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Design Code

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FINAL REPORT

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Quality information

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Introduction

01

1. Introduction

1.1. Introduction

Through the Ministry of Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been commissioned to provide design support to Sutton Parish Council.

The Neighbourhood Plan Steering Group is progressing with the production of its Neighbourhood Plan and has requested to access professional advice on design guidelines and masterplanning for any potential development within the Parish.

Design Guidance

This document will support Neighbourhood Plan policies that guide the assessment of potential development proposals and encourage high-quality design. It advises on how physical development should help be integrated with the existing village and landscape, fostering a strong sense of place.

Masterplanning Framework

Chapter 4 provides masterplanning principles and a high level concept plan for site HAS48 that is allocated in the emerging Local Plan. The proposals are based on the observations made during the site visit, desktop analysis and site analysis.

1.2. Process

Following an inception meeting and a site visit, AECOM and Sutton Neighbourhood Plan steering group members carried out a high-level assessment of the village. The following steps were agreed with the group to produce this report:

- Initial meeting and site visit;

- Urban design and built heritage analysis;
- Preparation of design principles and guidelines to be used to assess potential developments;
- Preparation of the masterplanning framework;
- Draft report with design guidelines and high level concept plan; and
- Final report.

1.3. Area of Study

Sutton is a historic village and rural parish in the county of Bedfordshire. It lies to the east of the county close to the borders with Cambridgeshire and Hertfordshire. It is close to the market town of Biggleswade, 5km to the south west, which has regular Thameslink rail services to Brighton, London and Peterborough. The town of Sandy is 7km to the north west, and the town of Potton is just 2km to the north. In the wider region, Sutton is 22km east of Bedford, 17km south of St Neots and 29km south west of Cambridge.

There are approximately 125 dwellings in Sutton¹ and the population of the parish is around 250, including children, with the majority living within the village itself.

Sutton is noted for its heritage including two Scheduled Monuments; its Grade II* listed medieval packhorse bridge and John O'Gaunt's Hill. There are 19 listed buildings in the parish, 15 of which are located within the village. The Sutton Conservation Area was designated in 1971 and encompasses the historic core of the village. Its very strong linear form

¹ The number is with granted permission as at 1st January 2020 for a further 16 dwellings yet to be completed.

and array of historic assets both contribute to Sutton's distinctiveness.

However, the available services in the village are limited². There are only a primary school and an independent OneSchool Global school in the area, with the nearest middle schools being in Potton and Biggleswade, whilst upper schools are located in Sandy and Biggleswade. There is a pub/restaurant, a village hall, a farm shop and a church. The golf course is located to the north west of the village. There is lack of healthcare facilities; GP surgeries and dental surgeries are in the nearby towns of Potton and Biggleswade. The nearest hospitals are in Bedford, Stevenage, Cambridge and Huntingdon. Residents generally shop in the nearby towns of Potton, Biggleswade and Sandy with the nearest post office being in Potton and the nearest banks in Biggleswade. There are few facilities in the parish for children.

Sutton is a relatively well connected village by road and north-south railway, with Biggleswade and Sandy's nearby train stations offering regular Thameslink services to destinations across South-East England. There are low frequency bus services connecting Sutton to both Biggleswade and Sandy. East-west connection is only achieved by road and by travel through narrow country lanes to reach major roads, also including a once weekly bus service to Cambridge.

Sutton is connected to the national road network by the B1040 and B1042 which link to Bedford, Biggleswade, Cambridge and Sandy. The nearby A1 trunk road links this area of Bedfordshire to the South-East, East Midlands, North and Scotland.

² Sutton draft neighbourhood plan

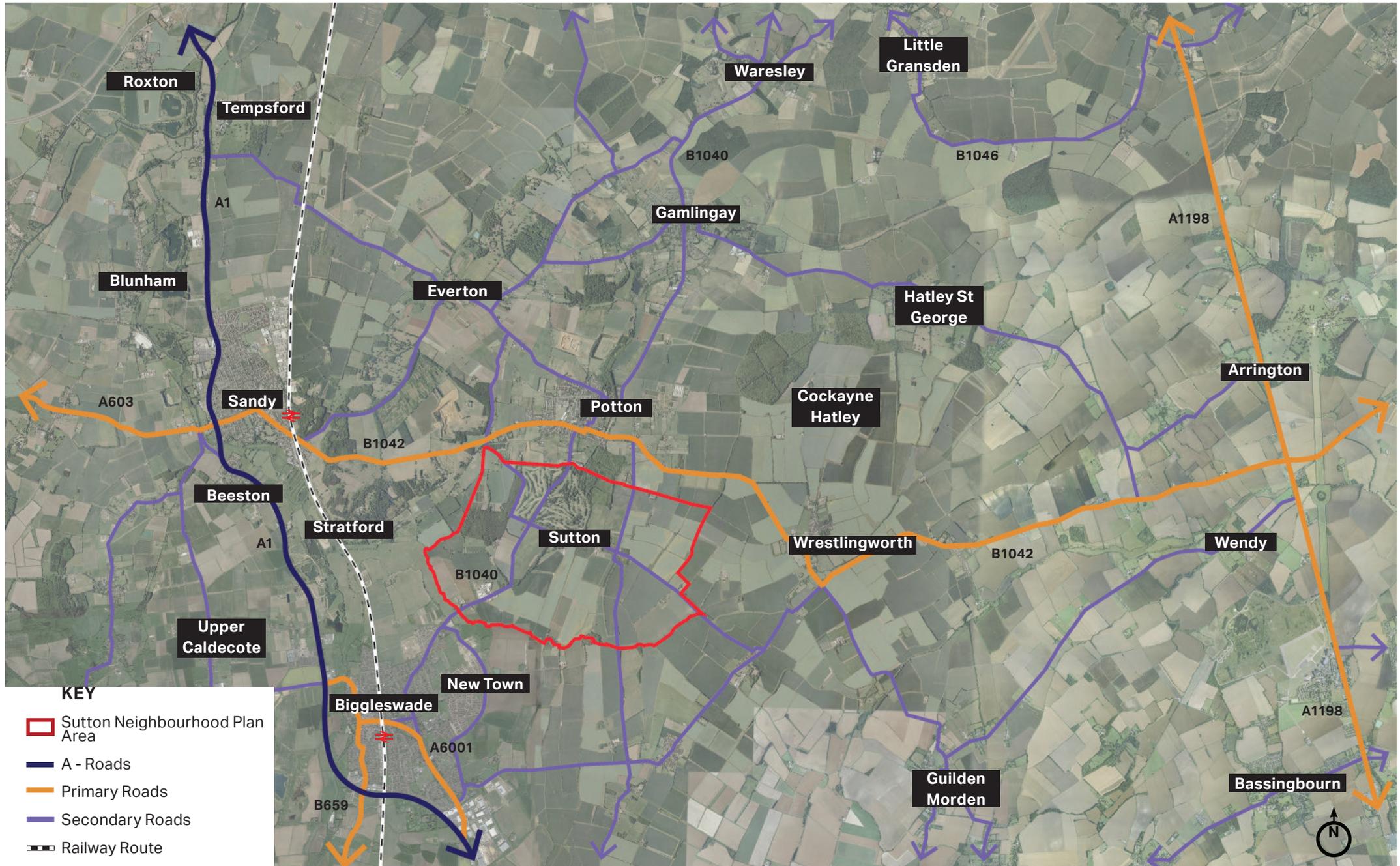


Figure 1: Sutton Neighbourhood Plan Area (Reference: Google Earth).





Local Character Analysis

02

2. Local Character Analysis

This section outlines the broad physical, historic and contextual characteristics of Sutton. It analyses the street layout, the architectural style of the buildings, the heritage of the village, landscape character and parking arrangements in the area. The images in this section have been used to give examples of the character of Sutton.

2.1. Settlement Pattern

The Central Bedfordshire Council Local Plan 2015-2035 defines Sutton as a small village within its settlement hierarchy.

Sutton Parish has one main settlement comprised of ribbon development in a linear form along the High Street. The village is surrounded by scenic countryside with several farms and woodlands scattered across the parish, reinforcing its rural character. Sutton Park extends to the north-west of the village.

KEY

-  Neighbourhood Plan Area
-  Primary roads
-  Secondary roads
-  Trees
-  River



Figure 2: The strong linear form of Sutton village (Source: Google Earth).

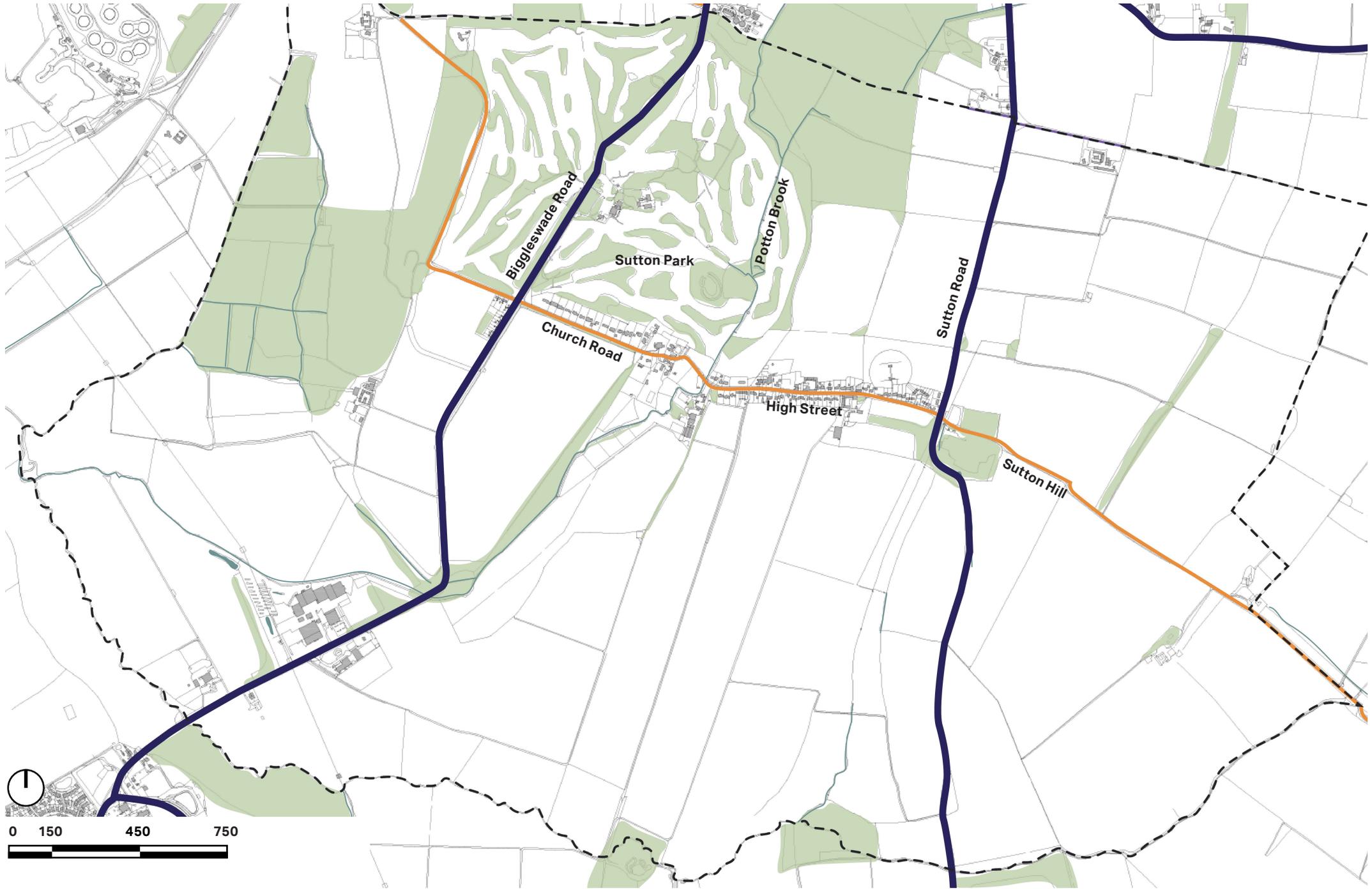


Figure 3: Settlement pattern in Sutton Village

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2.2. Heritage

Historic development

Sutton is a historic settlement in the county of Bedfordshire. The village's first official record was in the Domesday Book. It was initially mentioned as Sudtone or Suttone which can be translated to South Farm or South End.

Sutton Castle was built c1220 by Alwin the Reeve. Today, only an oval motte known as John O'Gaunt's Hill (Scheduled Monument, NHLE 1005403) remains within Sutton Park (now a golf course), to the south-east of the existing clubhouse.

In the 14th century, the manor of Sutton was held by John of Gaunt, 1st Duke of Lancaster, son of King Edward III. By the 16th century, there were two manors at Sutton that were merged when Henry VIII granted the Manor of Sutton to Thomas Burgoyne in 1544.

The Burgoyne family settled at Sutton Park, which remained the family seat until their lineage ceased in 1938. There were a number of manor houses in the park with the first manor house built by John Burgoyne around 1660. In 1795, Humphrey Repton designed the gardens at Sutton Park. The last manor house was burnt down in 1825 and was later replaced by a new house to the north west. In 1946, much of the Sutton Estate was put up for sale and the O'Gaunt Golf Club was established with the main house converted into the clubhouse. Later, further land to the north-west of Potton Road was acquired and a second course was developed, opening in 1971.

The village of Sutton extends to the south-east of the park. All Saints Church (Grade I, NHLE 1138081) stands to the south of Sutton Park and was one of the few buildings marking the

western end of the village until at least the late 19th century. It was built in the 12th or early 13th century, The building sits in an elevated position to the west of the ford and has been constructed in several phases, incorporating materials including coursed rubble, cobblestones and sandstone/ ironstone with ashlar¹.

Packhorse Bridge (Grade II* and SM, NHLE 1321630 and 1004501) has provided a crossing over Potton Brook since the 14th or 15th century (probably replacing an earlier bridge on the site). The bridge stands on two pointed arches and is constructed of local materials, including coursed ironstone, with dressed limestone coping. Known locally as 'The Splash', the bridge is well known throughout the wider areas and attracts many visitors and artists.

Apart from the church and the bridge, historic buildings in the village date mainly from the 16th to the late 19th century. The earlier properties are of timber-framed construction

1. https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MBD515&resourceID=1014



Figure 4: Packhorse Bridge, Sutton village

with roughcast render or later brick infill. Most of the historic properties in the village are statutorily listed and included within the Sutton Conservation Area.

Until the early 20th century, the village mainly included farm buildings and cottages, while there was a school, a smithy and a public house (John O'Gaunt Public House, Grade II, NHLE 1321632). The village extended in the post-war period to the east and west with some infill or replacement buildings in the historic part.



Figure 5: Listed building in Sutton village

Heritage assets

The parish of Sutton has great heritage characterised by its unique combinations of materials, listed buildings, historic parkland, scheduled monuments and rural setting.

Figure 8 indicates the Conservation Area boundary as well as listed buildings including Keepers Cottage, All Saints Church, Church Farm, Old Rectory, Manor Farm, Brook House, Village Farm and Talland Cottage.

The village of Sutton has a medieval core with two Scheduled Monuments and 15 listed buildings.

Sutton Park remained the seat of the Burgoyne family until their lineage ceased in 1938. Village Farm and part of the surrounding farm land was acquired by Bedfordshire County Council for allotments and smallholdings. In 1946, much of the Sutton Estate was put up for sale again and the Golf Club was established. Later, further land to the north-West of Potton Road was acquired and a second course was developed, opening in 1971.

Packhorse Bridge (fig.4) is a scheduled monument and Grade II* listed structure built around the 14th and/or 15th century. The bridge is built from local sandstone and it is said that it is the only one of its type surviving in Bedfordshire. Today, it is used for pedestrians and horses. Along the bridge is the ford which is permanently underwater and obstructs vehicle movement when the stream is flooded.

All Saints Church (fig.6) is a Grade I listed building built in the late 12th century

The bear pit (fig.7) is located towards Clay End in the area immediately to the east of Bear Garden Cottage, now the site of two modern houses. The circular hedged garden around the pit is now locally known as the 'Bear Garden'. The entrance to the garden is through a gate between two houses on the High Street. The historic origins of the Bear Garden are not known but it is thought to be an ancient enclosure.



Figure 6: All Saints Church, Sutton village



Figure 7: Bear Garden, Sutton village (Reference: Google Earth)

Conservation Area

The aim of a Conservation Area is to preserve but also to enhance the character and appearance of an area for the future.

The Sutton Conservation Area was defined in June 1971 and covers the central part of Sutton village. As described in the Conservation Area Appraisal, Sutton is a small street village of pastoral quality with open cottage development and pleasant park-like character².

The Conservation Area Appraisal requires that proposals should retain important buildings and boundary walls. They should retain lines formed by existing buildings and the definition of important spaces. Development should be entirely appropriate in terms of setting, design and materials used. They should retain existing hedges and trees where possible.

The opposite map indicates the Conservation Area boundary as well as listed buildings including Keepers Cottage, All Saints Church, Church Farm, Old Rectory, Manor Farm, Brook House, Village Farm and Talland Cottage.

The Sutton Neighbourhood Plan will support opportunities for development in the Conservation Area that enhance or better reveal the significance of its character in line with NPPF para. 200. Proposals should preserve elements of the Conservation Area's setting and make a positive contribution to its assets.

2. The Sutton Conservation Area Appraisal should be consulted online by all proposals in this area: https://www.centralbedfordshire.gov.uk/migrated_images/sutton_tcm3-12971.pdf

KEY

-  Neighbourhood Plan Area
-  Road network
-  Trees
-  River
-  Conservation Area

Listed buildings:

-  Grade I
-  Grade II
-  Grade II*

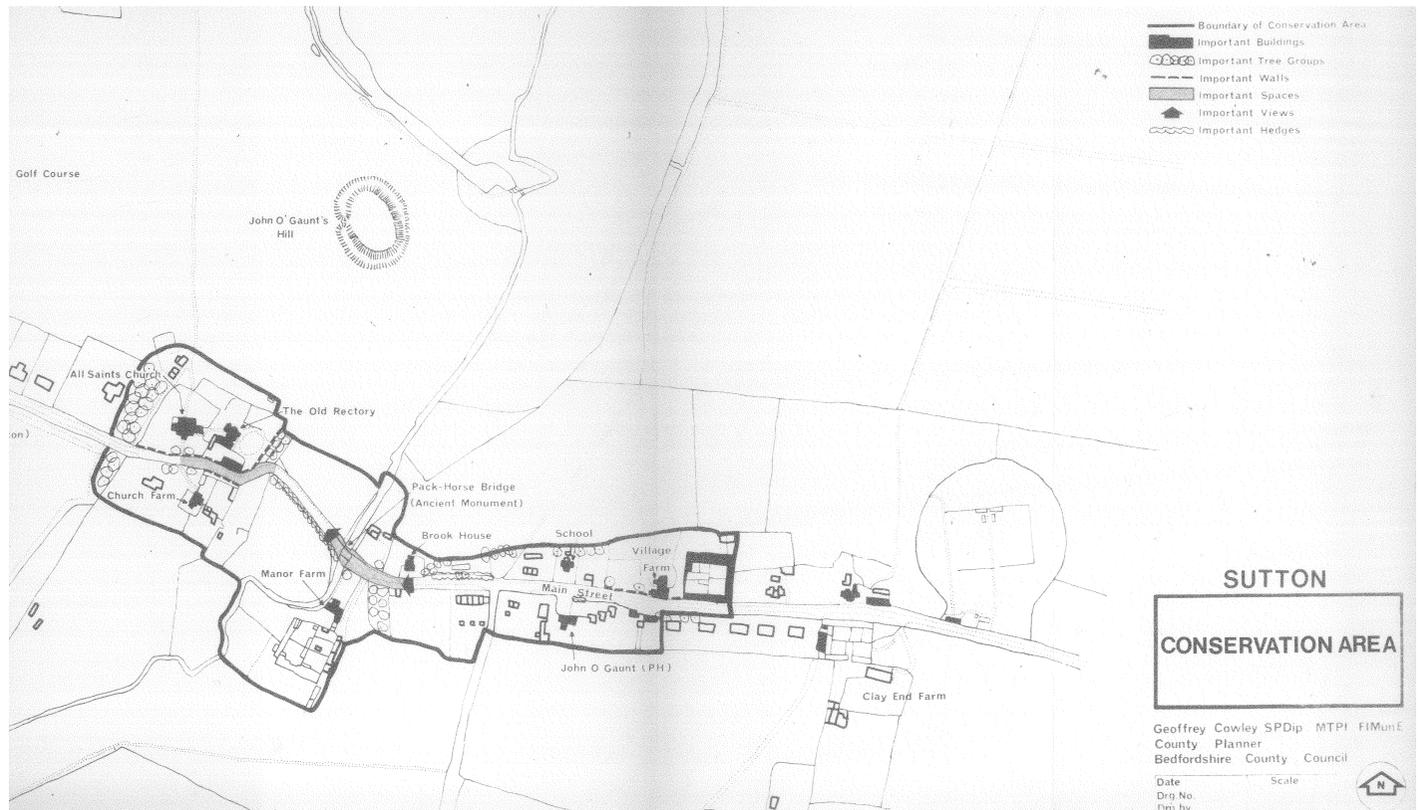


Figure 8: Sutton Conservation Area as shown in the Conservation Area Appraisal (1971)

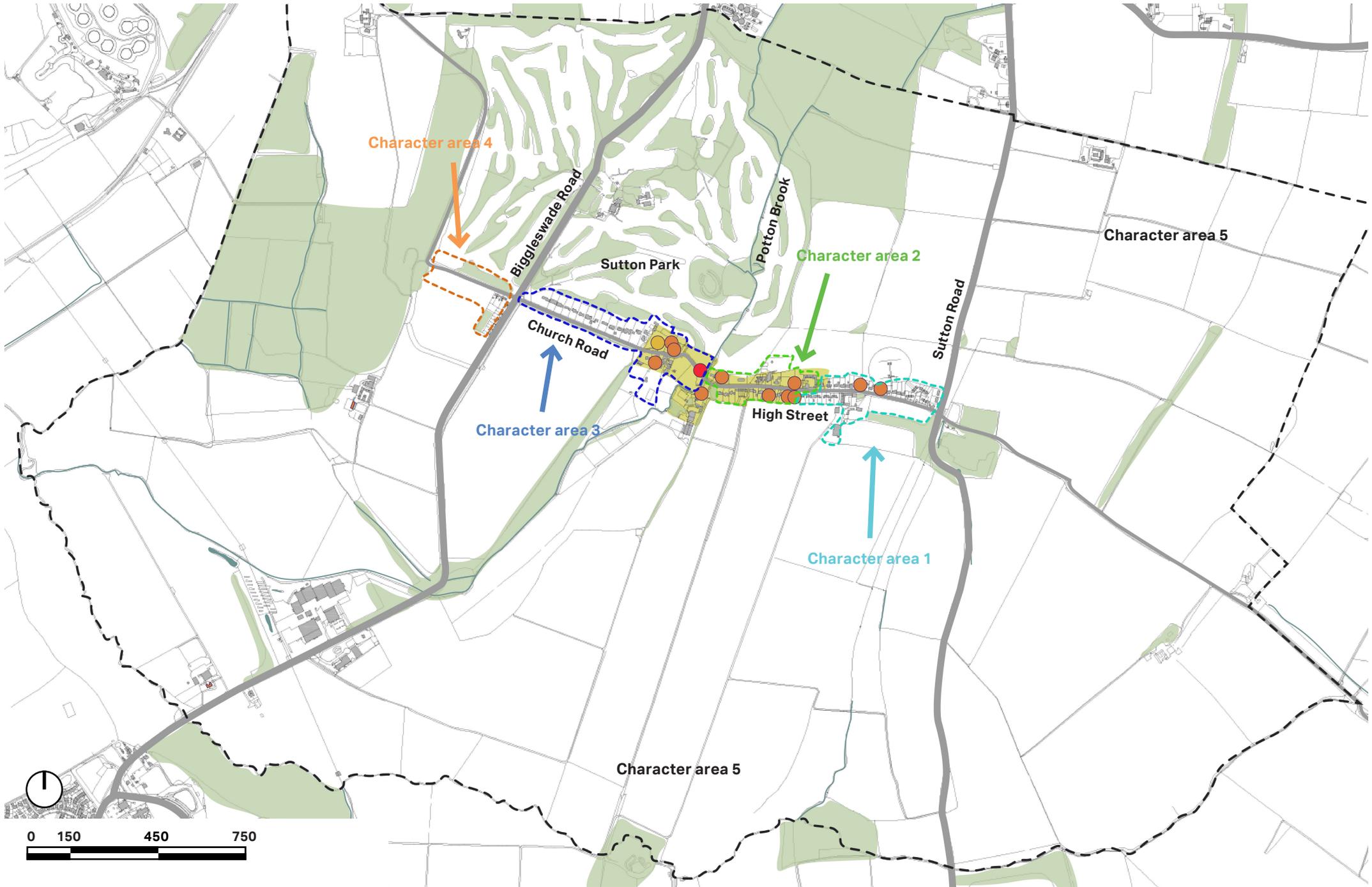


Figure 9: Heritage in Sutton Village

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2.3. Green Infrastructure and Landscape

Green Infrastructure

The Parish of Sutton is primarily agricultural with farmlands lying around the village¹. The rural nature of Sutton is important for the area and, therefore, its green infrastructure must be protected and enhanced.

The Green Infrastructure Plan was created by Bedfordshire Rural Communities Charity in 2019. The aim was to identify the key existing natural, historic, cultural and landscape assets, accessible greenspace and rights of way and to plan new features that will provide a connected network of green infrastructure for the benefit of present and future generations.

The network of open spaces, countryside, access routes, water courses and water bodies, wildlife habitats, landscapes and heritage features is presented in the Draft Sutton Neighbourhood Plan.

Green infrastructure is also important in the Village to mitigate the existing flooding issues. Sutton is also vulnerable to climate change. Some of the watercourses within the parish experience extreme downpours, which leads to localised flooding, including river and surface water flooding. As a result roads become impassable, particularly at the ford, creating difficulties for residents. Another point that faces similar issues is the junction of Sutton Road and High Street affecting also the south-eastern edge of the HAS48 site.



Figure 10: Sutton Park identified as parkland (Reference: Google Earth)



Figure 11: Mature trees located at the golf course (Reference: Google Earth)



Figure 12: Image indicating the flooding issue in Sutton Village

KEY

-  Neighbourhood Plan Area
 -  Road network
 -  Trees
 -  River
 -  Parkland
 -  Ancient woodland
 -  Woodland
 -  Flood risk zone 3 (including river & surface water)
 -  Flood risk zone 2 (including river & surface water)
- Aspirations by the group:**
-  Protected views
 -  Green infrastructure sites
 -  Important green gaps

1. Sutton Parish Green Infrastructure Plan 2019

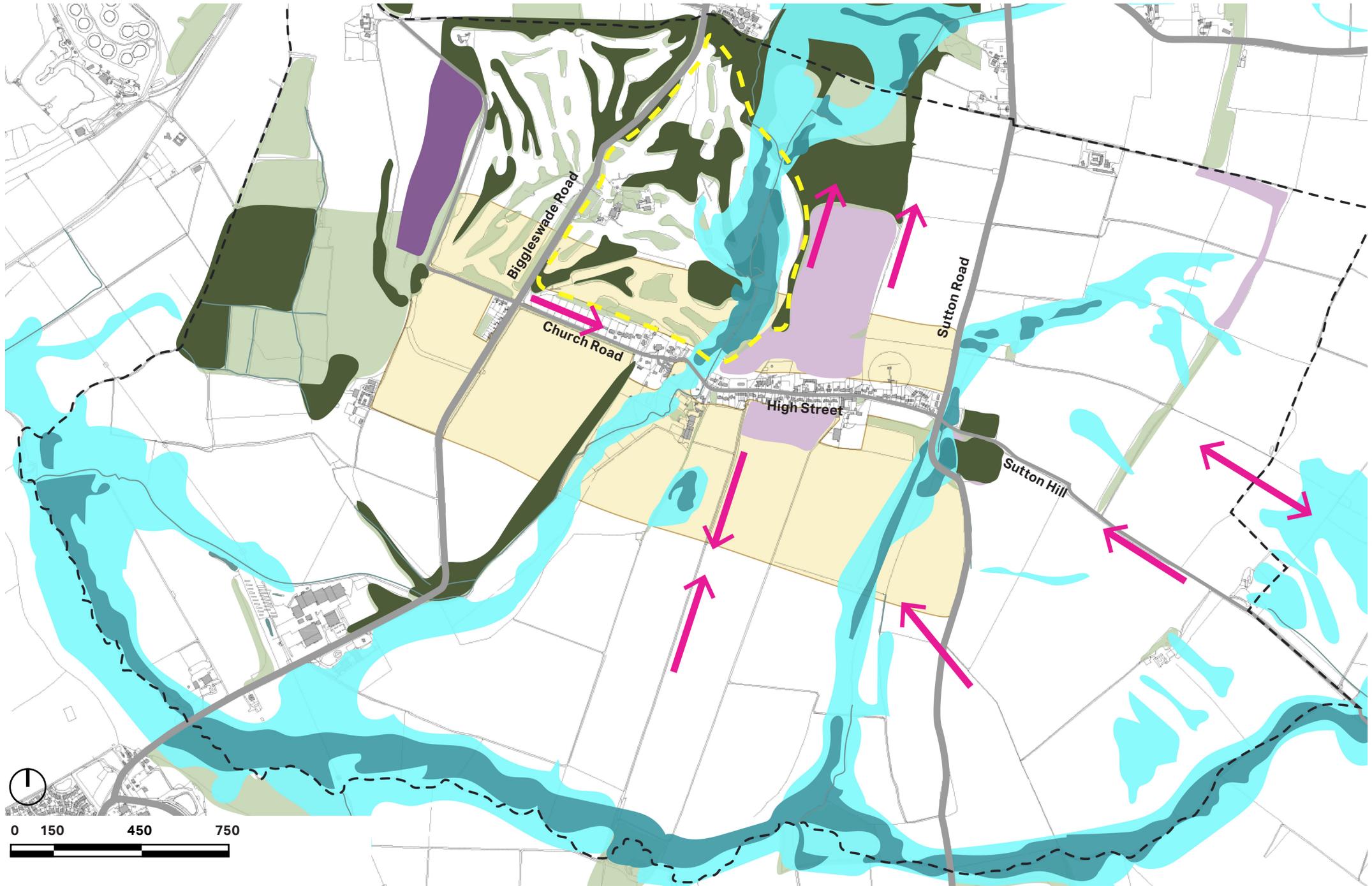


Figure 13: Green infrastructure in Sutton village

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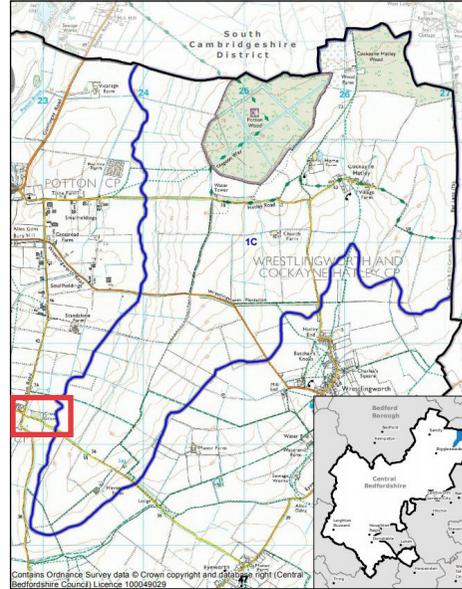
Landscape

Landscape and green infrastructure is of great importance for Sutton village. Any development must respect its context, and that includes appropriateness to landscape context as required by NPPF para. 127.

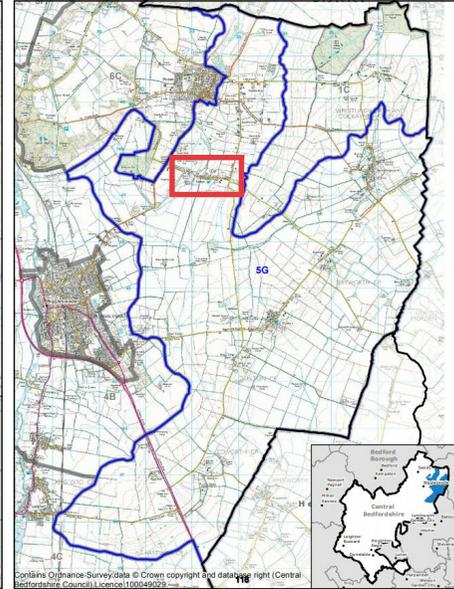
There is a varied landscape pattern with open heathland, arable cropping, plantation and deciduous woodland. The parish of Sutton falls within two National Character Areas (NCAs), mostly NCA 88 Bedfordshire and Cambridgeshire Claylands, and the north-west part of the parish in NCA 90 Bedfordshire Greensand Ridge. In greater local detail, the Central Bedfordshire Landscape Character Assessment (2015)² identifies that the parish falls into three different landscape areas:

- **Cockayne Hatley Clay Farmland character area (Type 1C).** Sutton is bordered to its east side by Cockayne Hatley Clay Farmland, a landscape with gentle rolling slopes and predominately arable farmland.
- **Dunton Clay Vale (Type 5G).** Sutton mostly falls into the Dunton Clay Vale, a valley with an elevated ridge with some expansive views and enclosed lower slopes. The land is mostly used for intensive arable cropping.
- **Everton Heath Greensand Ridge (Type 6C).** Sutton sits at the edge of the Greensand Ridge area, an elevated landscape that forms the eastern part of a long ridge.

Cockayne Hatley Clay Farmland



Dunton Clay Vale



Everton Heath Greensand Ridge

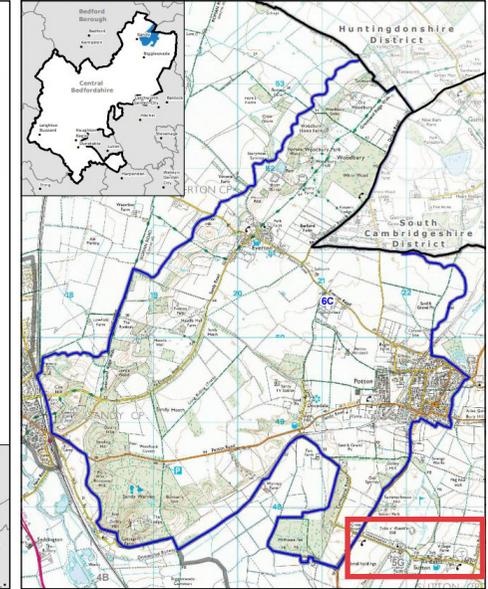


Figure 14: The landscape character areas that Sutton Parish (highlighted in a red box) falls into (Reference: https://www.centralbedfordshire.gov.uk/info/44/planning/446/landscape_character_assessment/2)

2. https://www.centralbedfordshire.gov.uk/info/44/planning/446/landscape_character_assessment/2

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2.4. Streetscape and Footpaths

Sutton village is characterised by an informal streetscape and a good network of public right of ways. The atmosphere of rural informality is enhanced by the narrow pedestrian pavements or footways only on one side of the road.

Their role is important for the village many reasons:

- A good network of public right of ways facilitates the connectivity with surrounding settlements, as for instance Potton. Many people go walking, hiking dog-walking on the footpaths available;
- Public right of ways provide views to the countryside and the fields;
- Footpaths and bridleways enhance public access to green spaces and nature, whether that is formal or informal; and
- The High Street is increasingly congested and often becomes a 'rat-run' lane during peak hours.

The images on this page have been chosen to illustrate the rural character and the public footpaths that give access to the countryside.

The map opposite shows the area's public right of ways and connectivity between the village and the countryside.



Figure 15: Signage for public footpaths



Figure 16: Lantern Lane footpath (BW3) in Sutton Village



Figure 17: Narrow footways reflecting the rural character of the village

KEY

- ⌈ ⌋ Neighbourhood Plan Area
- Road network
- Open space
- Footpaths
- Bridleways

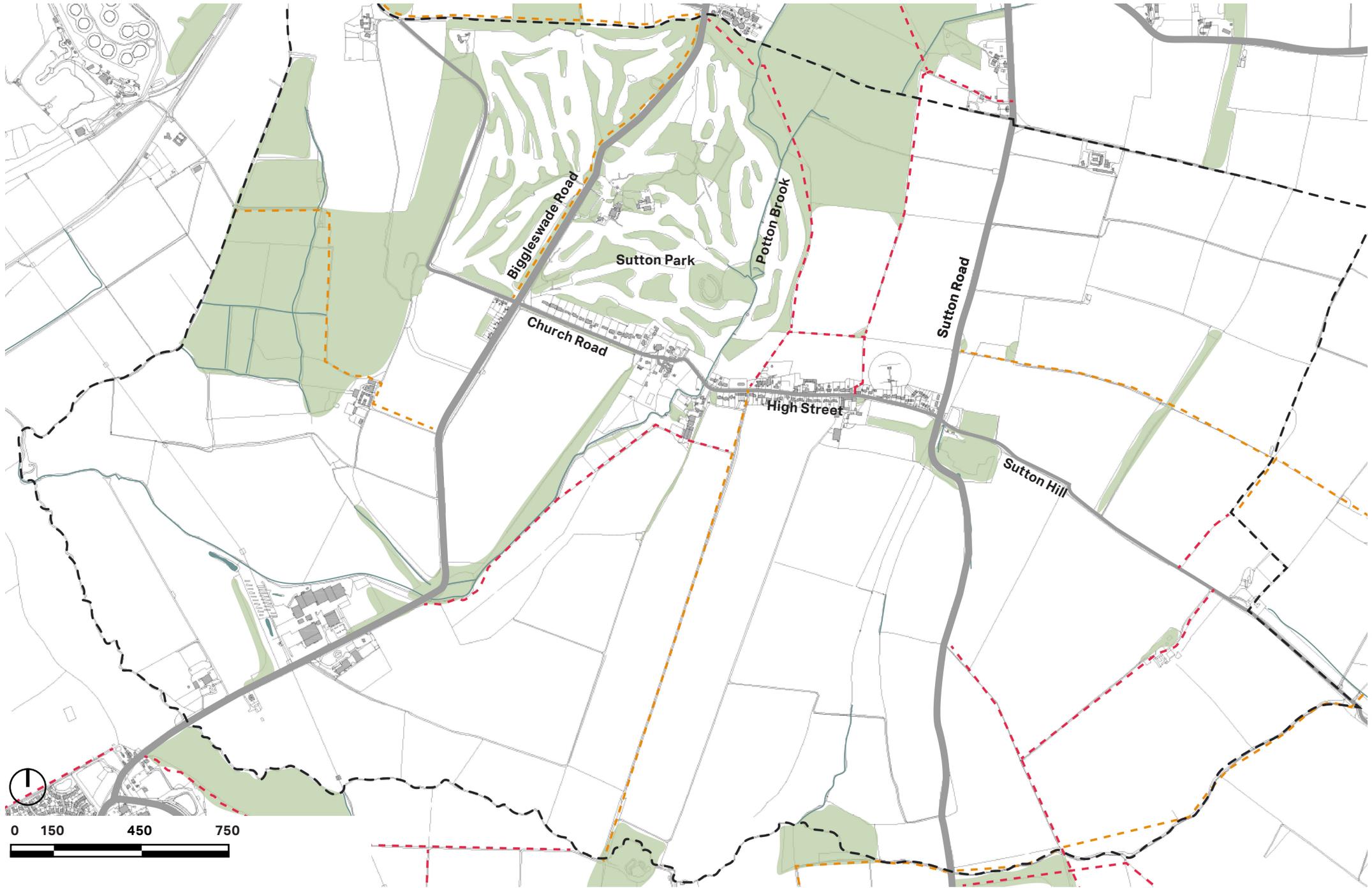


Figure 18: Streetscape and public rights of way in Sutton Village

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2.5. Housing

Sutton is a rural Bedfordshire parish with a wide variety of housing styles.

2.5.1. Housing needs survey questionnaire

The Housing Needs Survey (HNS)¹ that was carried out in 2019 has identified the housing needs of local people over the next 10 years. Some key points are:

- Affordable housing is a priority for Sutton village;
- There are higher levels of the following types of households than Central Bedfordshire's averages: single person pensioner; couples with no children; and households aged 65 years and over. Households with dependent children were lower than Central Bedfordshire's averages;
- Dwelling types range between detached, semi-detached, bungalows and terraced; and
- Respondents support small and individual developments of affordable homes.

1. <https://www.suttonneighbourhoodplan.org.uk/library-and-maps>

2.5.2. Typology

The map opposite shows that the most frequent typologies include a mix of detached houses mostly west of the village, semi-detached house in the centre and terraced housing east of the village. The majority of the houses are detached.



Figure 19: Example of a detached house in Sutton village



Figure 20: Example of a terraced house in Sutton village

KEY

-  Neighbourhood Plan Area
-  Road network
-  Open space
-  Detached houses
-  Semi-detached houses
-  Terraced houses
-  Bungalows



Figure 21: Typologies in Sutton Village

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2.5.3. Architectural Variety

There are five character areas in the Sutton village which include a variety of architectural styles.

Character area 1 (SCA1) - High Street (East)

This area covers the east end of the village. A variety of detached, semi-detached and terraced house can be found there ranging from the 19th century to modern. Most of the buildings are two storeys with single-storey examples also present. Buildings towards the eastern end of the character area date to the post war era and are of typical construction of the time, including engineering red or yellow brick, clay tiles and uPVC windows.

Some of the buildings closer to the western part of the character area date to the 19th century, constructed of London stock brick, have distinctive full storey gables, dentilled cornices and elaborate chimneys with multiple polygonal stacks. These houses are of a distinctive architectural style called "Burgoyne style", developed by the local Burgoyne family.

There are two listed buildings in this character area, a row of 18th century cottages at 29-35 High Street (Grade II, NHLE 1114088) and a thatched cottage at 37 High Street (Grade II, NHLE 1321631)

Most of the buildings are set behind small front gardens and face onto the main street. To the rear, there are spacious gardens, glimpses of which can be obtained through existing gaps. The undeveloped part of the High Street, to the east of Clayend Farm provides a sense of openness and reinforces the rural setting of the village.



Figure 22: Local authority housing in character area 1



Figure 23: Cottage in character area 1

Character area 2 (SCA2) - High Street (West)

This area covers the eastern part of the Sutton Conservation Area. A variety of typologies can be found here dating from post-mediaeval to modern times.

The buildings in this character area are single or two storeys, facing onto the High Street and set back from it, apart from the Village Farm buildings that are set against the street. There is no distinct building line here with small front gardens being common, apart from the sites of the John O'Gaunt Public House and Sutton Lower School which are set behind hard landscaping areas. There are five listed buildings in this character area, of timber-framed construction, however, in most cases concealed behind rendered façades. Modern infill has respected the low density of the area, as well as the scale and height of the historic properties. It has however diluted the historic character and appearance of the area.

An additional listed structure, the Packhorse Bridge (also a scheduled monument), marks the western boundary of this character area and illustrates the medieval history of the village and contributes to a sense of local distinctiveness



Figure 24: 20th century detached houses in character area 2



Figure 25: Semi-detached house of Burgoyne style in character area 2

Character area 3 (SCA3) - Church Road

This area covers the western part of the Conservation Areas as well as a number of post war houses, facing onto the Church Road. These are mostly detached houses of two storeys, set behind large front gardens, following a distinct building line.

The Church of All Saints is the most distinctive building in this area, as well as the whole village. It sits on a raised churchyard, which includes a number of listed monuments, and its tower is a local landmark. There is a cluster of historic buildings around the church, most of which are listed, including the Rectory (Grade II, NHLE 1114085) and the Church Farm buildings. Modern bungalows to the north of the Grade II listed Church Farmhouse (NHLE 1321629) detract from the historic character of the area.

There is a mix of building materials here, including stone, timber-frame and render as well as red brick. The boundary wall of the churchyard and the Rectory contribute to a sense of enclosure as well as the blank red brick façade of the Coach House and stableblock to The Rectory (Grade II, NHLE 1138134).



Figure 27: Detached house in character area 3



Figure 26: Detached house in character area 3

Character area 4 (SCA4) - Sutton Crossroads

This area covers the west side of the village. Here, there are some semi-detached Local Authority houses date from the 1920s. This is a small group of houses, of two storeys, set behind small front gardens, following a distinct building line. These buildings appear detached from the rest of the village and are mainly surrounded by countryside.



Figure 28: Semi-detached house in character area 4

Character area 5 (SCA5) - Non-village locations

This area covers the rest of the parish which is rural with scattered farmhouses, some of which are Grade II listed and illustrate the agricultural history of the area and woodlands. The listed farmhouses are of timber-framed construction or of red brick with clay tiled roofs. Sutton Park, now a golf course, is prominent in the landscape, closely associated with the history and development of the village.

It is important that any new development is of high-quality, enhancing the local character of the parish.

KEY

-  Neighbourhood Plan Area
-  Road network
-  Open space
-  Conservation area

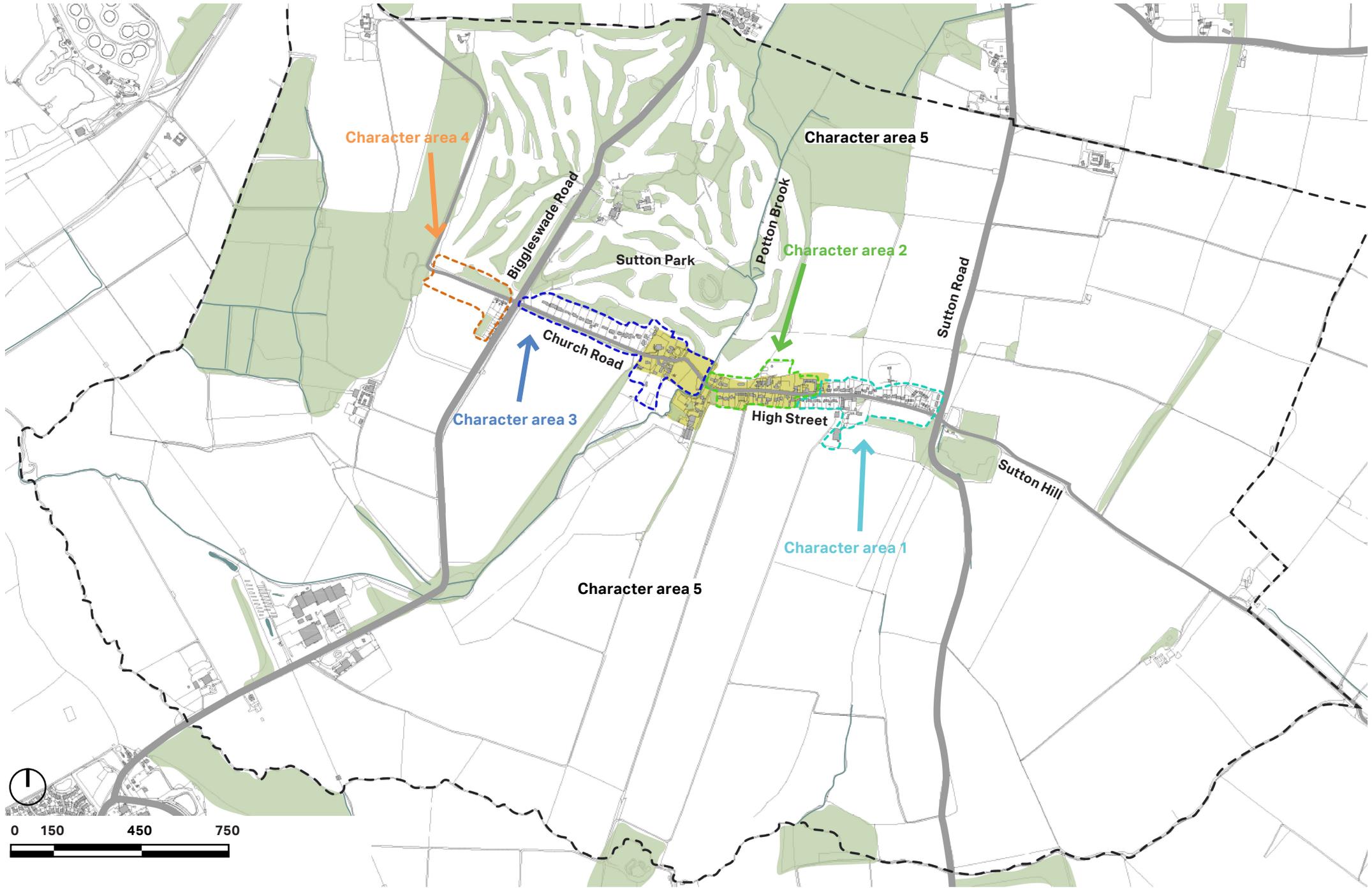


Figure 29: Character areas in Sutton Village

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2.6. Materials

This section showcases the architectural detailing and building materials that contribute to the character of Sutton village.

There is a mix of materials in the village. Historic properties are of timber-framed construction, some of which remain exposed. However, the majority of the timber framed buildings now have rendered façades. Traditional local materials include locally sourced clay tiles and red bricks, as well as London stock brick.

Most of the Burgoyne estate cottages are constructed of stock brick and bear the symbol of the Burgoyne family and their construction date. Yellow brick has also been used in more modern properties echoing the style of the estate cottages.

Roofs are mostly tiled and feature brick chimneystacks. Of note are the ornate chimneys of the estate properties mentioned above. There are examples of dormer windows, mostly gabled and tiled.

There is a single thatched roof in the village. There is some timber weatherboarding, an example comprising the Sutton Village Hall.

While most of the front gardens are open, there are examples of low boundary walls, of brick or stone. These historic boundary treatments also contribute to the character of the village.

New developments should:

- Draw inspiration from the varied details of the village's existing architecture and materials;
- Any alterations in buildings should use local materials to maintain the character of the area; and
- Sustainable materials are welcomed but they must respect the existing materials palette in the village.



Figure 30: Boundary treatment using local sandstone



Figure 31: Boundary treatment with sandstone infill in the wall



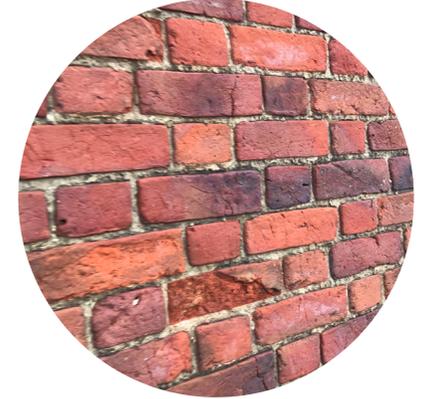
SANDSTONE



BURGOYNE STYLE DETAIL



YELLOW STOCK BRICK



RED BRICK



SANDSTONE INFILLS IN THE WALL



BLACK WEATHERBOARDING



HIGH QUALITY BOUNDARY
TREATMENT IN FRONT GARDNES



BARGBORADS



SLATE ROOF



LANDSCAPED BOUNDARY HEDGE



TIMBER FRAME WITH RED BRICK
INFILLING



THATCHED ROOF





Design Guidelines

03

3. Design Guidelines

This section sets out the guidance that will influence the design of potential new development and inform the retrofit of existing properties in Sutton. Where possible, images from Sutton are used to exemplify the design guidelines. Where these images not available, best practice examples from elsewhere are used.

3.1. General Design Principles

A brief reference to general design principles will be mentioned before the main part of the design guidance with reference to Sutton.

The guidelines developed in the document focus on residential environments. However, new housing development should not be viewed in isolation. Considerations of design and layout must be informed by the wider context, considering not only the immediate neighbouring buildings but also the townscape and landscape of the wider locality.

The local pattern of streets and spaces, building traditions, materials and natural environment should all help to determine the character and identity of a development recognising that new building technologies are capable of delivering acceptable built forms and may sometimes be more efficient. It is important with any proposal that full account is taken of the local context and that the new design embodies the 'sense of place' and also meets the aspirations of people already living in that area.

As a first step, there are a number of design principles that should be present in any proposals. As general design guidelines new development should:

- Respect the existing settlement pattern in order to preserve the character. Coalescence - development should be avoided;
 - Integrate with existing paths, streets, circulation networks;
 - Reinforce or enhance the established character of streets, greens and other spaces;
 - Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
 - Retain and incorporate important existing features into the development;
 - Respect surrounding buildings in terms of scale, height, form and massing;
 - Adopt contextually appropriate materials and details;
 - Provide adequate open space for the development in terms of both quantity and quality;
 - Integrate housing tenures;
 - Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other; and
 - Aim for innovative design and eco-friendly buildings while respecting the architectural heritage and tradition of the area.

3.2. Sutton Design Principles

There are a set of design principles that are specific to Sutton Village. These are based on:

- The analysis of village character presented in chapter 2;
- Feedback from the residents via the housing needs survey; and
- Discussion with members of the Neighbourhood Plan Steering Group on the village walkabout.

The following principles are intended to guide the design of developments:

- Pattern of Growth;
- Character Areas;
- Housing Mix;
- Legibility and Wayfinding;
- Biodiversity and Wildlife;
- Dark Skies;
- Sustainability and Eco-design;
- Solar Roof Panels;
- Storage and slow release;
- SuDs;
- Parking; and
- Architectural Details.

3.2.1. Pattern of Growth

New development should respect the existing settlement pattern of the village in order to preserve its character. Suburbanisation¹ should be avoided. Any proposal that would adversely affect the physical appearance of a rural lane or give rise to an unacceptable increase in the amount of traffic, noise or disturbance would be inappropriate.

Sutton Village is characterised by linear development, as seen in figure 32, which should be respected. Thus, any future development should take an in-filling form within both the existing settlement envelope and the allocated site instead of having small or large developments spread elsewhere around the village. However, such in-filling must be sympathetic to the vistas of open countryside, fields and hedgerows that border the main road. New development should also respect the character and appearance of the Sutton Conservation Area, building upon the good quality historic structures within the designated area. Development outside the Conservation Area boundaries should similarly respect the character of the buildings within it, particularly within views of the village.

Other issues that should be taken into account when planning for future growth are the provision of additional public rights of way, green spaces and biodiversity net gain; all of which enhance the rural character of the village. The relationship of Sutton Park and the village should be retained and, if possible, enhanced.

1. Suburbanisation can be defined as the outward growth of urban development which may engulf surrounding countryside and settlements. It results in the physical spreading of a settlement into surrounding countryside areas and this puts pressure on greenfield sites and on natural habitats.

New development should respect the existing listed buildings and scheduled monuments in the area, and their setting. During the design of new development, inspiration should be drawn from existing architectural styles, height, scale and materials found within the parish. In particular, the influence of the Burgoyne Estate should be referred to in new design.



Figure 32: Linear form of development in Sutton Village to be preserved (Reference: Google Earth).

3.2.2. Character Areas

As already mentioned prior, in section 2.5.3, there are 5 Character Areas identified in the village. There are many building typologies and architectural styles found in those areas. These include timber framed farmhouses and cottages, retaining their timber frame structure exposed or concealed under render. A distinctive characteristic of the village are the small groups of 19th century estate cottages. The All Saints Church and the Packhorse Bridge illustrate the medieval history of the village. Historic farmsteads, within the village or scattered around it within the parish contribute to the rural character of the village.

New developments should respect the existing architectural style and typologies in their respective area. New proposals should aim to preserve the character of the area or enhance it, wherever possible.

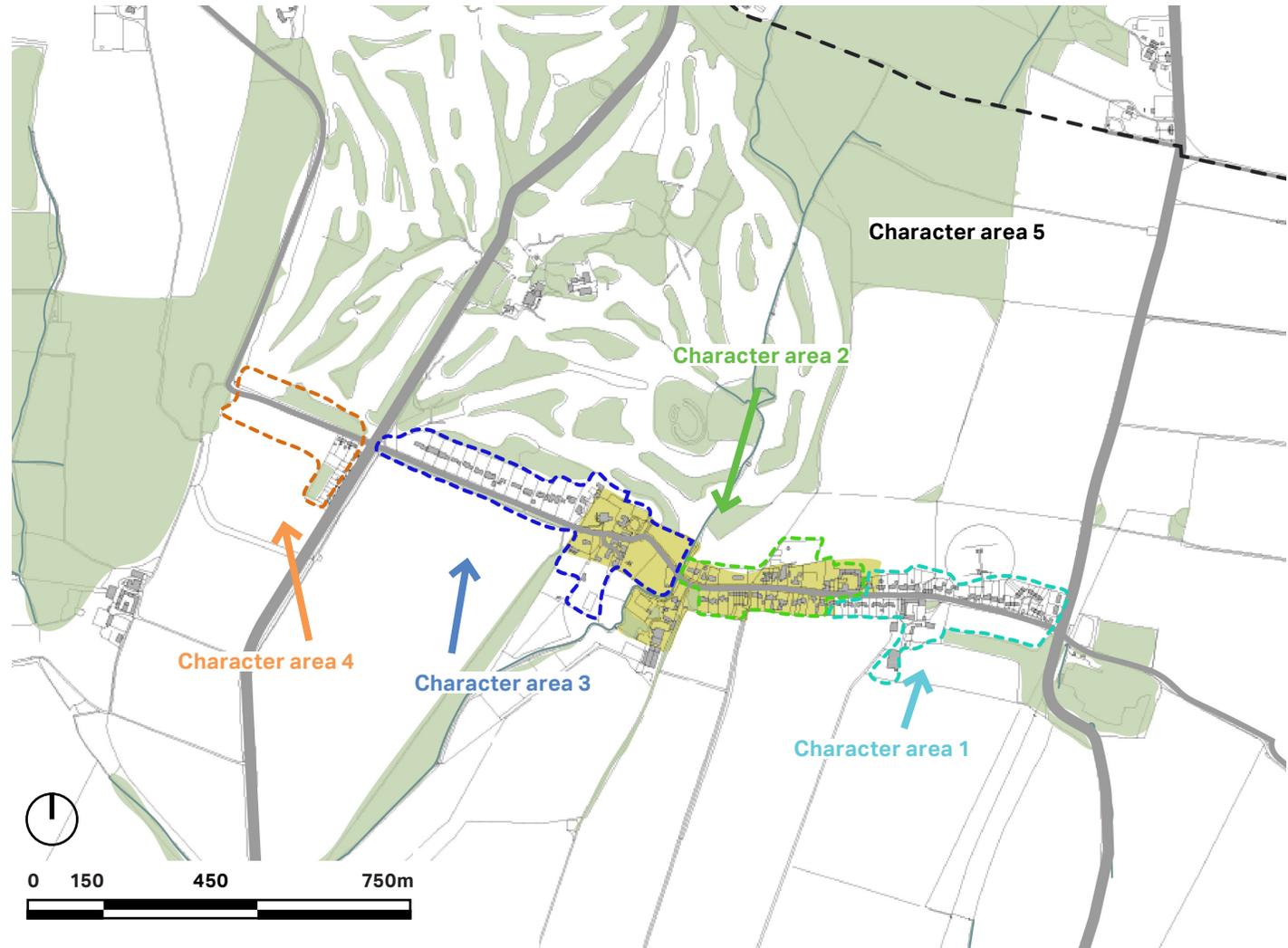
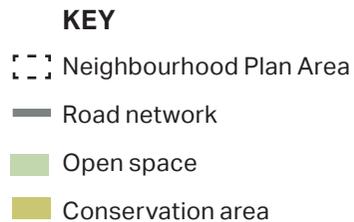


Figure 33: 5 Character Areas identified by the Sutton Neighbourhood group in Sutton Village

3.2.3. Housing Mix

It is important that all newly developed areas should provide a mix of housing to allow for a variety of options that enhances flexibility to its users and meets all housing needs.

Based on the Housing Needs Survey Report (2019) it is highlighted:

- Affordable housing needs are split between young adults/couples who want to move out of the family home and families wanting housing more suitable for their needs;
- Housing mix of dwellings should meet local needs identified in the latest housing need survey/assessment including provision of two bedroom starter homes, small family houses up to three bedrooms and two bedroom retirement homes!;
- A large part of the respondents support small or individual development especially for people with a local connection to the parish; and
- The Housing Need Support also identified a need for older people who want to downsize.



Figure 34: Detached house in Sutton Village



Figure 35: Terraced house in Sutton



Figure 36: Terraced housing in Sutton

3.2.4. Legibility and Wayfinding

When places are legible and well signposted, they are easier for the public to comprehend and likely to both function well and be pleasant to live in or visit. People feel safer when they can easily memorise places and navigate around them.

In Sutton Village, there are elements that are considered as landmarks, for example the bridge, the village hall, the pub. Thus, there is an abundance of landmarks in the area to help people navigate.

However, public footpaths that are often used by locals and visitors from other surrounding villages like Potton, need to be more visible by signage and wayfinding. The existing signs are in a poor condition and are not easily visible to the people.

New developments should create a good signage and wayfinding system. Visual articulation and landmarks can also have a significant contribution on clearly emphasising the hierarchy of the place.



Figure 37: Packhorse Bridge



Figure 38: John O' Gaunt Inn served as a landmark in Sutton Village



Figure 39: Improvement of the signage and wayfinding system for the footpaths in Sutton Village

3.2.5. Biodiversity and Wildlife

New development must preserve the treasures of the area. Biodiversity and woodlands should be protected and enhanced where possible.

Abrupt edges to development with little vegetation or landscape on the edge of the settlement should be avoided; instead, comprehensive landscape buffering encouraged.

Wildlife-friendly environment

- New developments should aim to strengthen biodiversity and the natural environment;
- Existing habitats and biodiversity, particularly local birds and bats, should be protected and enhanced; and
- New development proposals should include the creation of new habitats and wildlife corridors.
- Rear boundary treatments should become wildlife permeable as for example implementing native hedging or alternatively gapped wooden 'palisade' or 'hit and miss' style fencing with hedgehog friendly gravel boards.

As illustrated in section 2.4, there are important habitats within the parish of Sutton. There are 2 County Wildlife Sites (CWSs), 3 landscape character areas, ancient woodlands, other deciduous woodlands and other BAP priority habitats. There is a biodiversity network, suggested by the Neighbourhood Plan group, where all the prior designations are included as well as some other suggestions by the Sutton Neighbourhood group. The aim is to buffer and link existing wildlife rich areas, which will benefit biodiversity and people as well.



Figure 40: The existing boundary hedges and ditch at the northern boundary of site HAS48 is a wildlife features that hosts hedge sparrows.



Figure 41: The eastern boundary of site HAS48 includes woodland and a pond which shows evidence of deer, badgers, hedgehogs and other amphibians and aquatic species.

3.2.6. Dark Skies

The dark skies character of the countryside should be protected. Dark skies benefit both people and wildlife. Evidence shows that in the last few decades the character of much of England has changed as dark skies have gradually brightened with urban development and population growth.

New developments should aim for an unobstructed sky full of stars. The landscape is predominately affected by sky glow from the street lights of the larger urban environment, but can also be significantly affected by over-bright single sources at the local domestic level. In particular, there is some light pollution in Sutton Village caused by the upcoming development in Biggleswade.

The following guidelines aim to ensure there is enough consideration given at the design stage:

- Ensure that lighting schemes will not cause unacceptable levels of light pollution particularly in intrinsically dark areas;
- Consider lighting schemes that could be turned off when not needed ('part-night lighting') to reduce any potential adverse effects; i.e. when a business is closed or, in outdoor areas, switching-off at quiet times between midnight and 5am or 6am;
- The needs of particular individuals or groups should be considered where appropriate (e.g. the safety of pedestrians and cyclists); and
- Consider the location of premises where high levels of light may be required for operation or security reasons.

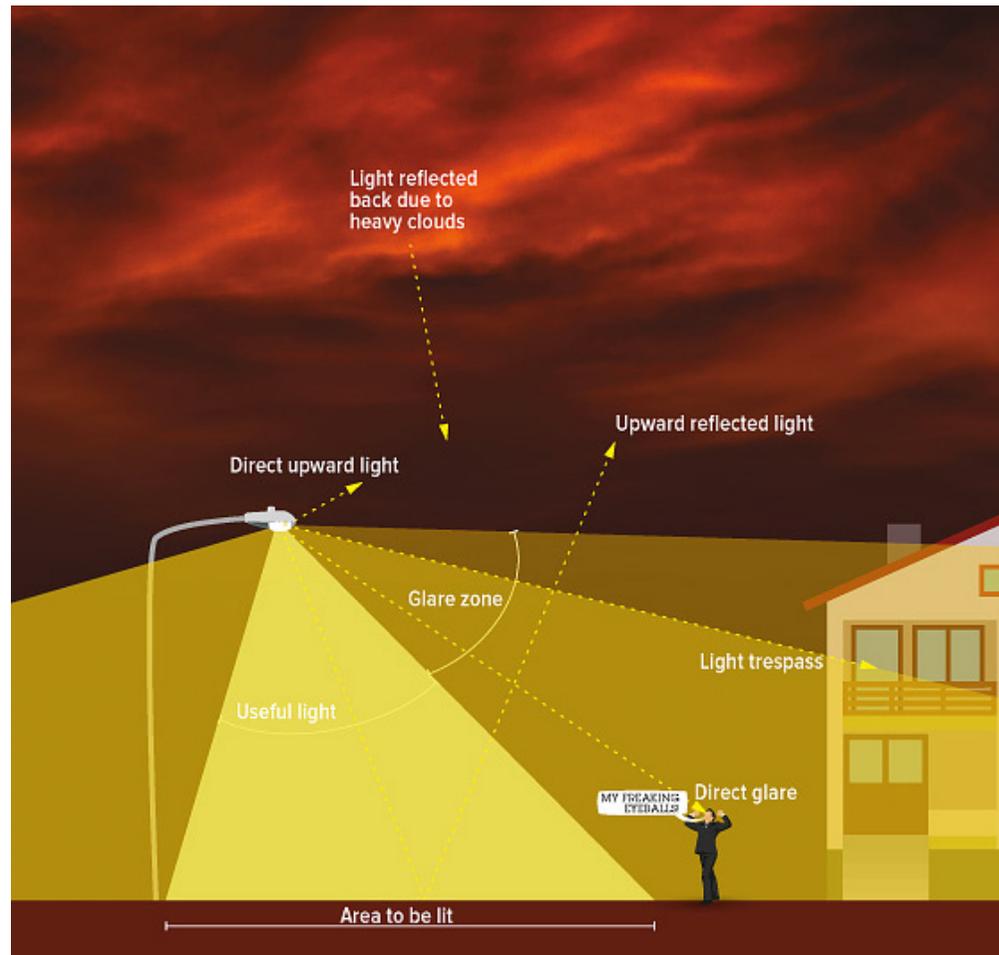


Figure 42: Illustration of the different components of light pollution and what 'good' lighting looks like (Reference: https://www.darksky.org/wp-content/uploads/2014/09/Light_Pollution_Diagram_680px.jpg.)

3.2.8. Solar Roof Panels

Solar panels over a rooftop can have a positive environmental impact, however their design and installation should be done carefully considering potential implications within conservations areas. Preserving the character of the village should be a priority. In Sutton village, there are many examples of houses that have already installed roof panels, placed on the side of the houses facing the back gardens, which is a sign that the community is receptive of eco-design solutions, but also aware of being sensitive to the character of the village.

Some solutions of sensitive implementation of solar roof panels are suggested as follows:

On new builds:

- Design solar panel features from the start, forming part of the design concept. Some attractive options are solar shingles and photovoltaic slates; and
- Use the solar panels as a material in their own right.

On retrofits:

- Analyse the proportions of the building and roof surface in order to identify the best location and sizing of panels;
- Consider introducing other tile or slate colours to create a composition with the solar panel materials;
- Conversely, aim to introduce contrast and boldness with proportion. There has been increased interest in black panels due to their more attractive appearance. Black solar panels with black mounting systems and frames can be an appealing alternative to blue panels;

- Careful consider the location of solar panels on buildings within the Sutton Conservation Area. It might be appropriate to introduce solar panels to areas of the building that are more concealed in order to preserve the character and appearance of the conservation area; and
- Solar panels can be added to listed buildings, but they need to be carefully sited and consent will be required.



Figure 44: Solar roof panels example in Sutton village



Figure 45: Use of shingle-like solar panels on a slate roof, with the design and colour of the solar panels matching those of the slate tiles, Lingfield

3.2.9. SuDs

Definition

The term SuDS stands for Sustainable Drainage Systems. It covers a range of approaches to managing surface water in a more sustainable way to reduce flood risk and improve water quality whilst improving amenity benefits.

SuDS work by reducing the amount and rate at which surface water reaches the combined sewer system. Usually, the most sustainable option is collecting this water for reuse, for example in a water butt or rainwater harvesting system, as this has the added benefit of reducing pressure on important water sources.

Where reuse is not possible there are two alternative approaches using SuDS:

- Infiltration, which allows water to percolate into the ground and eventually restore groundwater; and
- Attenuation and controlled release, which holds back the water and slowly releases it into the sewer network. Although the overall volume entering the sewer system is the same, the peak flow is reduced. This reduces the risk of sewers overflowing. Attenuation and controlled release options are suitable when either infiltration is not possible (for example where the water table is high or soils are clay) or where infiltration could be polluting (such as on contaminated sites).

The most effective type or design of SuDS would depend on site-specific conditions such as underlying ground conditions, infiltration rate, slope, or presence of ground

contamination. A number of overarching principles can however be applied:

- Manage surface water as close to where it originates as possible;
- Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down so that it does not overwhelm water courses or the sewer network;
- Improve water quality by filtering pollutants to help avoid environmental contamination;
- Form a 'SuDS train' of two or three different surface water management approaches;
- Integrate into development and improve amenity through early consideration in the development process and good design practices;
- SuDS are often as important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream;
- Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water whilst increasing the biodiversity value of the area;
- Best practice SuDS schemes link the water cycle to also help make the most efficient use of water resources by reusing surface water; and
- SuDS must be designed sensitively to augment the landscape and wherever possible provide biodiversity and amenity benefits.

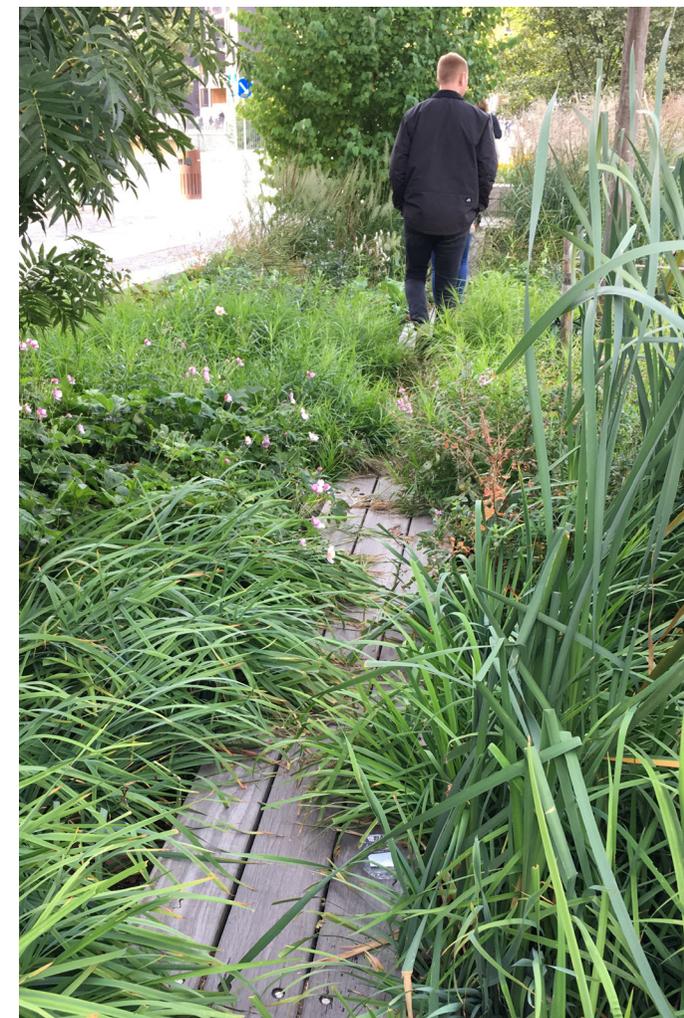


Figure 46: Examples of SuDS designed as a public amenity and fully integrated into the design of the public realm in Stockholm, Sweden.

Storage and Slow release

Rainwater harvesting refers to the systems allowing to capture and store rainwater as well as those enabling the reuse in-situ of grey water. Simple storage solutions, such as water butts, can help provide significant attenuation. To be able to continue to provide benefits, there has to be some headroom within the storage solution. If water is not reused, a slow release valve allows water from the storage to trickle out, recreating capacity for future rainfall events. New digital technologies that predict rainfall events can enable stored water to be released when the sewer has greatest capacity to accept it.

These systems involve pipes and storage devices that could be unsightly if added without an integral vision for design. Therefore, some design recommendation would be to:

- Conceal tanks by cladding them in complimentary materials;
- Use attractive materials or finishing for pipes;
- Combine landscape/planters with water capture systems;
- Underground tanks; and
- Utilise water bodies for storage.



Figure 47: Examples of water butts used for rainwater harvesting in Reach, Cambridgeshire.

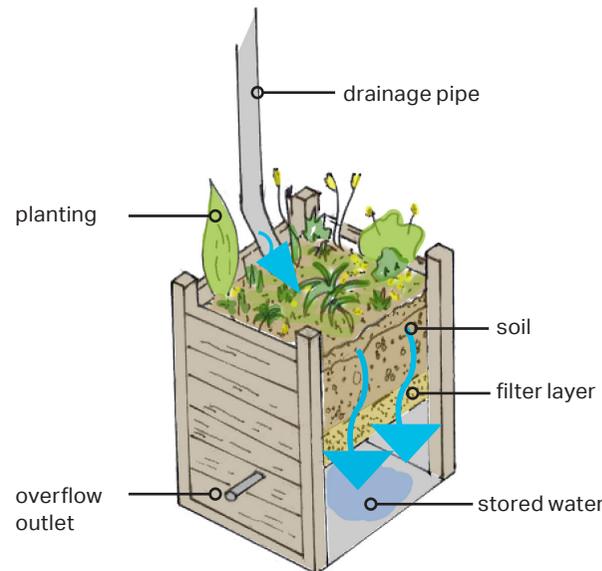


Figure 48: Diagram illustrating the functioning of a stormwater planter.

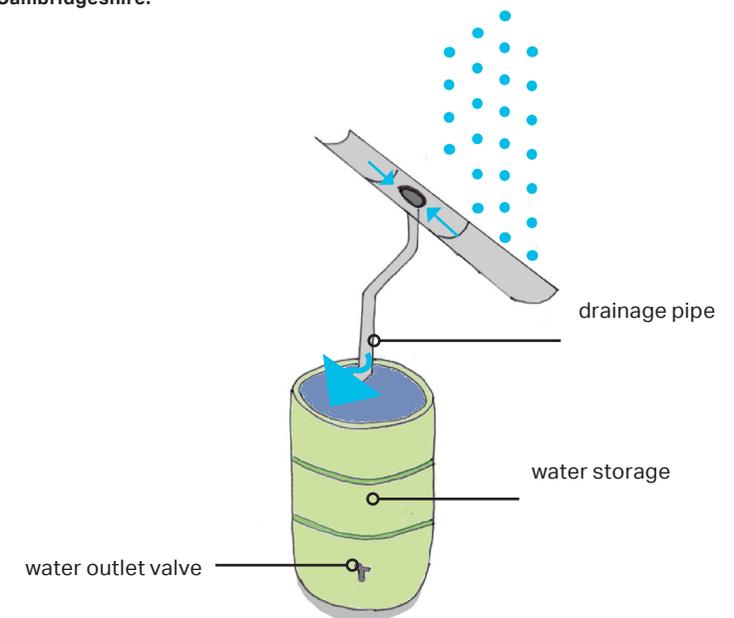


Figure 49: Diagram illustrating the functioning of a water butt.

Attenuation ponds and detention basins

Attenuation ponds are permanent bodies of water with stormwater storage capacity above the permanent water level. Detention basins are similar to attenuation ponds, but without a permanent pool of water.

Detention basins provide more attenuation storage per unit surface area than attenuation ponds of the same depth, so may be used when space is more limited. However, attenuation ponds are preferred due to the greater amenity and biodiversity benefits offered.

Attenuation ponds must be of a natural appearance to complement the rural character of the site. They can also be of educational benefit to schools and the local community.

Detention basins will be vegetated to provide greater water quality benefits, such as through the removal of sediment. They should be designed to permit alternative uses when not in use, where appropriate.

Attenuation ponds and detention basins must actively contribute as new public amenities and green spaces. It must be expected that people will interact with the water and landscaping, therefore they must be designed for safe public access and not fenced off.



Figure 50: Attenuation ponds and detention basins must be integrated into the green space strategy and designed with safe public access in mind so that they do not necessitate fencing. Designs similar to the facility in this picture must be avoided because they are dangerous and have unattractive fencing.



Figure 51: Detention basin in Cambridge designed for public access.

Permeable paving

Permeable paving can be used where appropriate on footpaths, public squares, and private access roads and private areas within the individual development boundaries. In addition, permeable pavement must also:

- Respect the material palette;
- Help to frame the building;
- Create an arrival statement;
- Be in harmony with the landscape treatment of the property; and
- Help define the property boundary.

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

- Flood and Water Management Act 2010, Schedule 3;1
- The Building Regulations Part H – Drainage and Waste Disposal;2
- Town and Country Planning (General Permitted Development) (England) Order 2015;3
- Sustainable Drainage Systems - non-statutory technical standards for sustainable drainage systems;4

¹ Great Britain (2010). *Flood and Water Management Act, Schedule 3*.

Available at: <http://www.legislation.gov.uk/ukpga/2010/29/schedule/3>

⁴ Great Britain. Department for Environment, Food and Rural Affairs (2015).

Sustainable drainage systems – non-statutory technical standards for sustainable drainage systems. Available at: <https://assets.publishing>.

AECOM

- The SuDS Manual (C753);5
- BS 8582:2013 Code of practice for surface water management for development sites;6
- BS 7533-13:2009 Pavements constructed with clay, natural stone or concrete pavers;7 and
- Guidance on the Permeable Surfacing of Front Gardens.8

[service.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf](https://www.service.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf)

⁵ CIRIA (2015). *The SuDS Manual (C753)*.

⁶ British Standards Institution (2013). *BS 8582:2013 Code of practice for surface water management for development sites*. Available at: <https://shop.bsigroup.com/ProductDetail/?pid=00000000030253266>

⁷ British Standards Institution (2009). *BS 7533-13:2009 Pavements constructed with clay, natural stone or concrete pavers*. Available at: <https://shop.bsigroup.com/ProductDetail/?pid=00000000030159352>

⁸ Great Britain. Ministry of Housing, Communities & Local Government (2008). *Guidance on the Permeable Surfacing of Front Gardens*. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

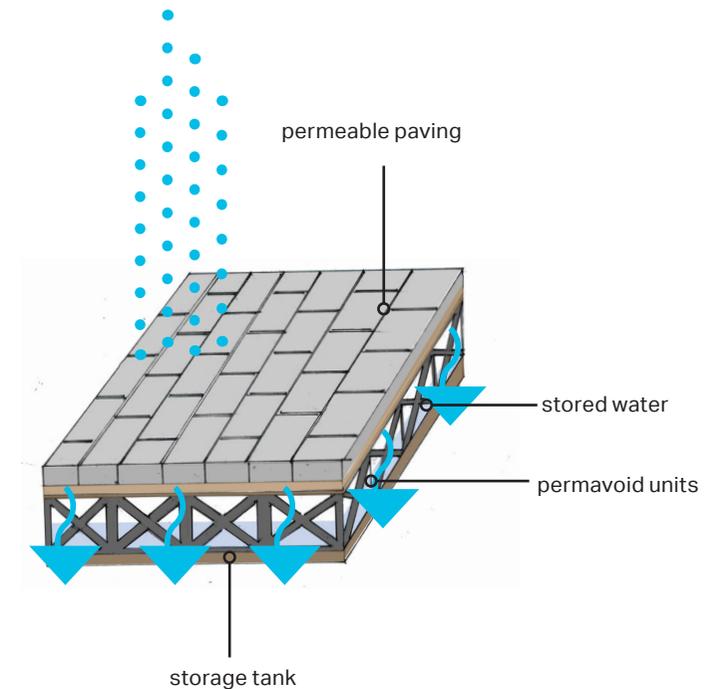


Figure 52: Diagram illustrating the functioning of a soak away

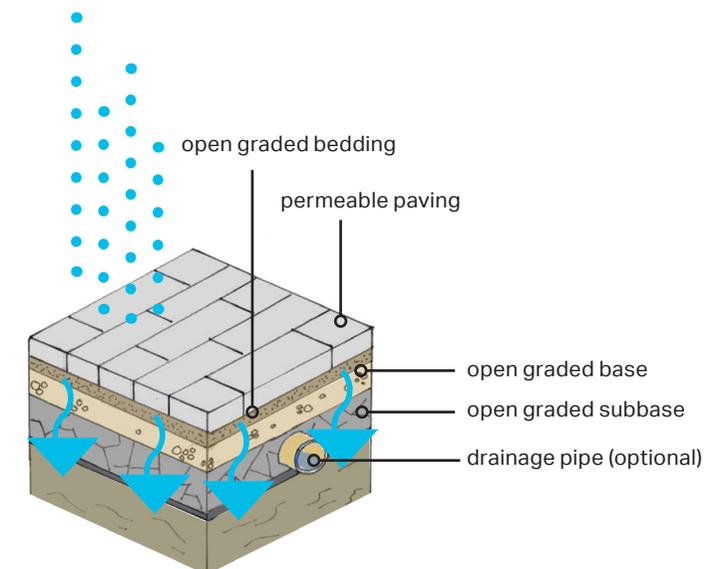


Figure 53: Diagram illustrating the functioning of a soak away

3.2.10. Parking

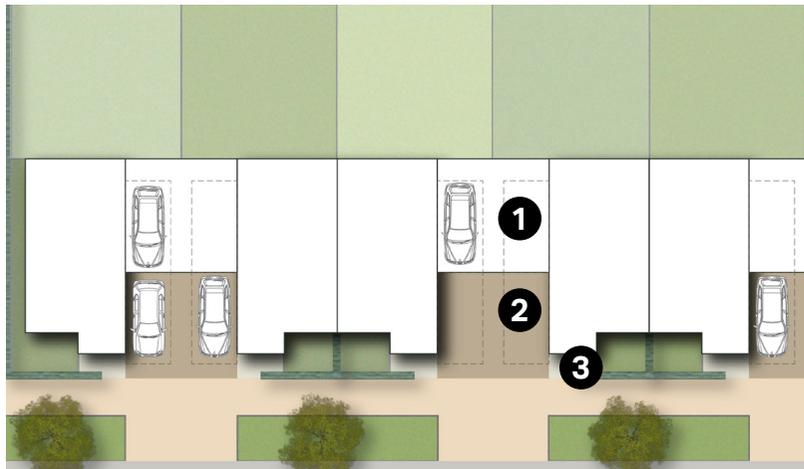
Parking in Sutton village is important and only on-plot parking is encouraged to take place in new developments. Court parking and on-street parking should be avoided.

On-plot parking

- Where provided, garages must be designed either as free-standing structures or as additive form to the main building. In both situations, they must complement and harmonise with the architectural style of the main building rather than forming a mismatched unit. They must also not result in excessively small and overshadowed gardens.
- Often, garages can be used as a design element to create a link between buildings, ensuring continuity of the building line. However, it should be considered that garages are not prominent elements and they must be designed accordingly.
- It should be noted that many garages are not used for storing vehicles, so they must be carefully compared with other vehicle parking options to make the best use of the space available on a given property.
- Considerations must be given to the integration of bicycle parking and/or waste storage into garages; and
- Boundary treatments and front yard/gardens landscaping should be of high quality.



Figure 54: Example of on-plot parking in Sutton village



1. Side parking set back from the main building line. Permeable pavement to be used whenever possible.
2. Garage structure set back from main building line. Height to be no higher than the main roofline.
3. Boundary hedges to screen vehicles and parking spaces.

Figure 55: Illustrative diagram showing an indicative layout of on-plot parking with garages

Bicycle Parking and Storage

- A straightforward way to encourage cycling is to provide secured covered cycle parking within all new residential developments and publicly available cycle parking in the public realm.
- For residential units, where there is no garage on plot, covered and secured cycle parking must be provided within the domestic curtilage. The use of planting and smaller trees alongside cycle parking can be used to mitigate any visual impact on adjacent spaces or buildings.
- Bicycle stands in the public realm should be sited in locations that are convenient and that benefit from adequate natural surveillance. They should be placed in locations that do not impede pedestrian mobility or kerbside activities.

Cycle storage must be provided at a convenient location with an easy access. If it is located in rear gardens, a clear unobstructed access route should be provided. The storage space should be designed for flexible use and should be well integrated into the streetscape if it is allocated at the front of the house. The storage structure can be either standing alone or part of the main building.

Visitor cycle parking within residential areas should be provided close to the buildings in the form of a suitable stand or wall bar.

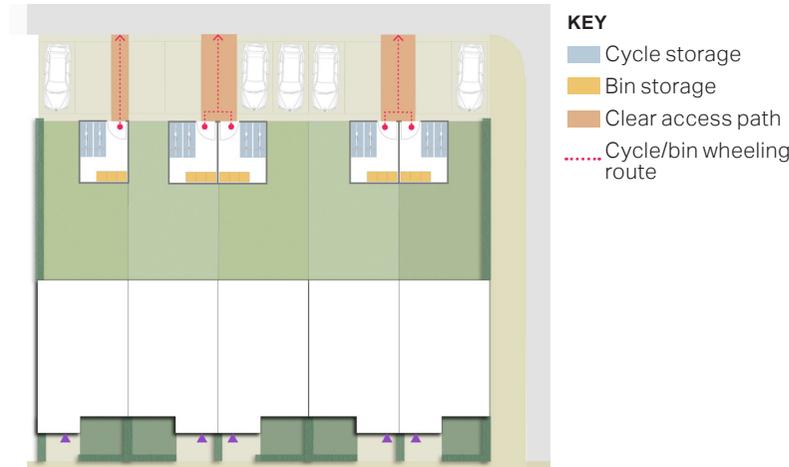


Figure 56: Cycle parking and access for terraced houses with rear parking



Figure 58: Cycle parking and access for semi-detached houses with on-plot parking



Figure 57: Example of kerbside on-street cycle stands



Figure 59: Examples of public cycle parking in Cambridge



Applying the Guidelines

04

4. Applying the Guidelines

This section aims to put the design guidelines from the previous chapter into practice for the site HAS48. Site analysis will highlight important features in the area that are worth being taken into consideration for shaping the masterplanning exercise.

4.1. Site Analysis

The site analysis plan (figure 60) presents the key site analysis information associated with the development site and area immediately around it. The analysis has been informed by a technical desktop baseline and site analysis, and the site visit. Thus, some key elements to be mentioned are:

- The selected site sits within Character Area 1 as identified by the Steering Group;
- The site is located next to the intersection of Sutton Road and High Street which gives access to the site, but there might be some issues related to traffic and noise;
- There is also an infrequent¹ bus service running in the village and two bus stops are opposite to the site;
- There are public footpaths close to the site. In particular, there is one (Sutton FP2) in close proximity and five more within a short walk from the site (FP1, BW3, FP4, BW6 and FP11);
- The site is surrounded by trees at the southern and south-eastern boundary and there are also some trees

1. There is one every two hours in each direction from 8.38 am to 4.51 pm, six days per week.

adjacent to the northern boundary along the High Street as well as to the western boundary;

- There are natural and wildlife features on the site to be preserved. There are boundary hedges at the northern boundary, which is a place of nesting for both house and tree sparrows², and woodland at the southern and eastern boundary along with a water feature, a pond, which shows evidence of deer, badgers, hedgehogs and other various amphibians and aquatic creatures;
- There is a ditch on the northern boundary along the High Street. This will be taken into account in terms of preservation, since it is a wildlife and biodiversity asset, as well as in terms of vehicle access to the site; and
- There are some views to the countryside that could be enhanced.

Those elements, along with the design guidelines in Chapter 3, form the baseline to produce a masterplan for the site with specific recommendations.

2. Tree and house sparrows are both listed as priority species under Section 41(S41) of the 2006 Natural Environment and Rural Communities (NERC) Act.

KEY

-  Neighbourhood Plan Area
-  Road network
-  Drainage ditch & natural springs
-  Surface water flood risk zone 3
-  Surface water flood risk zone 2
-  Open space
-  Footpaths
-  Bridleways
-  Conservation Area
-  Listed buildings (Grade II)
-  Views to the countryside
-  Ditch (wildlife asset)
-  Boundary hedges
-  Bus stops



Figure 60: Site analysis for the site in Sutton Village

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4.2. Policy Review

The current adopted Central Bedfordshire Core Strategy and Development Management Policies were adopted in 2009 for the northern area of Central Bedfordshire, into which Sutton Parish falls. In 2009, South Bedfordshire District was amalgamated into Central Bedfordshire, and a new Local Plan for the whole area will soon supersede the adopted policies. The emerging Central Bedfordshire Local Plan is undergoing examination and adoption can be expected by 2021.

This policy review summarises the most important policies, however, both the adopted and emerging Local Plans should be referred to in full.

Adopted Local Plan

Relevant policies from the adopted Local Plan are summarised below:

Policy CS1: Development Strategy sets out that Sutton is a 'Small Village' in the settlement hierarchy with new development limited in overall scale.

The vision for rural areas states that new development will be limited in overall scale with small-scale allocations of new homes, jobs and community facilities where development has the clear potential to support and retain existing local services, will bring forward important new services or community infrastructure and is targeted at bringing forward new affordable or specialist housing at rural settlements where there is a specific local housing need. The nature and scale of development should reflect the size and character of the community and should be conveniently located to access local services and facilities.

Policy CS5: Providing Homes sets out the need to provide 400 homes in villages up to the year 2026.

Policy CS13: Climate Change adds that development should use renewable energy options to provide energy requirements of new development including on-site low-carbon technologies, the use of sustainable design and construction, provision for walking and cycling, access to public transport, tree planting and sustainable drainage.

Policy CS14: High Quality Development requires development to respect the local context, the varied character and local distinctiveness by using urban design including design codes to fulfil this undertaking.

Policy CS15: Heritage sets out that the Council will protect, conserve and enhance the district's heritage including listed buildings and the quality of the local built and natural environment.

Policy CS16: Landscape and Woodland states that the Council will resist development where it has an adverse effect on important landscape features or highly sensitive landscapes. Development should conserve woodlands, hedgerows and veteran trees.

Policy CS17: Green Infrastructure adds that development should provide a net gain in green infrastructure through the provision of new green spaces and contribute to green infrastructure with a linked network of new and enhanced open spaces and corridors.

Policy CS18: Biodiversity and Geological Conservation supports the maintenance and enhancement of habitats and identification of opportunities to create buffer zones and restore and repair fragmented and isolated habitats to form

biodiversity networks.

Policy DM10: Housing Mix requires all new housing developments to provide a mix of housing types, tenures and sizes, in order to meet the needs of all sections of the local community. This should be based on the most up to date district-wide and local housing needs assessment, including evidence of need identified by the Strategic Housing Market Assessment, the existing housing mix of the locality, the location and particular physical characteristics of the site and current housing market conditions.

Emerging Local Plan

Relevant policies, in the emerging Local Plan are summarised below, with particular reference those where there have been substantial changes in comparison with the adopted Local Plan:

Policy SP1: Growth Strategy sets out that 39,350 homes will be delivered to 2035 in Central Bedfordshire. Development will be brought forward by a combination of strategic and small to medium scale allocations. Development will be brought forward through Neighbourhood Plans and medium to small scale extensions to villages and towns. Small and medium allocations will provide 5,505 dwellings.

Policy HA1: Small and Medium Allocations allocates HAS48, Land South of High Street (the site subject to the applied design codes in this report) for an approximate density of 30 dwellings per hectare that would provide an approximate capacity of 37 dwellings. Design will need to ensure that mature trees and hedges on site are preserved.

Policy H4: Affordable Housing requires that all qualifying sites of 11 or more units will provide 30% affordable housing.

The affordable homes should provide 73% affordable rent and 27% intermediate tenure and affordable units should be dispersed throughout the site.

Policy H7: Self and Custom Build Housing requires sites of 10 or more dwellings to provide up to 20% of the dwelling capacity as serviced plots to meet demand for self and custom build housing.

Policy EE4: Trees, woodlands and hedgerows adds that developments should protect existing trees, woodlands and hedgerows and incorporate them to enhance the public realm and landscape.

Policy EE6: Tranquillity requires that developments demonstrate how they have assessed their impact on areas of high tranquillity, including visual intrusion, impact on biodiversity, lighting and noise. Applications should demonstrate how negative impacts have been avoided and any harmful impacts are adequately mitigated.

In terms of applying these policies, this report proposes a master plan for 24 dwellings in a linear street-facing pattern which coheres with the historic village of Sutton. The number of dwellings is below the approximate capacity of 37 given in the emerging Local Plan. There are several reasons why this is an appropriate reduction:

- The 37 dwelling figure is a rough estimate based on the use of 30 dwellings per hectare. However, this part of Sutton has a historic fabric and contains 5 listed buildings with settings that would be impacted by more urban, dense development.
- The site would not be able to accommodate 37 dwellings without the use of cul-de-sacs and backland

housing development to the rear of the site, which would change the character of the village by disrupting its consistent linear form.

- A development of 24 dwellings can be accommodated with street-facing linear development which will both enhance and protect the village's distinctive character. It will also allow for a landscape buffer and new green space both in front of the new housing, which will help to maintain a rural quality. In these area of new open space there will be opportunities for biodiversity net gain and recreation.

The 24 dwellings therefore help deliver a holistic vision for the site which better meets all of policy aims of the adopted and emerging Local Plans.

4.3. Masterplanning

This section will propose a masterplan for the selected site located in Sutton Village.

The concept framework proposes a linear form of development in keeping with the settlement pattern of Sutton village. The rest of the northern site remains an open space for recreational use only excluding parking. Pedestrian paths aim to provide access to the open space and the houses. There are also two vehicular access points available to the site.

The number of houses proposed is 24 and the site covers an area of approximately 1.01 ha.

A more detailed design is presented on the opposite page. The design principles are:

- Any development should follow the existing style of the Character Area. In particular, the site sits in the Character Area 1, as identified by the NP group;
- A suitable mix of housing types should be enhanced, so as to cover the majority of the preferences and needs of the residents as mentioned in section 3.2.3;
- The linear form characteristic of the village should be preserved. Thus, the design proposed for the site aims to consistently maintain the ribbon development as well as the variety in housing orientations as seen in the rest of the village;
- Pedestrian paths are included in the design creating connections with the surrounding footways and the open space proposed at the northern part of the site.

Signage will be appropriate to indicate the paths as clearly as possible and help people to navigate around;

- The existing natural and wildlife assets, like the ditch and boundary hedge, are preserved and the eastern side of the boundary steps back to respect the green area and wet zone created by the drainage ditch and small natural springs nearby. In addition, the two mature trees at the north-east corner of the site will be preserved;
- The vehicle access points are in the form of concrete bridge, when being above the ditch, so as to preserve it as wildlife asset and the boundary hedges that are cut will be substituted to the eastern boundary;

- Only on-plot parking is proposed for the site. On-street parking and parking courts should be avoided in the village and parking at the proposed open space will not be permitted;
- Eco-design should be promoted and houses should be more environmentally friendly as seen in section 3.2.7. However, new design should be sensitive to the existing architectural style and respective to the character of the area. Suggestions can be found in relevant section in chapter 3; and
- Local materials should be used such as sandstone and yellow or red brick or others suggested in sections 2.6.



Figure 61: Concept framework of development for the site in Sutton Village

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Figure 62: High level framework masterplan for the site in Sutton Village

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Delivery

05

5. Delivery

The Design Guidelines will be a valuable tool in securing context-driven, high-quality development in Sutton Village. They will be used in different ways by different actors in the planning and development process, as summarised in the table.

Actors	How They Will Use the Design Guidelines
Applicants, developers, and landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidelines should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidelines are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

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