



CEDAR LODGE STEEPLE ASTON, OXFORDSHIRE

**HERITAGE IMPACT ASSESSMENT
SWIMMING POOL PROPOSAL
JANUARY 2023**

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WORLLEDGE ASSOCIATES



Worlledge Associates is an Oxford-based heritage consultancy, committed to the effective management of the historic environment. Established in 2014 by Nicholas and Alison Worlledge, Nicholas came to private practice with over 35 years' experience working in heritage management for local authorities. This intimate knowledge and understanding of council processes, and planning policy and practice, helps us to work collaboratively with owners and decision-makers to manage change to the historic environment.

Our team of dedicated researchers and specialists believe in the capacity of the historic environment to contribute to society's collective economic, social, and cultural well-being. We aim to identify what is significant about places and spaces in order to support their effective management and sustain their heritage value. We have worked with a wide range of property-owners and developers including universities and colleges, museums and libraries, large country estates, manor house, farmsteads, cottages, town houses and new housing sites.

INTRODUCTION



The intelligent management of change is a key principle necessary to sustain the historic environment for present and future generations to enjoy. Historic England and successive government agencies have published policy and advice that extend our understanding of the historic environment and develop our competency in making decisions about how to manage it.

Paragraphs 4-10 of Historic England's Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment) explains that applications (for planning permission and listed building consent) have a greater likelihood of success and better decisions will be made when applicants and local planning authorities assess and understand the particular nature of the significance of an asset, the extent of the asset's fabric to which the significance relates and the level of importance of that significance.

The National Planning Policy Framework (NPPF) provides a very similar message in paragraphs 194 and 195 expecting both applicant and local planning authority to take responsibility for understanding

the significance of a heritage asset and the impact of a development proposal, seeking to avoid unacceptable conflict between the asset's conservation and any aspect of the proposal.

It has never been the intention of government to prevent change or freeze frame local communities and current policy and good practice suggests that change, if managed intelligently would not be harmful.

This Heritage Impact Assessment Report has been prepared to accompany a planning application for the installation of a swimming pool and air source heat pumps within the rear garden of Cedar Lodge, which is included in the National Heritage List for England ('NHLE') and lies within the Steeple Aston Conservation Area.

The report will include a brief history of Cedar Lodge, and a Statement of Heritage Significance. It will provide the heritage policy context before describing the proposed works and the impact, or otherwise, on the heritage significance of Cedar Lodge and its garden setting, and the Conservation Area.

BRIEF HISTORY OF CEDAR LODGE

The development of Cedar Lodge is set out in the 'Heritage Impact Assessment Report, Worlledge Associates, April 2019' pages 7-9. From this, and the Steeple Aston Village Archive report on Cedar Lodge, and physical inspections, the following development phases were identified.

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| <p>1574 Henry Lamley living in a house on or near the site</p> <p>1650 Edward Lamley listed in 1662 as living in a house with six hearths</p> <p>1752 R. R. Kening married Mary Lamley</p> <p>1767 Judith Lamley, Edward Lamley's widow, acquires more land and constructs new house ('The Lodge') adjacent to previous buildings, while demolishing others, including the other half of the pair of cottages leaving what is now Cedar Cottage. Builds single storey link to Lodge in ironstone. Physical evidence, including surviving wrought iron window frames and ironmongery supports a pre-1767 date for the service wing. (1767-1780)</p> <p>1806 R.L. Kening adds linking section to south front, enclosing what has been suggested as a small service yard, (SAVA Report) with windows matching those in the Lodge, internal remodeling throughout.</p> <p>1838 Tripartite sash windows inserted in the south elevation of the Lodge by Elizabeth Jones (?); south elevation rendered; first floor room alterations; first floor added to linking section . Elizabeth Jones resident in 1841 and 1851 census</p> <p>1860 First floor added to square bay on north front (WC?) with flat roof; outbuildings added to north of existing barn . 1861</p> | <p>census lists Ann Brooks as living at the property</p> <p>1871 1871 and 1881 census list Mr. Edmund Creek as living at the property. (1871-1881)</p> <p>1891 Cartwright family lived at the house. (1891-1897)</p> <p>1901 Vincent family lived at the house (1901-1923)</p> <p>1910 Valuation shows a Miss Bowland as the owner the house and land comprising 3a 3r 19p occupied by W E A Vincent</p> <p>1920 Stables added to south of barn (or replaced?)</p> <p>1930 Shallow-pitch extension added to south front linking section with bay window at Ground Floor level</p> <p>1956 Murdoch and her husband John Bayley lived at Cedar Lodge, occupying both main and service wings as one</p> <p>1960 Bayley's create large opening from entrance lobby to main room and reposition stair , introducing a connection through to the old service wing to form a new kitchen and sitting room area</p> <p>1994 D Kewley and J Maulden remove bay window and add conservatory; terrace constructed; gardens significantly landscaped</p> <p>The current owners have undertaken a range of works including the removal of existing timber framed conservatory, internal alterations, new kitchen extension and the refurbishment of an existing potting shed to form a new garden studio, in accordance with 2019 approval and consent.</p> |
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STATEMENT OF HERITAGE SIGNIFICANCE



View from back lawn towards the site for the swimming, concealed from view by existing buildings and landscaping

From the research and analysis and following the good practice advice provided by Historic England the heritage significance of Cedar Lodge can be summarised to include the following:

- Physical evidence of a building that has evolved from its early 18th century origins and provides understanding of its development and the gentrification of the village from the 18th century.
- It exhibits evidence of several phases of change, reflecting the needs and aspirations of new occupiers and shows how the demands of contemporary society are reflected in the building's fabric and setting.
- The 'chapters' in the building's history have resulted in a change to the house, adding interest but sometimes losing part of the history and earlier evidence. Changes to the building's setting also contribute to its historical interest evidencing change.
- The garden setting is closely interrelated to the architectural composition of the house, creating a series of outdoor rooms and linked to the building's siting within the plot. The layout with planted tree belts, formal and informal gardens and lawns form part of this setting.
- The sense of enclosure to the front and sides with high stone walls and mature trees and the openness of the rear garden impart a sense of seclusion and exclusion, curating and controlling what is seen and by whom.
- The siting and arrangement of the outbuildings and garden compartments help our understanding of the operation of the household and the roles of those 'in service' at the house.
- The arrangement of buildings within the street, some directly on the back edge of the highway and linked by a series of boundary walls, and some within walled enclosures to the rear of the plots produces a picturesque composition, enhanced by the use of local materials.
- The house is recognised by the local community, but also nationally and internationally, through books and articles, as the home for 30 years (1956-1986) of Dame Iris Murdoch, an internationally acclaimed author and her husband John Bayley. During this period Iris Murdoch and John Bayley entertained Oxford Intellectuals and the writers of her generation, and hosted events and gatherings for the local community.

SUMMARY OF HERITAGE POLICY AND ADVICE



Conservation principles, policy and practice seek to preserve and enhance the value of heritage assets. With the issuing of the National Planning Policy Framework (NPPF) the Government has re-affirmed its aim that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

Cedar Lodge is included in the NHLE (see Appendix 1) and lies in the Steeple Aston Conservation Area, and is subject to the provisions of national policies set out in the National Planning Policy Framework and several Historic England Good Practice Planning Guidelines and Advice Notes, namely:

- Good Practice Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment March 2015 (GPA2)
- Historic England Advice Note 2 – Making Changes to Heritage Assets
- Conservation Principles, Policies and Guidance (2008)

Historic England's approach to effective management of the historic environment is best summed up in paragraph 86 of its 'Conservation Principles' (2008), which states:

'Keeping a significant place in use is likely to require continual adaptation and change; but provided such interventions respect the values of the place, they will tend to benefit public (heritage) as well as private interests in it. Many places now valued as part of the historic environment exist because of past patronage and private investment, and the work of successive generations often contributes to their significance. Owners and managers of significant places should not be discouraged from adding further layers of potential future interest and value, provided that recognised heritage values are not eroded or compromised in the process'.

The site is also subject to Local Planning Policies set out in the adopted Cherwell Local Plan 2011-2031.

The relevant policies, guidelines and advice are included in Appendix 2.

PROPOSAL



Extract from 1875-80 and 1919 OS maps 25-inch to one mile showing the proposed site of the swimming pool



Extract from the 1919 25-inch OS map and post WWII 1:2500 map (May 1973) used for plotting planning applications, shows the stables (red) added to the service range forming the western boundary between Cedar Lodge and Cedar Cottage



The proposal involves the installation of a swimming pool and air source heat pumps in the garden to the south-west of the house.

The proposed site lies to the south-west of the house and the range of outbuildings, with its northern boundary adjoining the rear fence

of Cedar Cottage, and the western edge by a Lane. On the 1875-80 OS map this part of the garden consists of a lawned area, trees and shrubbery. On the 1919 OS map the area appears to be lawn with an orchard to the south. On the eastern boundary there is a small outbuilding and a greenhouse. The 1961 aerial shows the site as lawn.



1961 aerial image showing the site as lawn, with large tree to the south

The boundary between Cedar Lodge and Cedar Cottage subsequently moved further north from the SW corner of the stables to intersect with it. Note there is a gap between the glass house and the building to the north.

The 1991 aerial appears to show the area as lawn with trees to the northern boundary.

It is unclear when the vegetable garden was laid out, but it is a modern intervention, as is the building that has infilled the gap between stables and greenhouse.



View looking north to the proposed site of the swimming pool with the fence to the adjoining garden Cedar Cottage, and the range of outbuildings, with the gable end of the stables, with clay tiled roof, and infill building to the glass house (post May 1973)



Closer view looking north-east of the proposed site of the swimming pool currently occupied by a vegetable garden, with fence to adjoining garden to the north



View looking east across the proposed site of the swimming pool, to the right-hand-side of the stone retaining wall, to the range of outbuildings terminating with the lean-to greenhouse



View from within the site looking south down the garden. The heat-pump is proposed to be located in this garden area screened by existing structures and landscaping



View from within the garden looking north with the boundary fence between Cedar Lodge and Cedar Cottage, and the stone boundary retaining wall, which marked the former boundary. The heat pump is proposed in this garden area, placed so that it can be screened from view



Winter view overlooking Cedar Lodge from the public footpath to the south west (Tuer Lane), showing that even in winter the site for the swimming pool is well screened

ASSESSMENT OF IMPACT

The house sits centrally on the site, with, as described earlier, an extensive garden that is subdivided into a series of spaces each having differing characteristics and different functions - including lawned areas, wooded area, shrubberies and paddock. Houses of this size and status historically, and commonly incorporate outside recreational facilities, such as, croquet lawns, tennis courts and pools. The proposed swimming pool is thus a facility that is consistent with the character and scale of a house such as Cedar Lodge. The proposed location for the pool is sensitive to the setting of the house but also reflects the way the pool will be used. Thus the pool is proposed in a discreet location behind the stables and in a part of the garden that has undergone recent changes.

Historic maps indicate that the plot divisions in this part of the garden have changed throughout the 20th century. What is now the garden to Cedar Cottage was probably once the kitchen garden to Cedar Lodge, not the current site of the productive garden. The garden boundaries have been altered and early aerial photographs suggest some form of informal use and informal landscaping in this part of the garden.

There is no evidence this part of the garden is part of a formal or designed landscape. Accordingly, it is considered that its adaptation for a swimming pool, which is a reasonable recreational facility, will

not harm the broader garden setting of Cedar Lodge.

This part of the garden is physically and visually remote from Cedar Lodge, with views obscured by the range of outbuildings, which terminates with the greenhouse. Accordingly, it is concluded that the proposed location of the pool will not result in any harm to Cedar Lodge, or its heritage significance.

The installation of an air source heat pump will help to heat the pool. The location selected help to reduce the length of pipe runs and is in a part of the garden that can be easily screened (it is already well screened). Such installations will become an increasingly common component in the running of historic houses and helps to ensure that heritage assets can be adapted to suit 21st century needs. It will also be noted that the work is entirely reversible and will not have any permanent or irreversible effect.

Longer views of the site from the surrounding footpath network have been assessed and it can be confirmed that the pool site is not visible. Thus, it is considered the proposal, which does not involve any new buildings, and is screened by trees and boundary walls, will not harm the special character of the Steeple Aston Conservation Area.

CONCLUSION



Paragraph 86 of its 'Conservation Principles' (2008), reminds decision makers that:

'Keeping a significant place in use is likely to require continual adaptation and change; but provided such interventions respect the values of the place, they will tend to benefit public (heritage) as well as private interests in it. Many places now valued as part of the historic environment exist because of past patronage and private investment, and the work of successive generations often contributes to their significance. Owners and managers of significant places should not be discouraged from adding

further layers of potential future interest and value, provided that recognised heritage values are not eroded or compromised in the process'

It is considered this modest proposal to install an in-ground swimming pool in a physically and visually removed part of the garden of Cedar Lodge, which evidence suggests was not part of a formal of designed landscape, will have no impact on the identified heritage significance of Cedar Lodge, nor impact on the special character of the Steeple Aston Conservation Area.

APPENDIX 1: ENTRY IN NATIONAL HERITAGE LIST FOR ENGLAND FOR CEDAR LODGE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1225927

Date first listed: 26-Feb-1988

Statutory Address 1: CEDAR LODGE, NORTH SIDE

County: Oxfordshire

District: Cherwell (District Authority)

Parish: Steeple Aston

Substantial house. Possibly originally mid C18, re-modelled late C18 and extended C19. Limestone and marlstone rubble with some wooden lintels; Stonesfield-slate and Welsh-slate roofs with brick stacks. Double-depth plan with service ranges. 2 storeys plus attic. Entrance front has a symmetrical window arrangement of 16-pane sashes with brick jambs and wooden lintels, and has a central 6-panel door with marlstone jambs and a C18 flat canopy with panelled soffit and shaped brackets, to extreme right a rubble projection with a similar window has been added, probably to contain a stair. Symmetrical 3-window garden front, stuccoed over limestone rubble, has a more elaborate entrance canopy with dentil decoration below round window; outer bays have architraved tripartite sashes. Two-span roof has end stacks in both sections but is of unequal spans. A late-C18/early-C19 hipped-roofed Welsh-slatted range, running at right angles to the house, has a 3-window front with leaded 2-light casements at first floor, and lower windows with ornamental cast-iron grilles flanking the 6-panel door; it has been joined to the right end of the main range by a C19 marlstone linking section, altered C20. Interior: some late-C18 panelled doors and shutters. For many years the home of the novelist, Iris Murdoch. (VCH: Oxfordshire: Vol XI, p23)

APPENDIX 2: NATIONAL AND LOCAL HERITAGE POLICIES, GUIDELINES AND ADVICE

NATIONAL PLANNING POLICY FRAMEWORK

Conservation principles, policy and practice seek to preserve and enhance the value of heritage assets. With the issuing of the National Planning Policy Framework (NPPF), the Government has re-affirmed its aim that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

In relation to development affecting a designated heritage asset the NPPF states in paragraphs 199 and 200 that:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'

Paragraph 197 of the NPPF, however, also advises Local Planning Authorities that.

In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

b) the positive contribution that conservation of heritage assets can make to

sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

THE PLANNING PRACTICE GUIDANCE (PPG)

This seeks to provide further advice on assessing the impact of proposals explaining that what matters in assessing the level of harm (if any) is the degree of impact on the significance of the asset. It states:

'In determining whether works to a listed building (or its setting) constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.'

The NPPF explains in paragraphs 201 and 202 the differences between 'substantial' harm and 'less than substantial' harm, advising that any harm should be justified by the public benefit of a proposal.

In cases where there is less than substantial harm, paragraph 202 states:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.

The PPG also seeks to provide a clearer understanding of what constitutes 'public benefit', as it is the public benefit that flows from a development that can justify harm. In weighing the public benefits against potential harm, considerable weight and importance should be given to the desirability to preserve the setting of listed buildings.

Public benefits can flow from a variety of developments and could be anything that delivers economic, social, or environmental progress as described in the NPPF, paragraph 8.

They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits. It explains that public benefits can include heritage benefits, such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- Reducing or removing risks to a heritage asset
- Securing the optimum viable use for a heritage asset

HISTORIC ENGLAND 'CONSERVATION PRINCIPLES' (2008)

Works of alteration, extension, or demolition need not involve any harmful impact and may be necessary to ensure a building has a viable future. Historic England explains its approach to managing the historic environment and how we experience places stating in 'Conservation Principles' (April 2008) paragraph 88:

'Very few significant places can be maintained at either public or private expense unless they are capable of some beneficial use; nor would it be desirable, even if it were practical, for most places that people value to become solely memorials of the past'.

It also points out in paragraph 92:

'Retaining the authenticity of a place is not always achieved by retaining as much of the existing fabric as is technically possible'.

It also comments in paragraph 86:

'Keeping a significant place in use is likely to require continual adaptation and change; but provided such interventions respect the values of the place, they will tend to benefit public (heritage) as well as private interests in it. Many places now valued as part of the historic environment exist because of past patronage and private investment, and the work of successive generations often contributes to their significance. Owners and managers of significant places should not be discouraged from adding further layers of potential future interest and value, provided that recognised heritage values are not eroded or compromised in the process'.

Further, in relation to new works and alterations in paragraph 138 states:

New work or alteration to a significant place should normally be acceptable if:

- a) there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place.
- b) the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed.
- c) the proposals aspire to a quality of design and execution which may be valued now and in the future.

Amongst the Government's planning objectives for the historic environment is that conservation decisions are properly informed.

HISTORIC ENGLAND'S 'GOOD PRACTICE ADVICE NOTES 3: THE SETTING OF HERITAGE ASSETS'

Paragraph 19, of this practice note, explains that:

'Amongst the Government's planning policies for the historic environment is that conservation decisions are based on a proportionate assessment of the particular significance of any heritage asset that may be affected by a proposal, including by development affecting the setting of a heritage asset'.

From this summary of the national heritage management policy framework, it is clear that there is a complex assessment decision-making process to navigate when considering change within the historic environment.

Central to any decision is the recognition that history is not a static thing, and that the significance of our historic environment derives from a history of change.

S66 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Sections 66 of the Act requires local planning authorities to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

The policies and advice described above provide an essential framework to guide designers and decision makers. In this respect it is worth noting recent case law and the advice it offers on the application of policy and legislation as set out below.

Barnwell Manor Wind Energy Ltd v East Northants District Council, English Heritage and National Trust, 18th February 2014, and Sevenoaks District Council v The Forge Field Society, March 2014, have brought into sharp relief the weight and importance that decision makers should give to the duty under Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires that special attention shall be paid to the desirability

of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

In Jones v Mordue & Anor [2015] EWHC 539, the Court of Appeal explains how decision makers can ensure this duty is fulfilled: a decision maker will have complied with the duty under sections 16, 66(1) and 72 by working in accordance of the terms of the NPPF paragraphs 131-134. This report follows this advice to ensure consistency with the duty to preserve or enhance.

In the Court of Appeal [Catesby Estates v Steer and SSCLG, 2018] the concept of setting was explored. In paragraph 15 of the judgement Justice Lindblom rehearses the Planning Inspector's considerations, commenting that the Inspector found it difficult to disassociate landscape impact from heritage impact. The focus of the judgement is to determine the extent

to which visual and historical relationships between places contribute to define the extent of setting. Three general conclusions are made:

- a) The decision maker needs to understand the setting of a designated heritage asset, even if it cannot be delineated exactly.
- b) There is no one prescriptive way to define an asset's setting - a balanced judgement needs to be made concentrating on the surroundings in which an asset is experienced and keeping in mind that those surroundings may change over time.
- c) The effect of a development on the setting of a heritage asset and whether that effect harms significance.

CHERWELL DISTRICT COUNCIL HERITAGE POLICY

The Adopted Cherwell Local Plan 2011-2031 (Part 1) contains strategic planning policies for development and the use of land. It forms part of the statutory Development Plan for Cherwell to which regard must be given in the determination of planning applications. The Plan was formally adopted by the Council on 20 July 2015

Policy ESD 15: The Character of the Built and Historic Environment

Successful design is founded upon an understanding and respect for an area's unique built, natural and cultural context. New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high-quality design. All new development will be required to meet high design standards. Where development is in the vicinity of any of the District's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential.

New development proposals should:

Be designed to deliver high quality safe, attractive, durable and healthy places to live and work in. Development of all scales should be designed to improve the quality and appearance of an area and the way it functions. Deliver buildings, places and spaces that can adapt to changing social, technological, economic and environmental conditions

Support the efficient use of land and infrastructure, through appropriate land uses, mix and density/development intensity.

Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting

Conserve, sustain and enhance designated and non-designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG. Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF and NPPG. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage's At Risk Register, into appropriate use will be encouraged

Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk-based assessment and, where necessary, a field evaluation.

Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings. Development should be designed to integrate with existing streets and public spaces, and buildings configured to create clearly defined active public frontages

- Reflect or, in a contemporary design response, re-interpret local distinctiveness, including elements of construction, elevational detailing, windows and doors, building and surfacing materials, mass, scale and colour palette
- Promote permeable, accessible and easily understandable places by creating spaces that connect with each other, are easy to move through and have recognisable landmark features
- Demonstrate a holistic approach to the design of the public realm to create high quality and multi-functional streets and places that promotes pedestrian movement and integrates different modes of transport, parking and servicing. The principles set out in The Manual for Streets should be followed.
- Consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space.
- Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
- Be compatible with up-to-date urban design principles, including Building for Life, and achieve Secured by Design accreditation.
- Consider sustainable design and layout at the master planning stage of design, where building orientation and the impact of microclimate can be considered within the layout
- Incorporate energy efficient design and sustainable construction techniques, whilst ensuring that the aesthetic implications of green technology are appropriate to the context (also see Policies ESD 1 - 5 on climate change and renewable energy)
- Integrate and enhance green infrastructure and incorporate biodiversity enhancement features where possible (see Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy ESD 17 Green Infrastructure). Well-designed landscape schemes should be an integral part of development proposals to support improvements to biodiversity, the micro climate, and air pollution and provide attractive places that improve people's health and sense of vitality.
- Use locally sourced sustainable materials where possible.

The Council will provide more detailed design and historic environment policies in the Local Plan Part 2.

The design of all new development will need to be informed by an



analysis of the context, together with an explanation and justification of the principles that have informed the design rationale. This should be demonstrated in the Design and Access Statement that accompanies the planning application. The Council expects all the issues within this policy to be positively addressed through the explanation and justification in the Design & Access Statement. Further guidance can be found on the Council's website.

The Council will require design to be addressed in the pre-application

process on major developments and in connection with all heritage sites. For major sites/strategic sites and complex developments, Design Codes will need to be prepared in conjunction with the Council and local stakeholders to ensure appropriate character and high-quality design is delivered throughout. Design Codes will usually be prepared between outline and reserved matters stage to set out design principles for the development of the site. The level of prescription will vary according to the nature of the site.