stisted Village Hall, Montefiore Institute, and the Onley PH should be protected as non-residential uses that bring social value to Stisted, and proposals to change their use to pure residential buildings should not be supported;
- 4.11 Opportunities to introduce further community uses, such as small business uses, local shops, and function rooms, should be considered within larger developments to both serve the proposed increase in population, as well as the needs and aspirations of the existing community;
- 4.12 The Chicken Meadow is a visually important open space in relation to the setting of All Saint's Church. Opportunities to bring the Chicken Meadow into ownership and use as a green open space would be supported by the Parish Council.

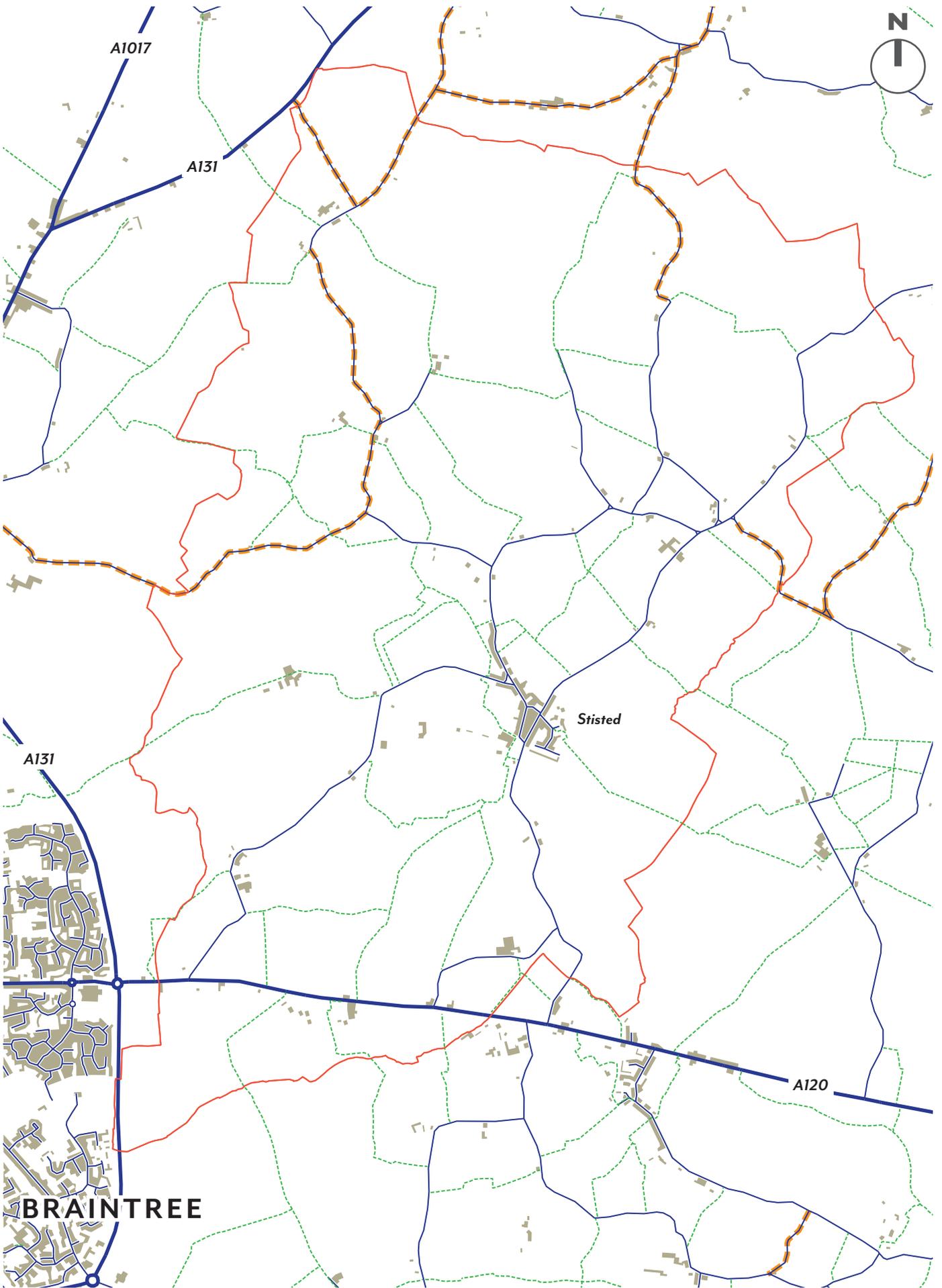


Figure 11: Stisted Parish, Streets & Movement 1:25000



5. Streets & Movement

- 5.1 Any proposal for larger development in the parish should adopt a clear street hierarchy, with street types defined by capacity and character that create a legible network for movement and considers how best to keep heavy traffic flows away from existing residential areas, and away from sensitive landscape areas;
- 5.2 Streets must form a coherent and connected network for pedestrian movement and avoid the use of dead ends without on-ward pedestrian links;
- 5.3 Streets should be designed as places, not primarily as vehicular movement routes, with priority given first to the arrangement of buildings to create a sense of enclosure, followed by the definition of foot ways, then the plotting of carriageway widths, landscaping and parking;
- 5.4 Proposed streets should integrate carriageways, planting, parking, pedestrian and cycle routes in a considered way;
- 5.5 Any development should contribute to the creation of a more pedestrian friendly environment;
- 5.6 Any new development should enhance and improve the existing movement network, ensuring the provision of appropriate road widths while enabling safe and comfortable pedestrian and cycle movement through clear foot ways and cycling provision;
- 5.7 Any proposals related to the future of the A120, or lands adjacent, should promote improvements to buffering of and safe use of the road, to help reduce its impact on surrounding communities and landscape areas;
- 5.8 Protected lanes within the parish represent historic routes of significant extant character. Besides being protected within local policy, these protected lanes should form the benchmark for the management of all other routes within Stisted in terms of improvements to their landscape character;
- 5.9 New developments should ensure that pavements are of high-quality and provide safe and well-designed crossings appropriate for all users, including the elderly, disabled and children;

Key:-

-  Parish Boundary
-  Major Roads
-  Minor Roads
-  Public Right of Way
-  Protected Lanes (According to BDC Publication Draft Local Plan - Section 2)

Parking provided on Church Walk by All Saint's Church



Dedicated footway provided as part of the Brickwall Farm



Existing public footpaths from Stisted into surrounding countryside



Existing public footpath signage



Integrating parking sensitively within streets

Horsted Park, Kent

Designed by Proctor & Matthews Architects for Countryside Properties, Horsted Park delivers a high-quality new suburban neighbourhood inspired by the local vernacular of surrounding rural villages. The integration of parking within new development is particularly successful, with a range of approaches to integrating parking within the street design. The use of careful planting, high-quality materials and preservation of clear footways has accommodating resident parking without dominating the street scene or obstructing accessible movement.



- 5.10 New footpaths and routes should enhance existing landscape features and should avoid the removal or damage to existing hedgerows and trees;
- 5.11 Development should improve access between Stisted village and the surrounding landscaping with additional pedestrian, cycle and bridleway connections where possible;
- 5.12 Developments adjoining existing foot ways and public rights of way should seek to reinforce and improve routes including extending the existing network where possible;
- 5.13 The rural aspect of walks from the village to the countryside should be safeguarded and protected;
- 5.14 Public Rights of Way should be protected and enhanced, and any proposal for development that affects a public right of way should incorporate them into the proposed street network, protect them or re-provide them in a more logical routing only if the current route cannot be conserved;
- 5.15 New developments should provide appropriate amenities and infrastructure to support cycling including appropriate cycle parking around proposed local amenities, and safe streets designed to accommodate vehicles, pedestrians and cyclists;
- 5.16 Where cycle routes are proposed, these should be coherent, direct, safe, comfortable, attractive and adaptable. Designs should follow best practice in line with Local Transport Note 1/20 Cycle Infrastructure Design;
- 5.17 Development and improvements to streets within the village should consider how best to provide appropriate sheltered places for bus stops, to ensure potential future bus routes can be accommodated;
- 5.18 Particular consideration should be given to developing appropriate parking and pick-up spaces around the primary school in a manner that does not diminish the amenity and quality of the village green;
- 5.19 Parking within the village should be designed and managed in a way that reduces the dominance of cars in the street scene and its impact on accessible pavements, particularly in the historic core;
- 5.20 Parking around new green open spaces should integrate well with landscaping and tree planting, and should not further separate the green open space from surrounding frontage;
- 5.21 Where parking is provided within the development curtilage, car parking should be designed to be discrete and efficient in a way that does not impede on the public footway of streets;
- 5.22 Parking provided at the front of properties should maintain attractive green buffers to the street, and consider a range of ground treatments to reduce the perception of hard landscaping in the street scape;
- 5.23 The landscape treatment of road verges within the village should be designed in a way to discourage parking where it would infringe on accessible pavement or spaces for nature.



Figure 12: Stisted, Place-making, 1:25000

View of All Saint's Church from across the Chicken Meadow



6. Place-making

- 6.1 Proposals should seek to replicate the compact townscape of Stisted, and take a 'design-led' approach to density that responds to the specific constraints and opportunities of each site, to deliver sustainable and space-efficient developments that prioritise the creation of high-quality places;
- 6.2 Development along the edge of the village envelope of Stisted should seek to create a soft transition to the surrounding landscape through hedgerows, landscaping and tree plantings, and provide opportunities to allow for the penetration of the countryside into the village;
- 6.3 Any green buffers between new developments and existing village should only be intended to protect privacy and not seek to isolate new communities through impermeable barriers and the sense of separation;
- 6.4 New buildings should front onto streets and spaces and contribute to the creation and continuity of improved pedestrian paths where appropriate. Blank frontages that face onto key streets and spaces should be avoided;
- 6.5 New development should recognise the diversity of building line throughout Stisted and seek to integrate with the placement of adjacent building to creating a flowing continuity of frontage to the street;
- 6.6 Where buildings are set back significantly from the street, they should present an attractive green buffer along the street edge, including tree planting and hedgerows, to maintain enclosure of the street;
- 6.7 New buildings in the village should be separated from each other with appropriate gaps that follow the patterns of adjacent buildings, helping establish a regular rhythm in the local townscape and enable opportunities to visual penetration to the countryside around Stisted;
- 6.8 New buildings around green open spaces, or located at prominent junctions, should be of exceptional design quality and contribute to the articulation of clearly defined streets and spaces by considering their frontage, mass and built form;

Key:-

-  Village Envelope
-  Woodland
-  Key Visual Open Spaces
-  Key Views
-  Edges with open views to landscape
-  Key landmarks
-  Minor landmarks/elaborate chimneys

View over back gardens on village edge towards All Saint's Church



Integration of the Village Green within the heart of Stisted



Attractive front gardens facing onto the Chicken Meadow



Building frontage providing street enclosure



Creating transitions to surrounding landscape

Lovedon Fields, Kings Worthy

A scheme for 50 houses along a village edge by the South Downs National Park by John Pardey Architects for HAB Housing.

The southern part of the site articulates a new edge and expansion of an existing country park, providing new access points and introducing new public amenities including natural play areas and ecological grasslands.

The scheme demonstrates how high-quality design can enhance a village edge by better integrating and connecting the surrounding countryside to the existing community.



The Chicken Meadow - a visually important open space



Aerial view of the Street and Back Lane, looking north



- 6.9 All Saint's church tower is a critical landmark for Stisted, and the visibility and setting of the tower should be protected. This includes preserving views over the open Chicken Meadow and from within the surrounding countryside;
- 6.10 New development should incorporate and enhance views from the existing village out to the surrounding landscape;
- 6.11 Larger developments should provide a range of building types that can be flexible and meet the needs of the community while adding variation to the townscape;
- 6.12 Development should not deliver repetitive, generic building designs, but provide a variety of building types and design with coherent scale, massing and detailing to contribute to the intrinsic variety already present in Stisted;
- 6.13 Contemporary architecture with fine grain detailing would be supported, whereas generic 'box' development with little articulation of built form would not be acceptable in the context of the existing character of Stisted;
- 6.14 Subdivision of existing sites for development should only be supported if the built form of proposals allow for an appropriate sitting, continuity of building line, and sensitive massing that protects and enhances local character, and avoids the destruction of existing trees and landscape features;
- 6.15 Subdivision of historic building plots should not be supported in order to maintain the character of the historic areas of the village;
- 6.16 Infill development should adopt the scale, density and massing of the local context, and contribute to the continuity and quality of the street;
- 6.17 Agricultural buildings in the rural parts of Stisted help contribute to the distinctive character of the parish and should be sensitively re-purposed when they become redundant from their original use to prevent dereliction.

Typical building heights - between 1.5 to 2.5 storeys



Jettying along the Street



25-28 the Street - double gable terraced building



The Flints - Simple plan form



60 the Street - mansard with roof dormer

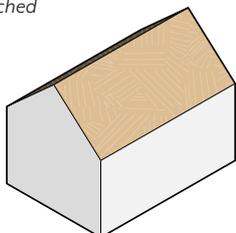


Seven Winds - wall dormers

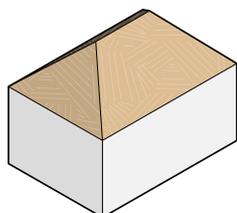


Typical Roof Types in Stisted

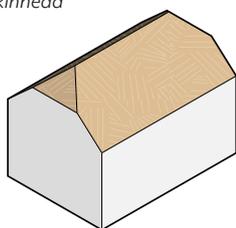
Pitched



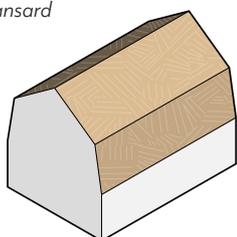
Hipped



Jerkinhead

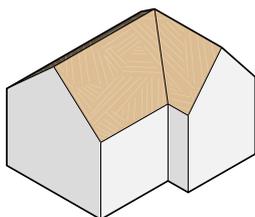


Mansard

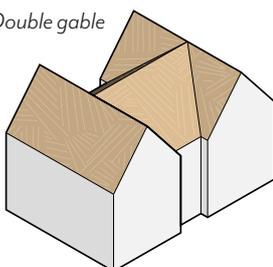


Typical Building Forms in Stisted

L-Shaped

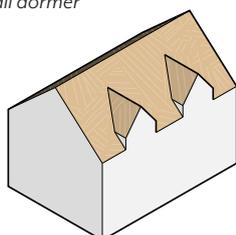


Double gable

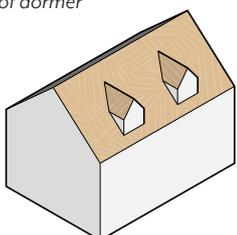


Typical Dormer Types in Stisted

Wall dormer



Roof dormer



7. Homes & Buildings

- 7.1 Proposals for new homes should include a variety of types and choice in housing to suit the varied needs of the local community;
- 7.2 Homes should be flexible and adaptable to people's changing needs, especially as they get older. New homes within Stisted would be expected to be designed in a manner that is inclusive and accessible to people of a wide range of abilities;
- 7.3 New homes within the village of Stisted should seek to be socially inclusive and integrate with the settlement, through accessible connections and contextual design;
- 7.4 Proposals for non-residential uses within Stisted would be supported where they do not detract from the character and tranquillity of the Parish, and address the needs of the local community and support more sustainable patterns of living (i.e. local shops, small co-working or office spaces, studios, workshops, community spaces, sport facilities, etc.);
- 7.5 Proposed building forms should reference the existing pattern of forms within Stisted, which feature predominantly rectangular plan forms with pitched roofs. Many of these are supplemented by a variety of projecting gables to provide more complex L- or T-shaped buildings;
- 7.6 Overhangs, projecting bays and gables are all characteristic features of Stisted and should be adopted within new development designs only where they play a deliberate role in articulating a varied street scene where consideration is given as to how they enclose space, terminate vistas or add variety;
- 7.7 Buildings heights within the Stisted are typically between 1 to 2 storeys, and new developments should seek to follow this pattern. Third storeys should be treated through the use of dormer windows serving proposed attics, as is the typical pattern within Stisted;

Brickwall Farm - contemporary building with jerkinhead roof



41-46 the Street - front gardens and simple elevation treatment



Former Congregational Chapel - conversion of existing building to residential



58 the Street - double gabled house



Mansard roofs along Back Lane



Gowers Farm - Agricultural vernacular in the Stisted countryside



-
- 7.8 Roof shapes in Stisted tend to be of a few notable types: gable, hipped, mansard, and jerkin-head. Proposals within the village itself should respect and follow these traditional roof types in the interest of preserving and promoting the character of the Parish;
- 7.9 Proposals for dormer windows should follow the pattern of historic buildings within Stisted where dormers tend to be gabled, and either set within the roof or walled;
- 7.10 Boundaries between private, public and shared spaces should be clearly defined with appropriate thresholds that provide an appropriate level of overlooking in relation to the use of the space;
- 7.11 Private gardens and amenity spaces should ideally be of simple, orthogonal and regular shapes to maximise usable area, avoiding the use of complex, narrow and convex areas;
- 7.12 The boundaries of private spaces should be softened by the use of landscaping, hedging and greenery where possible and in preference to wood panelling. Brick and flint boundary walls are common throughout Stisted and would be supported as an appropriate boundary treatment in new developments;
- 7.13 Where homes back onto open countryside, their boundaries should be softened by the use of hedgerows and landscaping to create a green transition to the surrounding landscape and reduce the visual impact of new buildings;
- 7.14 Existing front gardens within the village of Stisted should be preserved and proposals to transform them into hard parking courts should be resisted;
- 7.15 Ancillary buildings, including carports, pavilions and garden rooms should not dominate their principal buildings, and be of high-quality design that seeks to integrate with surrounding structures and character;
- 7.16 Extensions to existing buildings should be appropriate to their context, and never dominate the original building. Set-backs in the building facade, similar roof shape and pitches, and careful consideration of materials and details should be employed to create context-sensitive design that respects neighbouring properties;
- 7.17 Bin storage should be secure, discrete, and located with easy access to the street. Communal bin storage should be considered on larger sites as this avoids unsightly bins cluttering the streets on collection days.

59 The Street - Half-timbering in West Midlands style



32-35 the Street - Half-timbering in West Midlands style



The Flints - traditional use of unknapped flint



25-28 the Street - use of decorative eaves and ridges



25 The Street - elaborate brick chimney



23-24 The Street - elaborate brick chimney



Red Lion Inn, the Street - traditional use of render



23-24 the Street - use of traditional materials



8. Materials & Details

- 8.1 Material choices for development should prioritise the use of traditional materials present in the local townscape, including brick, render, timber-framing, and flint;
- 8.2 Material selections for development should minimise environmental impact, and should be locally sourced where possible to promote sustainable development;
- 8.3 Colour choice should pay attention to the local context, promoting the use of the natural colour of materials, and render colours that follow the predominant palette of 'off-white' shades present in the village;
- 8.4 Contemporary materials and features, used in a sensitive way that acknowledges the local and landscape context are welcome, as long as proposals do not inappropriately dominate nearby heritage or landscape assets, or detract from the existing character of Stisted;
- 8.5 Half-timbering in West-Midlands regional style with ogee arches is a particular characteristic feature of Stisted, representing the architectural legacy of Onley Saville-Onley. To protect the integrity of this legacy, half-timbering should only be specified in new development if it represents the expression of a structural timber frame. False half-timbering would not be supported;
- 8.6 Elaborate brick chimneys are an additional architectural legacy of Stisted, originally built by local craftsman Thomas Watts. Proposals for new chimneys should respect the integrity of this legacy by avoiding large chimney stacks that dominate the local roof-line, while ensuring they follow the traditional brick material and construction;
- 8.7 Windows placement should be integral to and related to the built form of the building, with openings regular openings aligned to the axis of gables where possible;
- 8.8 The use of contemporary windows featuring large expanses of glass should not be supported within or adjacent to the conservation area, instead promoting more traditional windows forms as our present in the village including casement windows with traditional frames.

Delivering sustainable rural housing

Clay Field, Elmswell

A scheme for 26 affordable rural houses with a focus on sustainability, by Riches Hawley Mikhail Architects for Orwell Housing Association, The Suffolk Preservation Society, Mid-Suffolk District Council and the Parish of Elmswell.

The scheme provides a communal garden, orchard and play-space for the village while delivering a carbon neutral housing scheme, achieving an EcoHomes ‘excellent’ rating. Sustainability measures include orientation and massing to make best use of passive solar gain and allow whole house ventilation, while a wood-chip biomass boiler provides heating and hot water to every house.



Providing homes for later life

Pilgrim Gardens, Evington

A scheme for Pilgrim Homes by PRP for an addition of 31 apartments to a 30 bed care home. The development provides a ‘home for life’ where residents can live independently with access to care around an attractive communal garden.

Individual flats are designed to be accessible and inclusive, and benefit from a range of private, semi-private and communal spaces to help social interaction, including communal lounge and dining room.



Supporting community ownership

Angmering CLT, Sussex

Angmering Community Land Trust is proposal designed by Rabble Place for 12 homes to be developed, managed and lived in by the local community on land owned by the local parish council.

Community Land Trusts are excellent examples of how Parish Councils and other community organisations can deliver affordable housing for their local communities in perpetuity, while enabling local communities to maintain control over the design and quality of developments as they are progressed.



9. Sustainability & Lifespan

- 9.1 Stisted will aspire to become a more sustainable settlement, both environmentally, socially and economically. All proposals within the Parish must contribute to the long-term resilience of Stisted while delivering improvements to the quality of life of the local community;
- 9.2 Existing buildings and proposed developments in Stisted should respond to the need to be energy efficient and minimise carbon emissions to meet the UK's target of net zero by 2050;
- 9.3 New and existing buildings should follow the energy hierarchy:
- 1st: Reducing the need for energy (both embodied and operational) by reusing existing buildings where possible, recycling building materials, and adopting passive measures regarding form, orientation and building fabric (including the retrofit of existing buildings to modern standards)
 - 2nd: Using energy efficient mechanical and electrical systems including retrofitting existing ones (this includes fixtures and fittings to minimise water usage)
 - 3rd: Fulfilling energy needs from local renewable sources (such as on-site generation and community-led initiatives)
- 9.4 Buildings should be designed to be sustainable, efficient and cost-effective to run, with an emphasis on passive design features including:
- Dual aspect buildings with operable windows on both sides to enable cross-ventilation
 - Incorporating shading on south-facing elevations to prevent over-heating
 - Incorporating trees and landscaping into adjacent external areas to minimise effects of over-heating
 - Be constructed in simple forms to prevent heat loss and increase energy efficiency
- 9.5 Particular care should be taken with the existing historic buildings of Stisted, but the principle of their sensitive retrofit to improve energy performance should be promoted, where this can be done in a manner that does not diminish the character of the Parish;
- 9.6 Where renewable energy systems are proposed, their design should be integral to development, and should be supported where they can be provided in a manner that supports the character of Stisted;
- 9.7 New developments should provide, as standard, electric car charging facilities to promote more sustainable transport modes;
- 9.8 Affordable housing should be promoted in all new developments within Stisted. Additional opportunities to deliver affordable housing to serve the local community should be promoted, including the potential for self-build plots, community land trusts and rural exception sites;
- 9.9 Buildings should be designed to be flexible and adapt over time. This includes ensuring designs for development can support people as they grow older, as well as enable a range of lifestyles (such as working from home);
- 9.10 Opportunity to enable the further flexible use of existing public buildings, such as the primary school, Village Hall, and Montefiore Institute, should aim to provide new community uses for the local community;
- 9.11 Management and maintenance regimes should be considered at the early stages of design for any larger development in Stisted, and should prioritise community-based management systems that involves users and the local community;
- 9.12 Opportunities to promote community ownership of public spaces and buildings should be promoted in Stisted as a way to engage the local community and ensure the long-term sustainability in the management of the Parish.

Glossary

The following glossary has been composed to assist in interpretation of the design guide. Definitions have been taken from the *National Design Guide, Planning Practice Guidance, the Dictionary of Urbanism* by Robert Cowan, and *Pevsner's Architectural Glossary*.

Accessibility: The ability of people to move around an area and reach places and facilities, including older and disabled people, those with young children and those carrying luggage or shopping.

Amenity space: The outside space associated with a home or homes. It may be private or shared, depending on the building it serves.

Baseline studies: Descriptions of the conditions as existing or committed against which changes arising from a proposed development are predicted and assessed.

Compact form of development: Development that is planned with a relatively high residential density and an urban layout. Community facilities are closer to one another and their users, preserves more open landscape, and makes efficient use of land and resources.

Design concept: The basic design ideas on which a proposal will be based, often expressed in a combination of words and visual material.

Design guide: A document providing guidance on how development can be carried out in accordance with good design practice.

Dormer: Window projecting from the slope of a roof.

Eaves: Overhanging edge of a roof.

Green infrastructure: A network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Green or wildlife corridor: Uninterrupted network of natural features within an urban area that acts as a linkage for wildlife, and potentially for people.

Half-timbering: Where the structural frame of load-bearing timber frame is left exposed on the exterior of the building.

Inclusion: Making sure that all individuals have equal access, opportunity and dignity in the use of the built environment.

Jetty: In a timber-framed building, the projection of an upper storey beyond the storey below, made by the beams and joists of the lower storey over-sailing the wall; on their outer ends is placed the sill of the walling for the storey above.

Legibility: How easy it is for people to understand and find their way around a place and how memorable it is.

Local vernacular: An indigenous building style using local materials and traditional methods of construction and ornament, especially as distinguished from academic or historical architectural styles.

Natural surveillance: When buildings around a space are designed with features that are likely to lead to people overlooking the space. These may be windows, balconies, front gardens or entrances.

Net gain for biodiversity: Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures. See the Natural Environment planning practice guidance for more detail.

Roofscape: A view of roofs, particularly in terms of its aesthetic appeal.

Streetscene: The appearance of all of the elements of a street, including the carriageway, pavement, street furniture, planting, and the buildings or structures along its edges, particularly the composition of buildings on each side of the street.

Sustainable drainage systems: Features designed to reduce flood risk, which are built to receive surface water run-off, such as constructed wetlands, permeable surfaces, retention ponds, green roofs and swales.

References to Precedent

Page	Project name & location	Designer	Client/Developer	Image Credit
28	The Avenue, Saffron Walden	Pollard Thomas Edwards	Hill	Pollard Thomas Edwards
32	Brooklands, Milton Keynes	David Lock Associates, EPD (landscape)	Places for People	EPD-parkwood
32	Berryfields, Tiptree	Bluepencil Designs	Inland Homes	Bluepencil Designs
36	Horsted Park, Kent	Proctor & Matthews	Countryside Properties	Proctor & Matthews
40	Lovedon Fields, Kings Worthy	John Pardey Architects	HAB Housing	Richard Chivers
48	Clay Farm, Elmswell	Riches Hawley Mikhail Architects	Orwell HA, Suffolk Preservation Soc., Mid-Suffolk DC, Parish of Elmswell	Tim Crocker & Nick Kane
48	Pilgrim Gardens, Evington	PRP	Pilgrim Homes	PRP
48	Angmering CLT, Sussex	Rabble Place	Angmering Community Land Trust	Rabble Place

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