

## Design Policies

### Objective

**New developments create a sense of place that has a distinctive rural character, is in sympathy with Mortimer village and the surrounding countryside, is safe and encourages a healthy lifestyle and integration into the existing community life.**

### Strategy

To incorporate into the policies that will govern the design of new developments, the essential features that in the expressed view of the community will maintain and enhance the rural character set out in the vision of Mortimer.

### General

**D1** All developments on allocated and windfall sites will conform to the following policies:

- **DS1, DS2 and DS3**- Site Design
- **DB1, DB2 and DB3** - Building Design
- **DSL1 and DSL2** Street Lighting
- **DFM1 and DFM2** Flood Management
- **DP1 and DP2** Parking
- **DD1, DD2 and DD3** Density
- **DEG** Environmental Gain

**D2** New developments on allocated sites greater than 20 will deliver a mixture of home types.

**D3** New developments on allocated and windfall sites will be designed to deliver the Building for Life 12 principles (See appendix x to be supplied)

## Site Design

### Policies

**DS1** Developments shall be designed to a high standard that delivers the rural character valued by Mortimer as expressed in the vision statement and will:

- Provide well-designed groups of houses, located in attractive, inclusive and secure spaces
- Maintain a 'human scale' with regard to building heights (particularly careful design of roof elevations on rising ground), road widths, sight lines, coherent layout, low noise levels – an environment in which individuals feel comfortable and secure
- Provide shared pedestrian, cycle and traffic space incorporating native tree with provision for parking, and landscaping treatments

- Provide safe, convenient and direct natural footpaths and cycle routes to the principal village facilities wherever possible
- Make generous provision for open green spaces
  - which are linked to the wider natural environment and accessible to the public
  - at the junctions of roads within the development
- Provide attractive individual 'one-off' streets and spaces at key locations within the development – for example, a feature space linking new and old; a boulevard along a main route; or a space where pedestrian routes meet.
- In order to encourage a whole-village feel to any new developments no gated housing will be built.
- Make the transition between a development and the immediate countryside a natural soft change e.g. large buildings and small plot size at the edge of a development will not be permitted
- Make sensitive use of local topography
- Minimise the need for street furniture and signage
- Provide for sustainable waste management, principally by having adequate storage space for refuse bins
- Incorporate Sustainable Drainage Systems (SUDS) to avoid flood risk and to provide wildlife areas such as ponds and swales as an integral part of site design.

**DS2** A Site Development Brief will be prepared for each site allocated for development, if approved as a supplement to the NDP, the brief will be adhered to by the developer. These briefs will feature:

- Rural footpath and cycle ways which link to the centre of the village
- Open spaces
- Wildlife habitat e.g. ponds, wetlands, bird and bat boxes
- Play areas
- Landscaping and planting with existing trees and hedges preserved to achieve a rural village feel
- Indicate the location of the principle areas for new homes, green space, woodland and space to be allocated for any infrastructural facilities

**DS3** New development will not be permitted unless the privacy, daylight, sunlight and outlook of existing residents adjacent to the new development is respected with every reasonable effort to safeguard them. E.g. tree and hedge screening belts, attractive views into the development or through the development into the countryside or important landmarks

## Building Design

### Policies

**DB1** Development will be permitted if new buildings:

- Do not exceed 2 principal storeys (or 3 if using roof space)

- If bricks are used they should be red/orange in colour, similar to those of the Victorian buildings in the village
- Have roofs of red tile or grey slate
- Have gabled or hipped roofs rather than flat roofs
- Use details such as coloured brick inserts, mouldings or patterns of raised brick around windows or between levels , similar to those on existing buildings in the village

**DB2** Innovative designs which respect and are in sympathy with the rural vision of Mortimer and the vernacular style of the surrounding homes will be encouraged

**DB3** The adoption of energy management technology to facilitate reduction in waste will be encouraged in all new home developments (eg intelligent thermostats and consumption monitoring via mobile phone).

## Street Lighting

### Objective

No increase in light pollution of the night sky or homes.

### Policies

**DSL1** New roads and streets will not have street lights.

**DSL2** Low level lighting on paths that avoids light pollution both of the night sky and the surrounding homes may be used if the design retains the rural feel of the site.

## Flood Management

### Objective

To ensure that flooding risk is not increased, ideally reduced, taking into account climate change.

### Policies

**DFM1** All developments will be designed and constructed so as to reduce the overall level of flood risk (surface water run-off and water course flooding) both on the site itself and elsewhere downstream.

**DFM2** Development will only be permitted within the flood sensitive areas where it is demonstrate:

- The development proposed will not have a detrimental impact on surface water run-off on the site or elsewhere
- The development proposed is entirely self-sufficient in its ability to manage surface water run-off

## Parking

### Objective

To provide private parking space that matches the needs of a community that has most of its employment outside the parish, the great majority of which cannot reasonably be achieved using public transport.

### Policies

**DP1** New developments will provide each residential unit with a parking space allocation as specified in appendix x (NOTE this is being prepared).

**DP2** Garages must be large enough to be useable - internal dimensions of 6m x 3m with adequate sized doors to enable modern cars and 4 x 4's to get in - and set back from the street frontage. (A dimension to be provided)

## Density

The density of new homes will vary within a site depending on the design and layout.

### Policies

**DD1** The density of homes on new developments abutting existing housing will be in character with the local surrounding area.

**DD2** The density will be such that it will respect the semi-rural nature of the parish and will be designed to give an impression of spaciousness with uniform houses and plots being avoided.

**DD3** The density of buildings will diminish as the development approaches the open countryside blending in seamlessly.

## Environmental Gain

### Policy

**DEG1** Developments shall provide an environmental gain over and above the habitat lost due to the development through the inclusion of green infrastructure - wildlife habitats ....(Needs to be tightened up)