Freckenham Neighbourhood Plan

Village Design Code (June 2021)

ar urbanism

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

All maps within the report have been oriented with North to the top of the page.

Project Role	Name	Position	Action Summary	Signature	Date
Qualifying Body	Nick Woolley	Freckenham NP Group	Report Sign Off	Nick Wooley	07/07/21
Director/QA	Amanda Reynolds	Director	Revision of Final report	Amanda Reynolds	07/06/21
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Contents

Figure 1: Freckenham Aerial View

Isleham

Worlington

Freckenham Village

Fordham

Red Lodge

Chippenham

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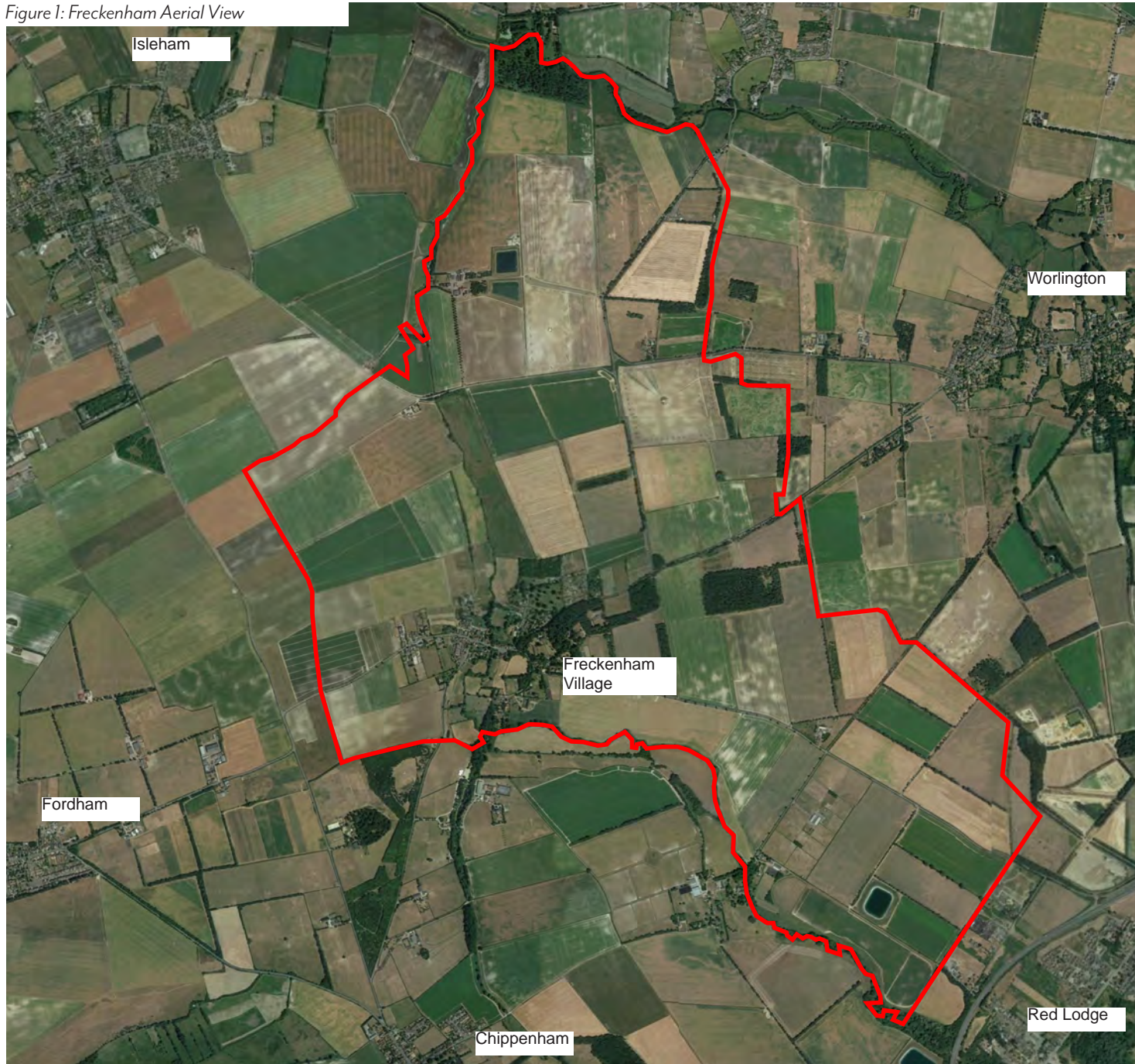
Key:-

Parish & Neighbourhood Plan Boundary

Freckenham village sign depicting a boat sailing on Lee Brook

Introduction

This report provides a village analysis and design code for the Freckenham Neighbourhood Plan area. This work will support the Freckenham Neighbourhood Plan (FNP) by promoting high-quality, sustainable design that reflects the distinctive characteristics of the area.

The developing FNP is a community led document which expands on the West Suffolk Council Local Plan (consisting of the former Forest Heath area and former St Edmundsbury area Core Strategy Documents).

The FNP gives local people a greater say over what happens in their area. On 2nd November 2018, Freckenham Parish Council submitted a request to West Suffolk Council (WSC) for the parish to be designated as a Neighbourhood Area for the purposes of developing a Neighbourhood Plan. On the same day, WSC confirmed the designation. A Neighbourhood Plan Group, led by the parish council, was established to oversee the production of the FNP.

In January 2021, AR Urbanism were commissioned by Locality, on behalf of Freckenham Parish Council, to prepare two documents: a Development Brief for three potential sites; and a Design Code for the whole Neighbourhood Plan Area. The design codes within this report are applicable to the development of the three sites explored within the Development Brief and development more generally across the Neighbourhood Plan Area.

A desktop review of the relevant national and local planning policy context has been undertaken, along with an analysis of the village's character. The character analysis builds on a Parish Landscape Study: Character and Sensitivity Appraisal and Key Views Assessment (September 2020) to understand how the area functions as a place. The report analyses the design opportunities and constraints of the village.

The design codes set out the type of development suitable for Freckenham and ensure that the vision for new development aligns with the ambitions of the emerging FNP.

Freckenham Parish Council will engage with the local community and stakeholders to seek views and inputs into shaping the draft FNP. AR Urbanism have conducted online workshops with the parish council to discuss the opportunities and constraints of the village and these consultations have informed the design code.
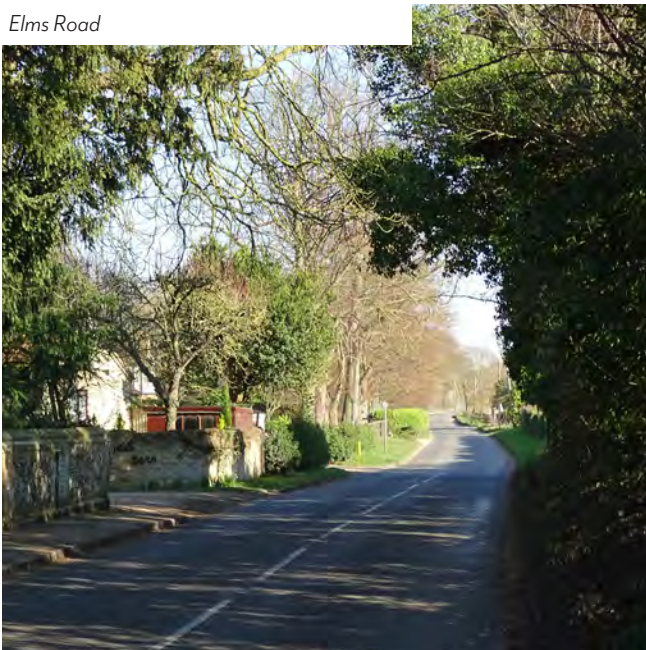
Figure 2: Freckenham Village Centre, 1:10,000

Mildenhall Road

North Street

Fordham Road

Site 7

Site 11

Site 3

Village Hall

Recreation Ground

Golden Boar Inn

Elms Road

The Street

St Andrew's Church

Church Lane

Key:-

- Neighbourhood Area Boundary
- Site Allocation
- Buildings
- Woodland
- Agricultural Land
- Public Open Spaces
- Private Gardens
- Inland Water

N

The Street

Elms Road

About Freckenham

Freckenham Neighbourhood Area (FNA) comprises a small village and civil parish of 2,600 acres (1052 ha), situated to the far west of the West Suffolk district, in the County of Suffolk in East Anglia. The west and south of the parish bounds Cambridgeshire. The Neighbourhood Area boundary aligns with the boundary of Freckenham Parish Council, which represents the interests of the people living in and around the village. The 2011 census recorded that the Parish has a population of 344.

Freckenham is an ancient parish, which was inhabited during Neolithic times. The village has a charter dating from 895, when King Alfred gave "Freckenham in the County of Suffolk and my small estate in Yselham (Isleham)" to Burricus, Bishop of Rochester. The name Freckenham is believed to have come from Old English referring to the homestead of a man named 'Freca'.

The parish is located at the western tip of the Breckland where it meets the Fens, on relatively flat land between Cambridge, Bury St Edmunds and Thetford. The River Kennett becomes the Lee Brook as it flows north through the village and joins the River Lark to the north near West Row. The village prospered during the middle ages when it is thought to have been an inland fishing port. Its strategic location, surrounded on three sides by fens, near to the Icknield trackway, and above the junction of two rivers and the river crossing, supported fishing and agricultural industries.

The village grew slowly and quietly between the 17th and 19th Centuries, where the main settlement was along The Street, to the west side of North Street and Church Lane. Freckenham has a Conservation Area, which was designated in 1993 and updated in 2010. Within the Conservation Area, there are a number of Listed Buildings and buildings which make a positive contribution to the character of the area.

Of particular note are the Grade II* listed buildings; the 14th Century St Andrews Parish church (restored 1867-1870), and the Manor House, which dates back to the late 17th Century; and the grade II listed Old Rectory (with 1830 façade and internal elements dating back to 1540) .The remains of a Norman motte & bailey castle still stands within the village and is known as The Beacon Mound.

Planning Context

The Neighbourhood Plan area is the area of the Freckenham Parish Council boundary. Freckenham Parish Council is the authority for the development of the Neighbourhood Plan, as well as holding some planning responsibilities of its own in its capacity as a Parish Council. The Parish itself lies in the County of Suffolk. West Suffolk Council is the local planning authority, with responsibility for the development, management and enforcement of the Local Plan (consisting of the former Forest Heath area and former St Edmundsbury area Core Strategy Documents). Overriding these layers of planning control lies the National Planning Policy Framework (NPPF), which sets outs the government's planning policies for England and how these are expected to be applied. This includes policies around the content and application of Local Plans and Neighbourhood Plans.

Neighbourhood Planning was introduced under the 2011 Localism Act, to enable communities to play a stronger role in shaping the areas in which they live, work and play. Neighbourhood Plans are significant expansions on the previous forms of Parish, Village or Town Plans by virtue of forming part of the Local Planning Authorities development framework when adopted. As such, they have a material weight in relation to the decision of planning applications. However, it is important to note the requirement for Neighbourhood Plans to be in general conformity with the strategic policies of their relevant Local Plan.

National Policies & Guidance

National Planning Policy Framework

The National Planning Policy Framework (NPPF) provides the overriding structure for planning within England. It sets out the Government's planning policies for England and how these should be applied, and it provides a framework within which locally prepared plans for housing and other development can be produced.

Underpinning the NPPF is a presumption in favour of sustainable development (paragraph 11) which considers sustainability as both an economic, social and environmental objective. Under the NPPF, Neighbourhood Planning has a role in influencing local planning decisions as part of the non-strategic policies of the statutory development plan but should not be used to promote less development than set out in the statutory development plan's strategic policies (paragraph 29).

Chapter 12 is of most relevance to this report, as it outlines that good design is fundamental requirement in achieving sustainable development. Applications for developments of poor design that fail to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design guides in plans, should be refused (paragraph 130). Chapter 12 also outlines 6 key tests of achieving well-designed places (paragraph 127).

These include ensuring that developments:
- 'will function well and add to the overall quality of the area [...]'
- 'are visually attractive as a result of good architecture, layout and appropriate and effective landscaping'
- 'are sympathetic to local character and history [...]'
- 'establish or maintain a strong sense of place [...]'
- 'optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development [...]'
- 'create places that are safe, inclusive and accessible and which promote health and well-being [...]'

National Design Guide

The National Design Guide, published in October 2019, sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the government's collection of planning practice guidance. The guide provides a structure that can be used for the content of local design guidance and considers ten characteristics of well-designed places.

National Model Design Code and Guidance Notes

The National Model Design Code sets out design considerations to take into account when developing local design codes and guidance and when determining planning applications, including;

- The layout of new development, including street pattern;
- How landscaping should be approached including the importance of streets being tree-lined;
- The factors to be considered when determining whether façades of buildings are of sufficiently high quality;
- The environmental performance of place and buildings ensuring they contribute to net zero targets;
- That developments should clearly take account of local vernacular and heritage, architecture and materials

Building for a Healthy Life

Building for a Healthy Life (BHL), published in 2020 by Homes England, supersedes Building for Life 12. It sets an industry standard for improving the design quality of homes and

neighbourhoods. It is endorsed by the government and forms Homes England's key measure of design quality. BHL has been written in partnership with Homes England, NHS England and NHS improvement, integrating the findings of the Healthy New Towns Programme. Building for Life 12 is structured around 12 key considerations which can be used to assess proposals and structure discussions around proposed development.

Local Policies & Guidance

Emerging West Suffolk Local Plan Review

West Suffolk have commenced a review of the local plan which will set out the long term planning and land use policies for the area. As of March 2021, West Suffolk Council are in the initial stages of drawing up a new local plan for the area. The progress of the preparation of the emerging Local Plan has been delayed as a result of the covid-19 pandemic. The FNP is expected to be made before the adoption of the West Suffolk Local Plan Review. While the FNP must conform with strategic local adopted policy, it will also take into account the emerging local plan where possible to minimise the potential of the FNP masterplan proposals becoming outdated when the emerging local plan is adopted.

Local Plan

The existing local plan, comprising the former Forest Heath District Council area and the former St Edmundsbury Borough Council (SEBC) area Core Strategy documenters, remains in force. These documents provide policies on the strategic vision for the area to 2026 and policies for residential growth to 2031. Several of the core strategy policies have particular relevance to Freckenham and its emerging Neighbourhood Plan. The following capture the key parts of key policies with particular relevance to this study:

- Policy CS1 of the former FHDC area Core strategy (2010), 'Spatial Strategy' - This identifies a hierarchy of settlements. In this hierarchy, Freckenham is defined as a secondary village and therefore development outside of the settlement boundary is restricted.
- Policy CS5 of the former FHDC area Core strategy (2010), 'Design Quality' - This sets out that new development should be designed to a high design quality. It should enhance the existing distinctive character, appearance and environmental quality of the area. Policy CS5 also encourages the application of sustainable design principles.
- Policy CS7 of the Core strategy (SIR) 2019, 'Overall housing provision and distribution - The preferred spatial policy for growth in West Suffolk seeks to concentrate new housing developments within the towns of Mildenhall, Newmarket and Red Lodge followed by Lakenheath, Brandon and the Primary Villages. Freckenham is classed as one of 10 'Secondary villages'. These 10 secondary villages and a further five 'small settlements' will take no 'additional provision' than the share of 181 dwellings already completed or committed between them.
- Policy DM27 of the former Forest Heath and former St Edmundsbury Local Joint Development Management Policies Document (2015), 'Housing in the Countryside' - This policy discourages development in open countryside. However, the settlement boundary may be amended to accommodate a site allocation as part of the plan-making process. The qualifying Body must negotiate such an amendment with the Local Planning Authority and agree it following a period of public consultation. If the settlement boundary is amended, the Qualifying Body should ensure that the Neighbourhood Plan includes an appropriate infill policy and design guidance.
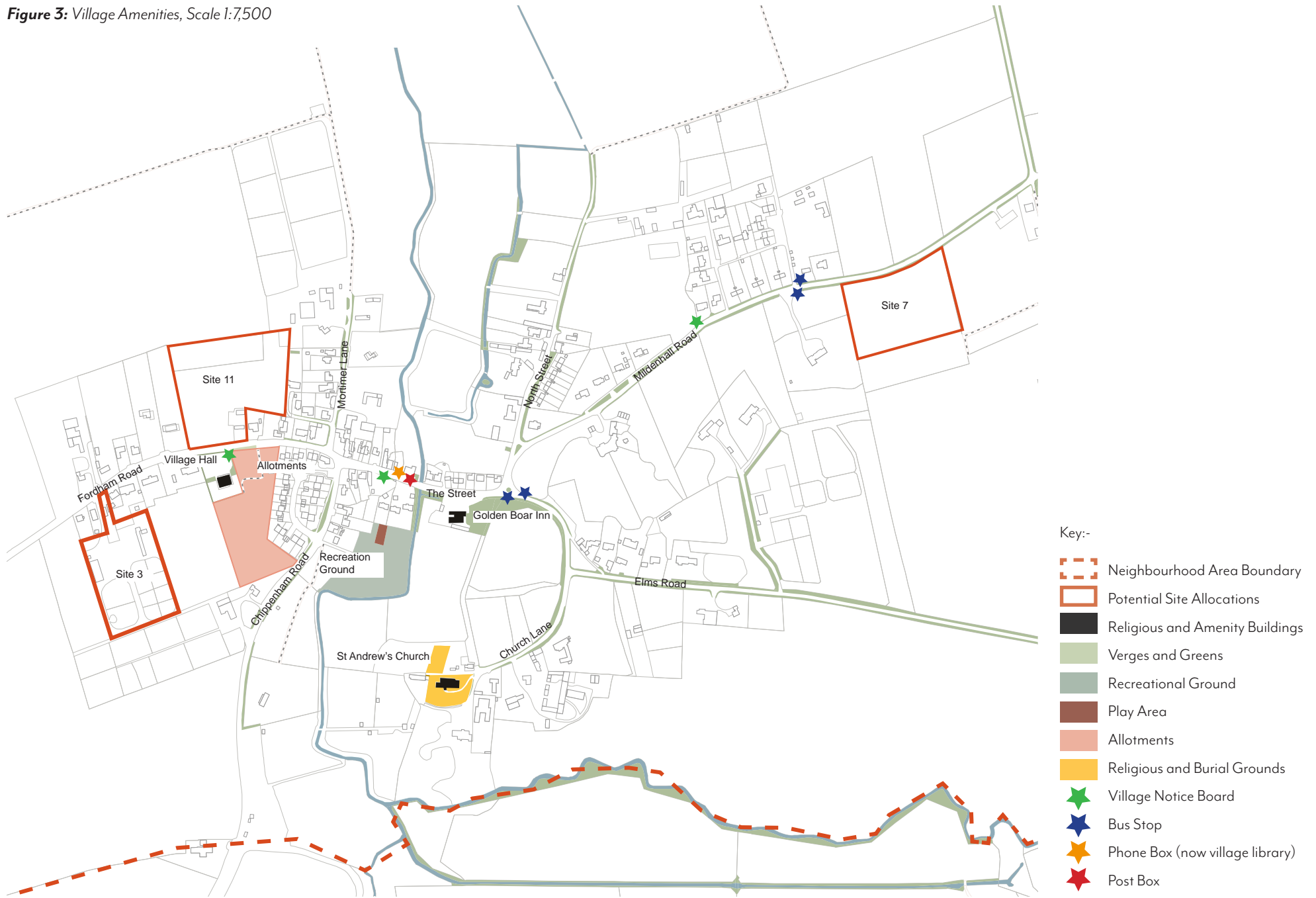
Conservation Area

Parts of Freckenham sit within the Freckenham Conservation area, which was first designated on the 20th October 1993 and revised in September 2010.

The Conservation Area Appraisal identifies important features of the built and natural environment within the Conservation Area, including important local buildings, traditional materials and details, key spaces formed by buildings; as well as the contribution made by trees, hedges and other natural or cultivated features. In addition, the conservation area appraisal notes Freckenham House, Holmes Farmhouse and Selborne House as buildings of particular architectural interest, which fall outside of the designated conservation area.

The Neighbourhood Plan Masterplan and Design Codes build upon the characteristics identified in the Conservation Area Appraisal, with the aim of promoting these through the design and layout of future development.

Figure 3: *Village Amenities, Scale 1:7,500*

Site 7

Site 11

Mildenhall Road

North Street

Mortimer Lane

Village Hall

Allotments

Fordham Road

The Street

Golden Boar Inn

Chippenham Road

Recreation Ground

Elms Road

Site 3

St Andrew's Church

Church Lane

Key:-

- ┅┅ Neighbourhood Area Boundary
- ▭ Potential Site Allocations
- ■ Religious and Amenity Buildings
- Verges and Greens
- Recreational Ground
- Play Area
- Allotments
- Religious and Burial Grounds
- ★ Village Notice Board
- ★ Bus Stop
- ★ Phone Box (now village library)
- ★ Post Box

St Andrew's Church

Recreation Ground and Play Area

Village Analysis

Land Use

Freckenham's historic village core is laid out around a confluence of roads leading to Fordham, Red Lodge and Mildenhall. The oldest parts of the village include the remains of a motte and bailey castle, known as 'The Beacon Mound', a manor house, church and rectory, which lie to the south of the village centre. 20th Century residential development is set out along Fordham Road, Mildenhall Road and Chippenham Road.

Freckenham's small population necessitates that residents travel to the neighbouring villages for amenities such as shopping, healthcare and education. However, along The Street, there is a 19th Century grade II listed public house, library situated within a former phone box, post box and village noticeboard.

To the west, on the southern side of Fordham Road, are some allotments and Freckenham Village Hall. The village hall includes a main hall, anteroom, kitchen, WC's and WiFi facilities. Prior to the outbreak of Covid-19 it hosted weekly fitness classes, monthly film nights, a monthly farmers market, regular theatre events, bingo nights and clubs such as table tennis and carpet bowls. The village hall can also be hired for events such as birthday parties or meetings.

Freckenham has a recreation ground, which is accessed by pedestrians via a path from The Street or via a vehicular entrance on Chippenham Road. The site was improved by the parish council in 2015 and, as a result, it offers a good range of children's' play equipment and adult outdoor exercise equipment. The space has a circular path for walking and jogging and benefits from being framed by the river along its eastern and southern boundaries.

In 2020, FNPG surveyed residents to see how their working location had changed as a result of Covid-19. Of the 43 responses received, 26% of people expect to continue working from home all of the time and 30% of people expect to work from home some of the time in the future. Residents said they would like the village to have facilities such as hot desks, bookable rooms, high speed internet and large office equipment to facilitate this.
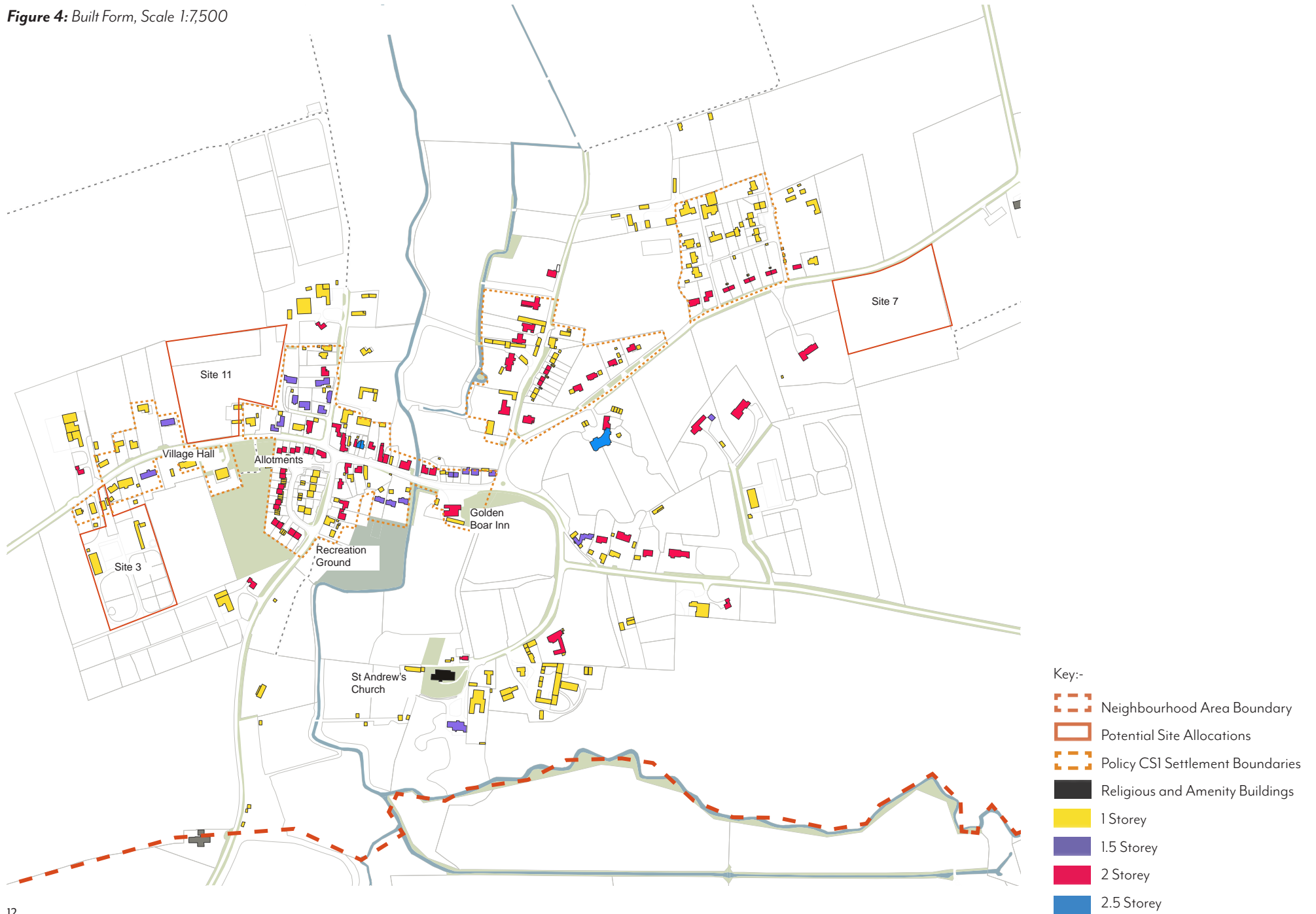
Allotments

Golden Boar Inn

Village Hall

Figure 4: *Built Form, Scale 1:7,500*

Site 11

Site 7

Village Hall

Allotments

Golden
Boar Inn

Recreation
Ground

Site 3

St Andrew's
Church

Key:-

- - - Neighbourhood Area Boundary

Potential Site Allocations

- - - Policy CS1 Settlement Boundaries

Religious and Amenity Buildings

1 Storey

1.5 Storey

2 Storey

2.5 Storey

1-Storey detached

1-Storey semi-detached

1.5-Storey detached

*1.5-Storey semi-detached*

2-Storey detached

2-Storey semi-detached

2.5-Storey terrace

Built Form

Buildings within Freckenham range from 1-2.5 storeys detached or semi-detached typologies across both historic and modern developments. Historic houses in Freckenham vary in absolute height. 19th Century buildings such as Lavrock House tend to be taller, in absolute terms, than newer buildings of similar storeys, due to their more generous floor-to-ceiling heights. In contrast, many of the historic cottages represent the opposite tendency with smaller floor-to-ceiling heights.

A significant feature of Freckenham is the 1.5 storey dwelling with dormer windows. This characteristic minimises the presence of the building while creating an attractive roof-line and delivering buildings that are effectively 2-storey in terms of usable floorspace. There are also a few examples of 2.5 Storey houses, where the same approach has been applied, such as the terrace of 3 houses on The Street and Freckenham House on Mildenhall Road. The height and layout of future development in Freckenham must consider its visibility to ensure it relates sensitively to the surrounding landscape and built heritage assets.

The following pages look in greater detail at the density and layout out built form across different areas of the village.

View 1

View 2
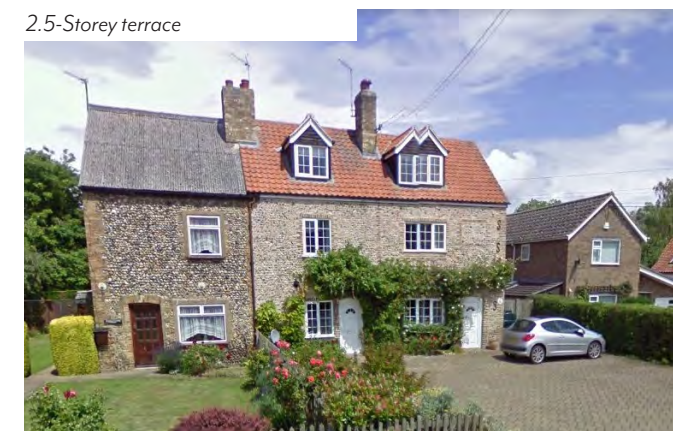
Fordham Road

Development along Fordham Road comprises 1-2 storey late 20th Century detached homes with front gardens and driveways providing on plot parking and access to garages, which are set back from the main building elevation. Thresholds between the street and front gardens are formed by hedges and low brick walls.

Buildings tend to be faced in brick, with tiled roofs. Roof pitches tend to be shallow on single storey dwellings and steeper for those that are 2-storey. Rear gardens back onto agricultural fields and the prevailing detached typology allows for glimpses of the landscape between buildings from Fordham Road.

View 1

View 2

Chippenham Road, Shores Close, The Street and Mortimer Lane

Development along The Street varies from 1.5-2.5 storeys and comprises a range of typologies and ages. The organic development of this street over time has formed a characterful patchwork of materials, roof forms and threshold treatments. Homes along the northern side of The Street and at the south-western corner of the junction with Chippenham Road have a strong relationship to the street, either forming a hard edge to the pavement or with front gardens with low boundary walls of brick or flint.

Buildings along Mortimer Lane are generally 1 and 1.5 storeys detached homes that front directly onto Mortimer Lane itself with shallow parking areas. Several dwellings are accessed via 'The Driftway' and these homes have a strong relationship to the field to the west. The 20th Century development to the west of Chippenham Road is formed of 1 and 2 storey link-detached typologies, with on plot parking. Theses are arranged in a cul-de-sac layout that bares little reference to the locality.

View 1

View 2

East View and north of Mildenhall Road

East View is a late 20th Century development of 1 and 2-storey semi-detached homes to the north of Mildenhall Road. 2-storey dwellings front Mildenhall Road and bungalows are arranged along a grid of lanes to the rear. The 2-storey dwellings have large gardens that extend from the front to the rear with garages accessed via the lanes. The pattern of development results in large areas of blank frontage to the rear where gardens are contained with timber fences.

View 1

View 2

North Street and north-west of Mildenhall Road

This area is more agricultural in character than the rest of Freckenham. Houses and farm buildings on the west side of North Street are 2-storey with yards and gardens that adjoin the brook to the rear. Lavrock House and White House Farm front North Street, whereas other dwellings are set at angles to the street with single storey out-buildings that adjoin chalk block walls and form a hard edge to the street. Buildings are constructed in a range of materials including render, brick and weatherboard. Roofs are tiled in red clay tiles or slate with steep pitches and prominent chimneys on gable ends. The eastern side of North Street comprises a 20th Century development of semi detached 2-storey, red-brick houses and bungalows with front gardens, on raised land and accessed via ramps and steps set within a sloping verge.

North of Mildenhall Road, there are 2 storey large detached homes with garages, set within generous gardens with mature trees. There is no boundary wall to the street, however a grass verge and footpath provide buffer to road.

Figure 5: *Routes and Connections, 1:7,500*

Key:-

- **Neighbourhood Area Boundary**
- **Potential Site Allocations**
- Religious and Amenity Buildings
- Verges, Greens and Allotments
- Recreation Ground
- Play Area
- Footpaths
- Track - permissive route
- Footpath - public right of way (PRoW)
- Bridleway/Byway - (PRoW)
- Bus Stop

Map labels:
Historic path to Isleham
Site 7
Site 11
Mortimer Lane
North Street
Mildenhall Road
Bridleway linking Mildehall Road with Elms Road
Fordham Road
Village Hall
Allotments
The Street
Golden Boar Inn
Recreation Ground
Chippenham Road
Site 3
Elms Road
St Andrew's Church
Church Lane
The Circular Walk

The Street

North Street - Mildenhall Road junction

Elms Road

Mildenhall Road

Fordham Road

Track linking Mildenhall Road and Elms Road

Routes and Connections

The quality of the pedestrian environment within Freckenham village centre is mixed and parts of the village suffer from a fragmented pavement network, with some key village routes lacking consistent pedestrian pavement connections or no pavements at all. There are two main problem areas where busy junctions divide the village centre from homes to the east and limit pedestrain movement:

1.) The busy T-junction with North Street divides Mildenhall Road from the rest of the village. A generous footpath on the northern side of Mildenhall Road terminates before the junction. The verge is vertical, forcing pedestrians to walk in the road around the bend. The boundary hedge of the property at the south-eastern corner of North Street makes this area all the more dangerous by blocking visibility between pedestrians and on-coming traffic.

2.) The footpath along Church Lane, between Elms Road and the The Street is also fragmented and there is a large stretch, where the road bends, where there is no pavement and only a narrow, sloping verge.

The pedestrian environment along The Street is generally good, with a generous footpath on both sides of the road and a public bench to the west of the Golden Boar Inn. Along Fordham Road, there is a footpath on the southern side of the street, which connects to The Street to the Village Hall, allotments and recreation ground.

Freckenham also benefits from a network of public rights of way and permissive routes. Access to the landscape is key to the character of the semi-rural village and new development should provide pedestrian links to these existing routes where possible.

There is a lack of defined cycling infrastructure within the village, with no dedicated cycle paths (on- or off-road), crossings or public cycle parking.

There are bus stops on Mildenhall Road and at the junction of The Street and Church Lane. There is a twice daily bus service between Mildenhall and Bury St Edmunds.

Figure 6: *Key Views, 1:7,500*

View 1

View 2

View 3

View 4

View 5

View 6

View 7

View 8

View 9

View 10

View 11

Site 3

Site 7

Site 11

Key:-

Neighbourhood Area Boundary

Potential Site Allocation

Conservation Area Boundary

Listed Buildings

Views framed by built form
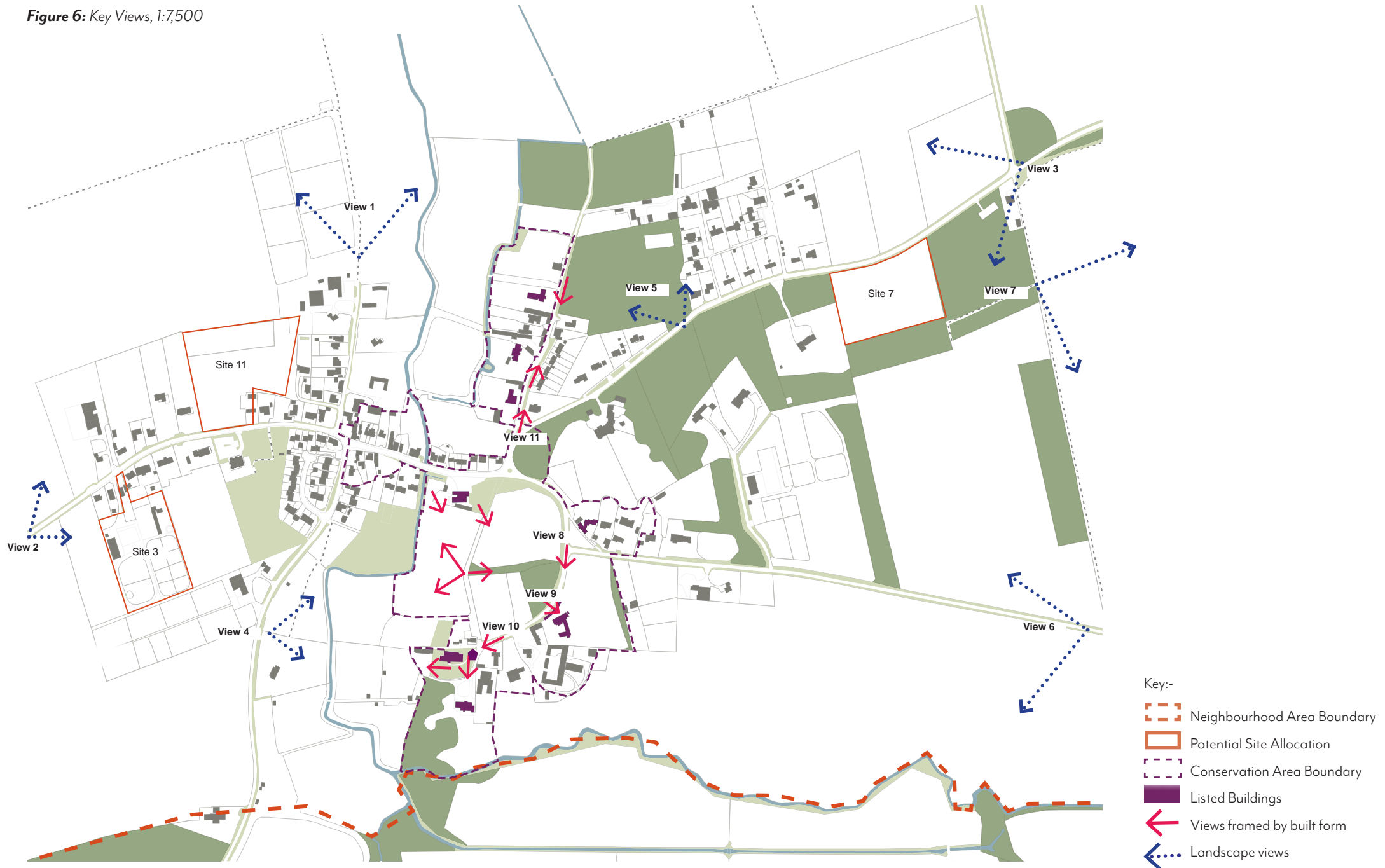
Landscape views

View 1: North of Mortimer Lane

View 2: Entrance to the village from west (Fordham Road)

View 3: Entrance to the village from the East (Mildenhall Road)

View 4: St Andrew's Church from Chippenham Road

Village Edge Views

The Parish Landscape Study: Character and Sensitivity Appraisal and Key Views Assessment (September 2020) identifies important landscape views within the parish. The Freckenham Conservation Area Appraisal (updated September 2010), identifies important views within the village. This analysis of views of the village edges builds on these studies to understand how new development, that extends the existing settlement boundary, can be embedded into the existing context in a way that responds sensitively to visual receptors, and enhances important views from within and outside of the village.

View 1: North of Mortimer Lane
Mortimer Lane leads to views of the open countryside to the north where open fenland to the west merges with breckland to east, which is characterised by lanes enclosed by trees and hedges.

View 2: Entrance to the village from Fordham Road
Views on the approach to the village from the west are blocked by a substantial tree belt and field margins to the south. These would help to screen development on site 3. To the north, there are long views over fenland and farm buildings that mark the start of the built up area of the parish.

View 3: Entrance to the village from Mildenhall Road
Here there are views across breckland landscape to north, formed of farmland with woodland strips lining roads and field boundaries. To the south there are more enclosed views, which are constrained by woodland belts.

View 4: St Andrew's Church from Chippenham Road
St Andrew's Church sits on an elevated chalk outcrop, which means the church can be seen beyond gently rolling small scale meadows and farmland from Chippenham Road.

View 5: Meadow from Mildenhall Road

View 6: Approach along Elms Road

View 7: Bridleway south of Mildenhall Road looking east

View 8: Entrance to Church Lane

View 9: Manor House from Church Lane

View 10: St Andrew's Church from Church Lane

View 11: Whitehouse Farmhouse, North Street

Figure 7: Built Heritage, 1:7,500

Site 7

Site 11

Lavrock House

Street Farmhouse

Whitehouse Farmhouse

Freckenham House

Site 3

Golden Boar Inn

The Dell

St Andrew's Church + War Memorial

Manor House

The Old Rectory

Key:-

Neighbourhood Area Boundary

Potential Site Allocation

Conservation Area Boundary

Listed Buildings

Motte and Bailey

Buildings making a positive contribution

St Andrew's Church

The Old Rectory, Church Lane

Lavrock House, North Street

Manor House, Church Lane

Street Farmhouse, North Street

The Dell, Elms Road

Built Heritage

The Freckenham Conservation Area was first designated in October 1993 and updated in September 2010. It covers the oldest parts of the village: the properties of Church Lane, which are arranged around the remains of the motte and bailey castle; an area to the west of North Street and properties fronting The Street. The Freckenham Conservation Area protects the historic core of the village and the setting of a number of listed buildings and historic landscape features. In addition to the listed buildings within Freckenham, there are a number of other buildings that make a positive contribution to the distinctive character of Freckenham.

British Listed Buildings provides records of all Grade I and Grade II listed buildings within the Freckenham Neighbourhood Area :

Scheduled Monument
· Freckenham Castle (remains of)

Grade: II*
· Church of St Andrew
· Manor House

Grade: II
· War Memorial
· Whitehouse Farmhouse
· Lavrock House
· The Dell
· The Golden Boar Public House
· Entrance Gates, Railings and Terminal Piers north of Manor House
· Street Farmhouse
· The Old Rectory

Thatch

Interlocking clay tiles

Clay plain tiles

Slate tiles with diminishing course
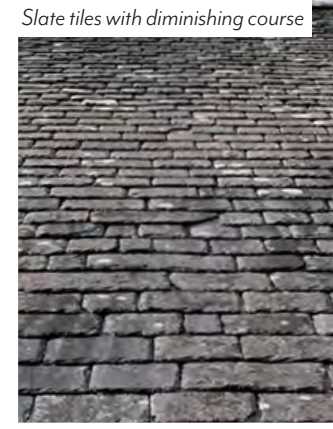
Flint walls
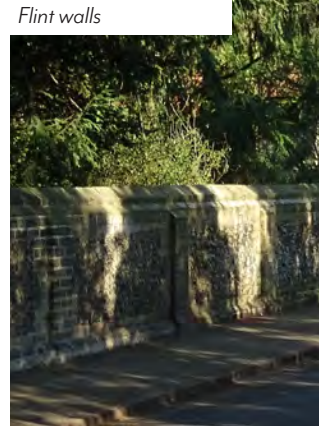
Flint

Brick

Clunch or hard Chalk block wall
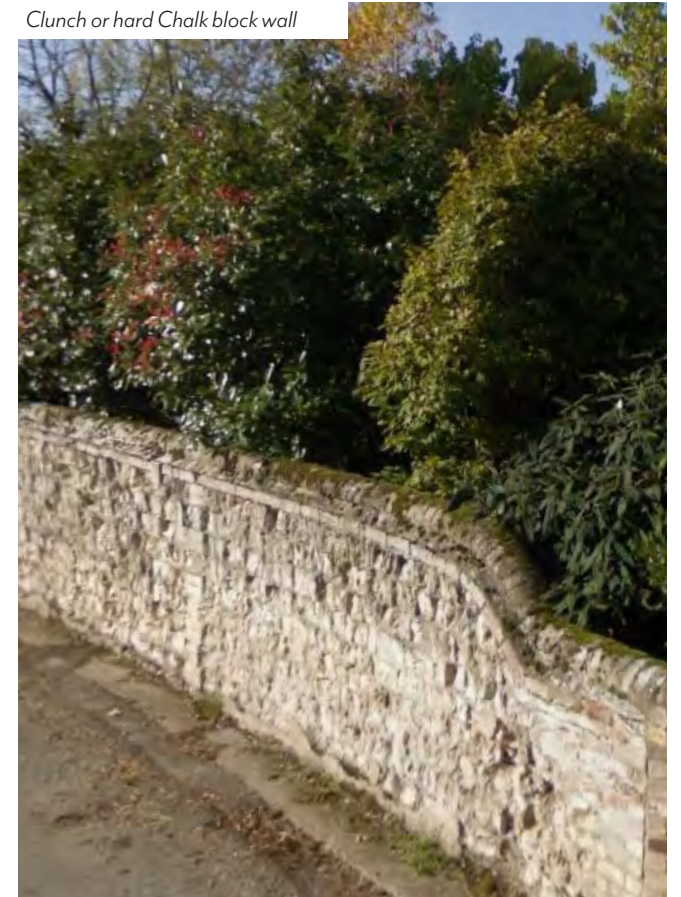
Rendered brickwork

Render with pargeting

Buildings in Freckenham are formed of materials and details that are important to the character of the village.

Brickwork

Brick is a common facing material for buildings within the village and there are also many boundary walls made of brick in the village that contribute to the street character. The bricks used in the village are red or yellow and laid in English bond or Flemish bond with a lime mortar.

Flint Rubble Walls

Flint rubble or knapped flint walls are a distinctive feature of Freckenham, such as the boundary wall at the junction of Elms Road and Church Lane and the detached house on the northern side of The Street (photograph opposite).

Render and Pargeting

Several buildings are faced in rendered brickwork. These sometimes feature relief patterns called pargetting and coloured in lime wash in pastel tones.

Clunch or Hard Chalk Block Walls

Clunch or chalk blocks are common building materials in the locality, and it is thought that chalk was quarried from an area between Church Lane and Mildenhall Road.

Roof Forms and Materials

Mansard roof forms are common in Freckenham. These roof forms allowed a greater headroom. Chimney stacks and prominent chimneys on gable ends, are important features in the roof-scape that indicate the date and layout of a building.

A range of roofing materials can be seen on existing dwellings within Freckenham. Hand made red and grey clay plain tiles and pantiles commonly feature. These vary in terms of profile and colour compared with machine made, concrete tiles, which have been more commonly used on late 20th Century development in the village. Other materials used locally include slate tiles, laid in diminishing courses and there are also several examples of decorative thatched roofs.

Parish-wide Issues & Opportunities

Landscape & Environment

- There are varied landscapes surrounding the village centre and each point of access to the village has a distinct character that should be preserved and enhanced through new development.
- The landscape surrounding Freckenham contains a large number of natural environments, including woodland with mature trees, hedgerows and grassland, which support species diversity. There are opportunities to build on this green infrastructure to create a richer network of wildlife and habitat corridors to adjoining areas.
- Areas bounding the River are at a medium risk of flooding. This includes the recreational ground and the agricultural fields between Mortimer Lane and North Street. There is an area of agricultural land to the west of St Andrew's Church, which has a high risk of flooding.
- Grass verges are a common feature of the built-up parts of the Neighbourhood Area and these act as a 'buffer' between housing and the road. There is the opportunity to develop guidance for how landscaping features can be properly integrated into the layout of new developments to knit new and existing communities together, and improve the visual and physical connections between the built and natural environment.

Open Space & Access

- Although there is no central village green within Freckeham, there are a number of established open spaces such as the recreational ground, the green space to the east of The Golden Boar Inn, the allotments, the churchyard and the small pastures to the south of The Street and north of Mildenhall Road.

- There is an opportunity to 'soften' the village edge through additional hedge and tree planting in the west.
- The biodiversity of these existing green spaces could be improved through planting new areas of wild-flower.
- Freckenham benefits from an extensive network of public rights of way, including footpaths and bridleways, as well as a network of permissive routes. The quality and legibility of these routes vary and there are opportunities to upgrade these.
- There are opportunities for new developments to improve the legibility of the green movement infrastructure by integrating and expanding on mature hedgerows and trees.
- Access from Freckenham to important amenities outside the parish are frustrated by a limited bus service. There are opportunities for the bus stops in the east of the village stops to be improved by providing seating and a shelter.
- Freckenham Recreation Ground is an important open space within the heart of the village. It was recently upgraded and has a circular path for walking and jogging. It also benefits from being framed by the river along its eastern and southern boundaries.

Movement and Access

- Freckenham suffers from a fragmented pavement network, with key village routes (particularly from the East) lacking consistent pedestrian pavement connections or no pavements at all. This makes access to the village dangerous for pedestrians. Where pavements do exist, many are of poor quality in terms of material maintenance and width.

- There is an opportunity to improve pedestrian safety at the junctions of Mildenhall Road and North Street; and The Street and Church Lane.
- There is a lack of defined cycling infrastructure, with no dedicated cycle paths (on- or off-road), cycle parking or crossings.
- Constrained street widths create conflicts between vehicles and other road users such as walkers and cyclists, particularly along Mortimer Lane and East View, where there is congestion due to on-street parking.
- The limited number of unallocated parking spaces and reliance on cars as the primary mode of transport sometimes results in people parking on, and causing damage to, grass verges.
- Freckenham is well connected to the strategic road network, however this results in issues of speeding, noise and air pollution.
- New developments, within the Parish and surrounding areas, would exacerbate vehicular traffic without considered new and improved highways infrastructure. There are opportunities to alleviate this through traffic calming measures. Consultation with the Highways Authority will be required to establish a suitable approach, however 'softer' approaches such as planted intrusions in the road, or coloured asphalt to signify the entrances to the village, should be encouraged as these are in keeping with the rural character of the village.
- There are locations where key pedestrian desire lines are unprovided for in terms of public realm infrastructure. There are opportunities to improve this through better way-finding, public realm and crossings in strategic locations.

Uses

- Freckenham's small population necessitates that residents travel to the neighbouring villages for amenities such as shopping, healthcare and education.
- Along The Street, there is a 19th Century grade II listed public house, library situated within a former phone box, post box and village noticeboard. These important community facilities should be protected and enhanced.
- The Village Hall is a well used building that provides a range of amenities and hosts regular social events and clubs. With increases in population due to new development, this facility may require extra capacity.
- Freckenham Recreation Ground was recently improved and offers a good range of children's' play equipment and adult outdoor exercise equipment.
- Freckenham has one pub which acts as a key attraction for both local residents and visitors. This asset could be strengthened through linking it with the calendar of village events.
- The outbreak of Covid-19 means that more people are working from within the Parish and there is an opportunity too for community spaces such as Freckenham Village Hall and The Golden Boar Inn to be used as work 'hubs', which provide bookable meeting rooms, access to printing and wifi.
- There is also the opportunity to encourage working-from-home through ensuring new developments include generous study spaces or garages that can be easily converted into home-offices.

Built Heritage & Character

- Freckenham contains numerous listed buildings and heritage features which contribute positively to the character of the village and these should be protected and enhanced.
- There may be opportunities to incorporate signage about the history of key buildings in locations where there are public footpaths, such as the circular walking route around village.
- The remains of a Norman motte & bailey castle still stands within the village and is known as The Beacon Mound. There may be opportunities to express its significant heritage through improved wayfinding and signage.
- Freckenham retains an attractive rural quality, with excellent visual and physical access to surrounding landscape. There is a desire for these qualities to be retained and enhanced through the careful integration of new development.
- There are opportunities to incorporate traditional Freckenham materials, such as knapped flint or renderd elevations, within the contemporary and sustainable design of new development.
- Residential properties in Freckenham range in their typology and height, and this variation is an important feature of the village's townscape character. This characteristic should be reflected in new development.
- Late 20th Century development within the village tends to be laid out around roads that prioritise the movement and parking of private motor vehicles above the creation of streets that promote social interactions between neighbours.
- Plots for self-build houses could be an appropriate way to provide diversity in line with the character of the village.

The Street

Design Codes

The design Codes for Freckenham have been developed with and on behalf of Freckenham Neighbourhood Planning Group (FNPG) to reflect their ambitions and aspirations for the design of new development and changes to existing buildings and spaces within the Freckenham Neighbourhood Area. The design codes work in tandem with the Freckenham Neighbourhood Plan (FNP) to provide guidance on the built form, layout and sustainably of development, whch must be designed and constructed to perform to increasingly low-carbon requirements set by central and local government.

ARU have consulted with the FNPG to establish the following key urban design principles which have also informed the design codes:

- Ensure the layout and scale of new development reinforces the distinctive character of the village.
- Conserve and enhance the rural landscape of the Parish by preserving the existing open views and natural green buffers, including hedgerows and mature trees.
- New development should improve access routes for new and existing residents. This involves improving connections to the rural landscape and creating safer footpaths that connect development in the east of the village to the village centre.
- Ensure new development provides homes and spaces that are well-designed for all ages, including older residents, young families, teenagers and children. This should take into account the impact of Covid-19 and the increased opportunity for residents to work from home.
- The overall site layout should maximise opportunities for residents to live sustainable lifestyles. The orientation

of buildings and plots should respond to the site's environmental opportunities and constraints.

The design codes reflect the findings of the initial village assessment, which defines the character and issues and opportunities of the area. They are structured into two parts:

Part 1 of the codes inform development at three scales:

1.) Strategic approach to development - the site-wide integration of the development within the surrounding landscape and existing settlement.
2.) Streets and spaces - the quality and character of the public realm.
3.) Homes and buildings - contextual buildings that are sustainable and well-considered.

The second part provides a development management checklist of key items that should be considered to achieve a high quality design outcome that is contextual to Freckenham. It is envisaged that this checklist will be helpful in structuring the dialogue between the FNPG and developers and the local planning authority throughout the different stages in the design process.

The design codes are followed by a short outline of relevant case studies. These demonstrate sustainable, high-quality housing design for rural settlements and are based on exemplar place-making that responds to the local character. The case studies provide further clues as to FNPG's aspirations for new residential development within Freckenham.

St Andrew's Church

Strategic Approach: context specific and sustainable places

The strategic layout of new places should support the principle of sustainable development—maximising opportunities for residents to live healthy lifestyles, while minimising their carbon footprint. The orientation of buildings and plots and the layout of streets and spaces should create visual and physical connections to the surrounding landscape and built environment. Development should respond positively to the character of the site's environmental opportunities and constraints.

SA. 1 Sustainable development principles

SA. 1.1 Development location and type
Development should be focused around the village of Freckenham.

Development proposals must promote an appropriate density that supports efficient land use while reinforcing the character of Freckenham.

Developments should support improvements to the infrastructure of Freckenham to mitigated the impact of development and generate wider social value for the rest of the community.

Proposals for sites with existing buildings should prioritise the reuse, extension or alteration of the building, over demolition and redevelopment wherever possible.

SA. 1.2 Contextual Design
Development should be sensitive to their local context, and be informed by an analysis of the site and the surrounding area.

Development should protect and preserve the rural aspect of Freckenham and take particular care to maintain the tranquillity of the parish.

Any proposals for developments of multiple buildings should be subject to a masterplan developed in consultation with the local community, and demonstrating a strategic approach to design.

SA. 1.3 Daylight, sunlight and overheating
Wind and solar studies should be used to inform the orientation of buildings and plots, and the size and location of openable windows. The design should ensure adequate daylight and sunlight reaches internal living spaces, while optimising natural cross ventilation to minimise the risk of overheating.

SA. 1.4 Site wide energy strategy
Developments should follow the energy hierarchy: the priority should be to reduce the amount of embodied carbon and operational energy use; secondly, switching to more efficient energy systems and fixtures; and thirdly focusing on achieving energy needs through renewable sources.

Renewable energy sources, such as PV, should be integrated within design proposals in a manner that does not detract from the character of Freckenham. Roof pitches should be orientated to maximise the potential of PV installations.

Development sites for multiple buildings should consider communal energy generation and battery storage to improve efficiency and reduce energy costs.

SA. 1.5 Flood resilience
Development sites and sites for public realm improvements should be considered three-dimensionally and incorporate natural drainage features such as SuDs (sustainable urban drainage strategies) and Swales to increase their resilience to flooding.

Example public realm materials for improving wayfinding and connections to the landscape

Selfbinding gravel

Vegetable bonded asphalt

Woodchip

Timber boardwalk

Examples of way finding and educational signage appropriate to Freckenham.

Permeable block paving

Examples of public realm materials suitable for Freckenham.

SA. 1.6 Sustainable travel

All new development should be easily accessed by pedestrians and cyclists via designated routes that connect with existing routes to the village, wider landscape and adjacent plots.

Development should contribute to the creation of a connected and accessible street network that promotes walkable neighbourhoods for people in and around the village.

Development should seek to improve inclusive access by making streets safer for pedestrians and vulnerable users, including the elderly, disabled and children.

SA.2 Response to landscape context

SA. 2.1 Landscape character

The overall site layout of new development should build upon a strong landscape inspired framework. Existing landscape features should form the starting point for the design of a network of green spaces and wildlife corridors that integrate with existing open spaces, habitats, trees and hedgerows.

The design of the landscape framework should reference the heritage of the area such as the Freckenham's history as an inland port.

Development should reflect the rural character of Freckenham to sit harmoniously within the landscape. Urban-style developments are not appropriate.

SA. 2.2 Wayfinding and public rights of way

The rural character of existing public rights of way should be safeguarded and enhanced through encouraging, sympathetic landscaping, and the retention of hedgerows, trees and native plants. A bespoke way finding strategy could be implemented to enhance existing public right of way connections linking village with wider landscape. See examples on page 32.

Public rights of way should be incorporated into the public realm of new development. Where new development impacts existing public rights of way, these should be re-provided and extended in all cases.

SA. 2.3 Landscape views

Visual connections to the surrounding fenland, woodland and watercourses should be maximised.

The visual impact of new buildings and extensions to existing properties, should be considered from landscape receptors including long-distance views of St Andrew's Church from Chippenham Road and long distance landscape views (including those on pages 18-21), landscape features, footpaths and bridleways and open spaces. In new developments, views of the 'back of the fence lines' should be avoided.

Example materials for new residential development

Permeable block paving in different colours to define spaces for parking.

Reinfored grass for areas of low use

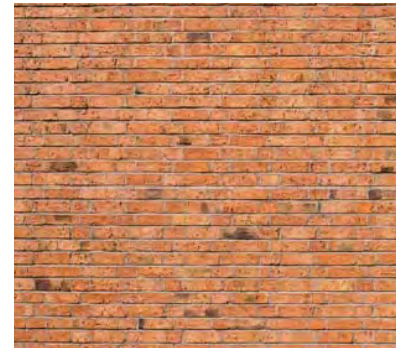

Vegetable bonded asphalt

Example materials for driveways and shared surfaces within new and exising

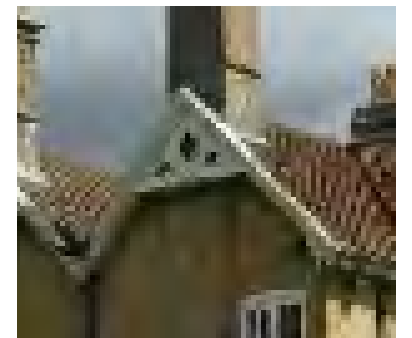Brick of different varying colours including, yellow, red, grey and brown.
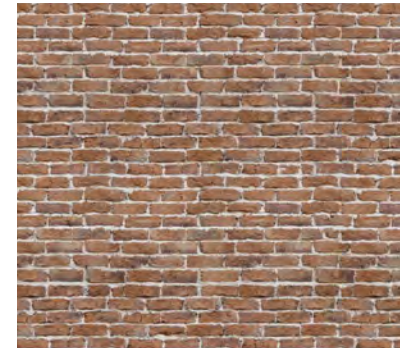
Flint

Render with limewash pigments in a variety of colours and pargetting details

Clay tiles

Slate

Decorated gable end barge-boards

Above: contextual building materials for new development in Freckenham.

SA. 2.4 Retaining and enhancing natural assets

Existing hedgerows should be retained, integrated and enhanced with additional species-rich infill planting to increase biodiversity.

Existing trees should be retained, and new appropriate deciduous trees should be planted in strategic locations. These provide shade in summer, but are without leaf in winter, allowing for sunlight and passive warmth.

Strategically located planting should be used to minimise the impact of prevailing winds, which can cause major cooling of house interiors. This is particularly relevant to homes with fenestration on the south and western elevations.

The species, location and continuity of trees, hedgerows and other landscape features should be considered as part of an overall strategy to improve existing habitats and create wildlife corridors.

Native species should be used wherever suitable and 'wild', rural inspired planting treatments should be promoted over uncharacteristic, ornamental species.

Public spaces should 'work hard' to provide not only amenity, but also flood resilience and biodiversity gains.

SA. 3 Response to built context

SA. 3.1 Built heritage context

All development within Freckenham should respect the setting of listed buildings through the use of high-quality design that seeks to integrate it into the surrounding context; and does not seek to dominate surrounding heritage assets through excessive building height, massing or inappropriate materiality or features.

New buildings within Freckenham should seek to incorporate materials and features that are typical of the area such as those shown on pages 34 and 40.

SA. 3.2 Building typologies

A key feature of Freckenham is its diverse typologies including bungalows, converted barns, and detached and semi-detached housing. New development should continue this trend to meet needs of different members of the community.

SA. 3.3 Built frontages

Along streets, new and existing frontages should follow the same orientation of the building line to provide a sense of continuity between new and existing places.

Where green spaces are provided within new development, buildings should front onto these to animate them and provide passive surveillance.

SA. 3.4 Scale and massing

An important feature of Freckenham are its varying building heights (ranging from 1-2.5 storeys) and roof pitches, that result from its diverse typologies. New development should reinforce this characteristic.

The scale and massing of new buildings should respect sensitive boundaries. For example, building heights may need to step down in specific locations to avoid overshadowing and overlooking at boundaries with neighbouring amenity space; additional landscaping may be required to create defensible boundaries between new and existing dwellings.

## SA. 3.5 Site-wide material strategy

The materiality, detail and fenestration of new buildings should reflect the rich local material palette of Freckenham. A site wide material strategy should explain how local materials have informed the palette of elevations, paving, public realm areas, planting strategy and roof scape.

New development should take inspiration from the materials from the palette on pages 40 and 42 and use locally sourced materials where possible to help minimise embodied carbon.

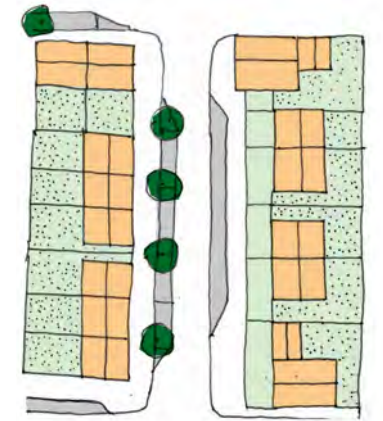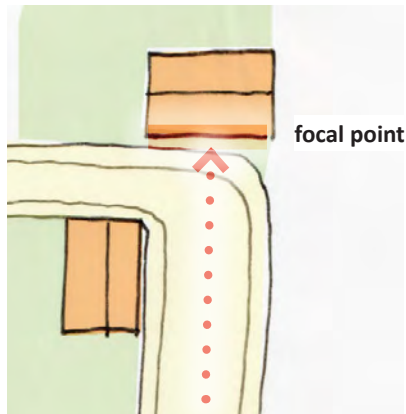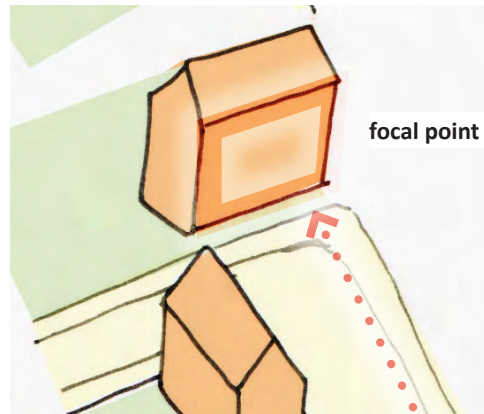**Example building and public space arrangements appropriate to new development**

focal point
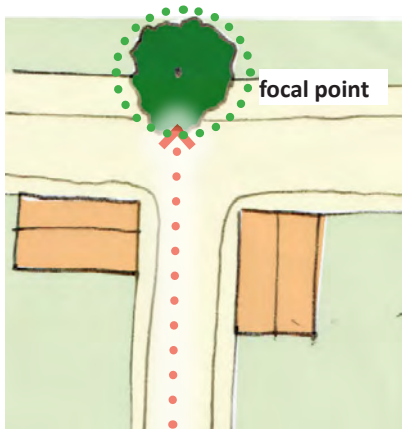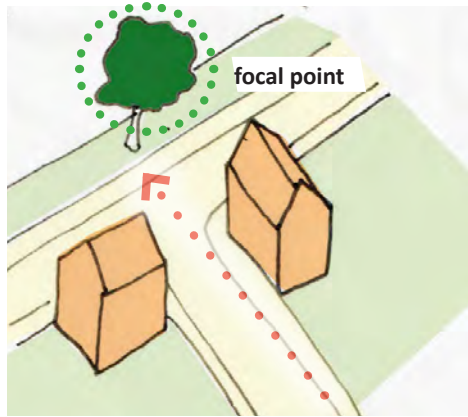
Plan

focal point

Axo

Rural lane

Tree lined street

focal point

Plan

focal point
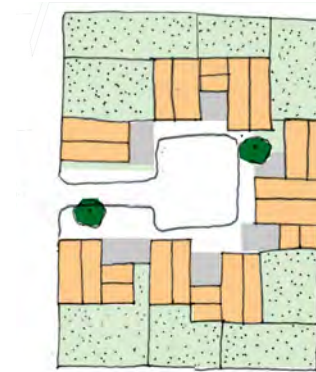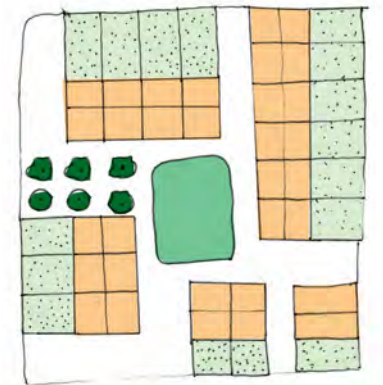
Axo

Courtyard cluster

Village green

Intersection principles: The diagrams above illustrate how building elevations and trees located at key junctions act as focal points that aid wayfinding.

The diagrams above illustrate how the layout and arrangement of buildings can be used to create clearly defined public spaces.

Streets and Spaces: a characterful and safe public realm

Successful are underpinned by a network of routes providing convenient, safe and enjoyable streets and public spaces, that encourage walking and cycling and mitigate the noise and pollution impacts of cars.

	Tertiary Street	Mews	Lane
Building to building distance	12.5-16.5m	15m	10m
Carriageway/ shared surface width	5.5m	7m (shared)	7m (shared)
Street surface	Asphalt or block paving	Block paving	Block paving
Footway	2m	Shared	Shared
Cycling	On street	Shared surface	Shared surface

SS. 1 Views and focal points

SS. 1.1 Arrival sequence within new developments
The sequence of arrival should be designed with vistas and focal points (feature buildings, public spaces) along the way to aid navigation within new developments.

SS. 1.2 Streetscape elevations
The elevations of buildings should be designed according to their specific location in public realm and wider streetscape Avoid views of blank gable ends in prominent locations and instead, ensure feature buildings and elevations address important junctions and public spaces. Decorated gable end barge-boards are a common feature of Suffolk. (see diagrams on page 40 and image on page 34).

SS. 1.3 Streetscape views
Where possible public realm spaces should create vistas by using built form to frame of views towards the village or across the landscape.

SS. 2 Joyful Streets

SS. 2.1 Street typologies
Streets should be designed primarily as places rather than spaces for vehicular movement, with the arrangement of buildings and provision of footpaths, landscaping and public realm prioritised. The typologies in the table opposite are suggested as a starting point for design layouts to create a

positive and people friendly environment.

SS. 2.2 Soft landscaping treatments
The hierarchy of planting should reflect the typology of each street: trees along key routes, threshold planting along tertiary routes.

SS. 2.3 Hard landscaping treatments
Different paving types and colours should define spaces for people and vehicles, reducing the need for obstructive clutter such as bollards, guard rails and unsightly white and yellow lines.

The palette of public realm surfaces, street furniture and signage should reflect the rural character of Freckenham (see material palettes on pages 32).

SS. 2.4 Passive surveillance
Long areas of blank building frontage or pedestrian routes along narrow passages between buildings can feel unsafe and should be avoided.

# SS. 3 Attractive Green spaces

SS. 3.1 Multifunctional green spaces
Green spaces in the public realm should be designed to be multi-functional to cater for the different needs of the community. Landscape features such as strategically placed tree stumps and play equipment create opportunities for 'play on the way' for children and places to sit for older residents.

Inappropriate Residential Street layout: In this example, extensive amount of in-curtilage parking are arranged in a way that dominates the street scene, minimising the amount of unallocated visitor parking available, or the potential for street trees and landscaping. This arrangement creates poorly overlooked streets with a lack of consistent frontage or sense of enclosure along the route.
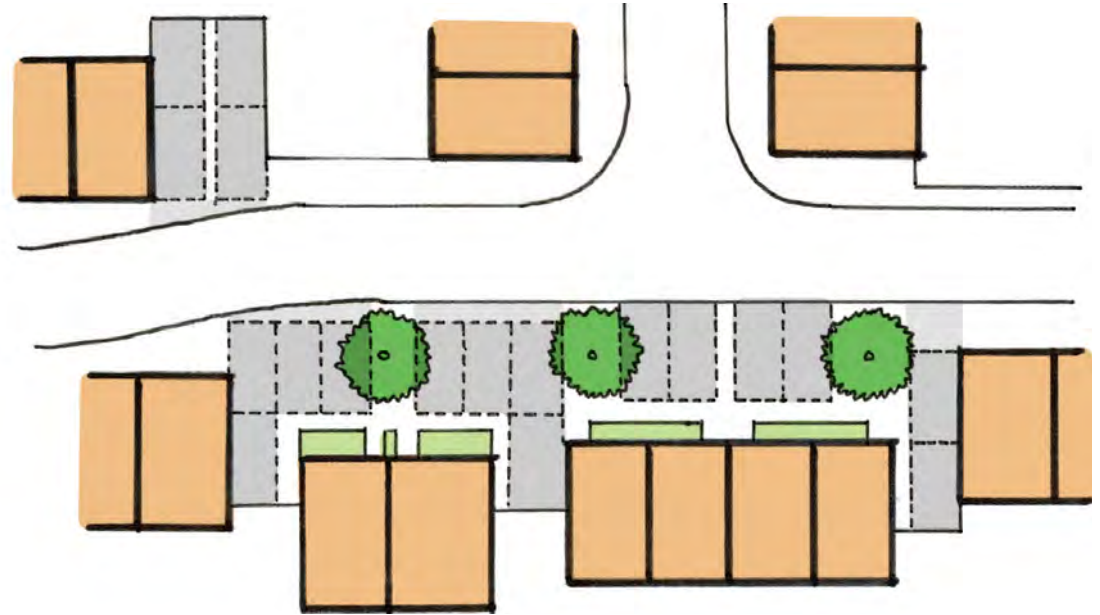
Appropriate Residential Street layout: A more appropriate layout combined in-curtilage parking with both allocated and unallocated parking on-street, enabling parrallel parking arrangements broken by street trees. This preserves a sense of landscape along the route, while enabling more consistent building frontages and smaller street widths which provide a greater sense of enclosure and overlooking.
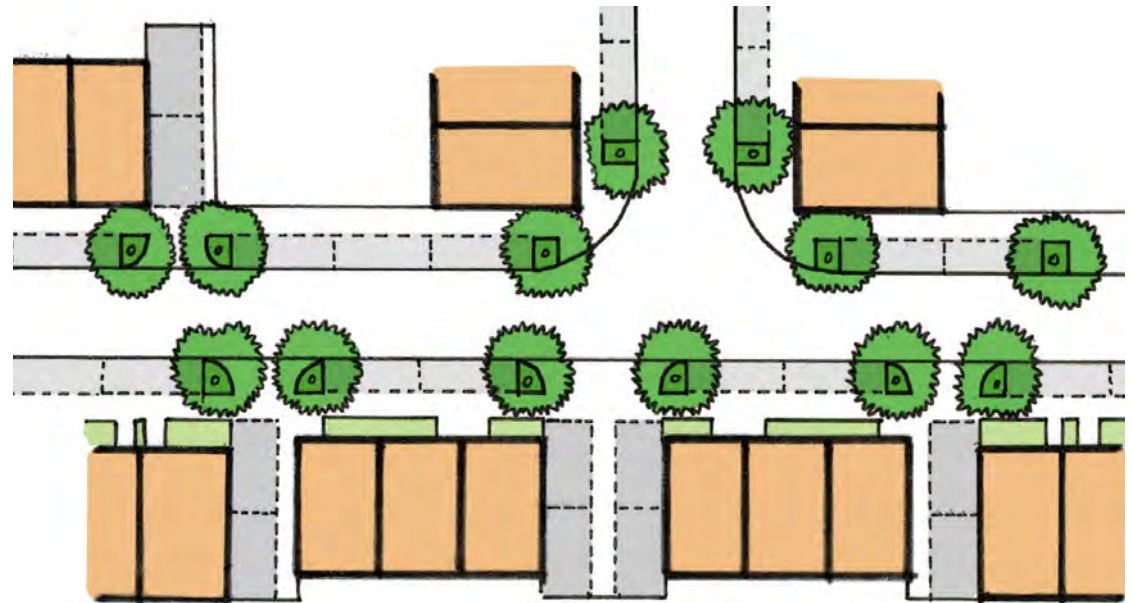
SS. 3.2 Encouraging active travel

The design of movement and access routes should include features at the pedestrian level to encourage walking and cycling. This may include colourful and scented planting to provide interest along key routes.

SS. 4 Bins, bikes and cars

SS. 4.1 Refuse storage and collection strategy

Integrated, bin and bike storage units should be secure, covered and hidden. They should be located for easy access to the street and to avoid residents needing to pass through the home. Communal bin storage should be considered on larger sites as this avoids unsightly bins cluttering the streets on collection days and means that fewer streets are required to meet the requirement for bin lorry access.

SS. 4.2 Vehicle parking and charging strategy

Cars should not be allowed to dominate the street scene or impede on the footways.

A combination of on-street and off-street parking should be used on new development. Visitor cycle parking spaces should be provided in convenient and well-lit and overlooked spaces. Public and private electrical vehicle charging points must be included relative to allocated parking spaces or garages.

SS. 5 Public realm furniture

SS. 5.1 Function and location of street furniture

Street furniture greatly influences the character and aesthetic appeal of the public realm. Street furniture must be appropriate for the location and function it is intended for.

Defined furniture zones should be used to minimise cluttering of footways by lining up furniture to create visual order. Avoid unnecessary furniture by combining street furniture components on a single post where possible.

SS. 5.2 Use of bollards

Bollards should be avoided as these add to visual clutter. However where these are required, they should be considered to reflect the village character of Freckenham, such as oak bollards (on shear plates).

SS. 5.3 Use and type of external lighting

External lighting should be used only where absolutely necessary for safety and security. This is to protect wildlife and reinforce the rural character of the area.

LED street lighting should be of low level and low intensity, with hoods and buffers that direct light to specific areas.

SS. 5.4 Location of external lighting

Lighting mounted on buildings should be considered as part of an overall lighting strategy, and only in locations where it is practical and where this does not detract from the visual appearance of the building. Lighting should **not** be mounted on the façades buildings of particular townscape or heritage significance, such as the church or listed buildings within the village.
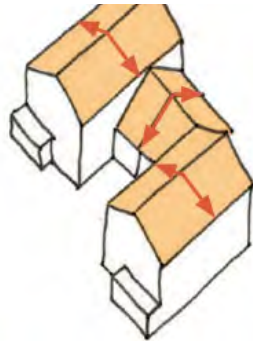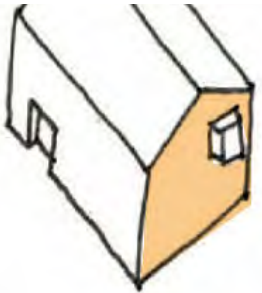
Examples of appropriate public realm furniture

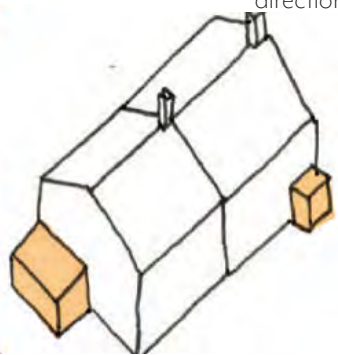**Suggested detailed design features**
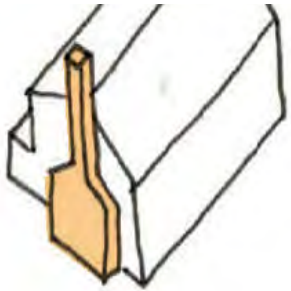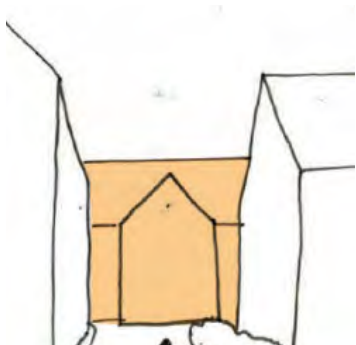

Feature chimney

Roofs that slope in different directions
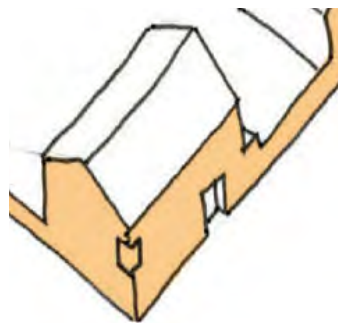

Feature window

Porches

Feature gable

Wrapping garden wall

Principal material carried through

Contemporary take on traditional roof forms

Framed view towards feature gable with staggered windows

Garden wall forms part of the building elevation

Sustainable Homes

Well-designed homes have clearly defined individual plots and contribute to the overall character of the public realm. The considered design of individual homes is important for creating attractive, functional and secure places to live.

SH. 1 Site Specific Design

SH. 1 .1 Contextual built features

Each new home should be designed with elements that distinguish it from its neighbours and respond to its specific location within the wider masterplan.

Fenestration detail should reinforce the character of Freckenham and be intrinsic to the design of home rather than a superficial addition. Contemporary and innovative approaches to design are encouraged, as long as they are of an appropriate scale, form, height and materials, and the heritage or character of the village is not negatively affected.

Varied roof forms, which include dormer windows and pitches in different directions, are a common feature of Freckenham and should be incorporated into new design. The examples on page 40 show other contextual fenestration options and design features, which are considered appropriate to Freckenham.

SH 1.2 Elevation materials

Elevational materials may be selected from the palette on page 34 to ensure they in keeping with those typically found in Freckenham. Timber weatherboarding can be found on subservient outbuildings within Freckenham, however this should not be used for the elevations of primary buildings.

Materials should be considered in relation to their sustainability with the aim of optimising the thermal performance of new homes whilst minimising embodied carbon.

SH 1.3 Passive design features

To minimise energy bills and enhance their sustainability homes should:

·   be dual aspect with openable windows of both sides to ensure cross ventilation can be achieved.
·   include blinds and shaders should be incorporated into the design on south-facing elevations to prevent overheating.
·   incorporate soft landscaping and trees into external areas to minimise effect of overheating from solar gain.
·   be constructed in simple forms to increase to prevent heat loss and increase energy efficiency.
·   take advantage of renewable energy, including PVs.

SH. 1.4 Infill Development

Infill development should:

· adopt the scale, density and grain of the context and units should not block views or routes (even informal) from the village to the surrounding countryside;
· have a strong landscape framework, including the protection and enhancement of existing trees and hedgerows, and the provision of tall tree species and countryside shrubs in new landscaping designs;
· use of historical references to inform well-executed contemporary design to add interest to the street;
· Ensure that the unique characteristics of listed (and non-listed assets) are respected and any upgrade or extension will need to be subservient to the adjacent heritage assets (where present).

Suggested boundary treatments

An inset entrance creates a clearly defined, covered entrance with space for a plant or two, which adds visual interest and identity to the wider streetscape.

Porches can provide covered spaces for bikes, buggies and children's scooters.

A boundary treatment of open timber fencing with planting provides privacy and adds to the green character of the neighbourhood.

Flint, brick and lime boundary walls are contextual to Freckenham and create a robust edge to lanes and footpaths.

Suggested in-curtilage car parking space options
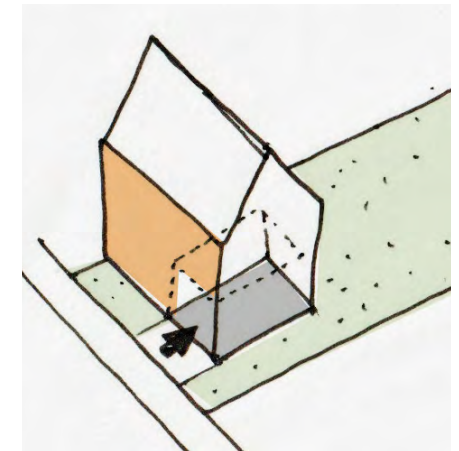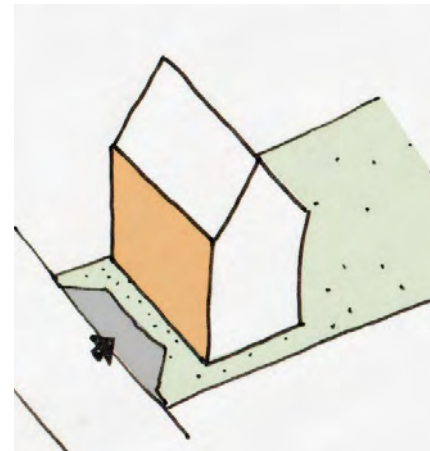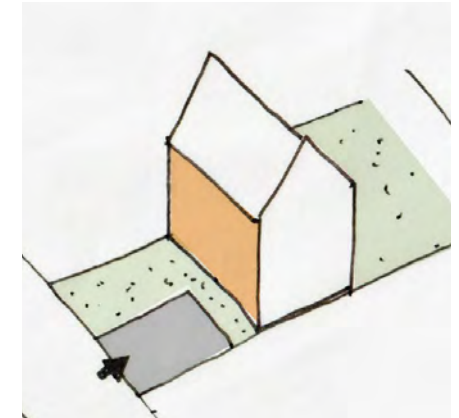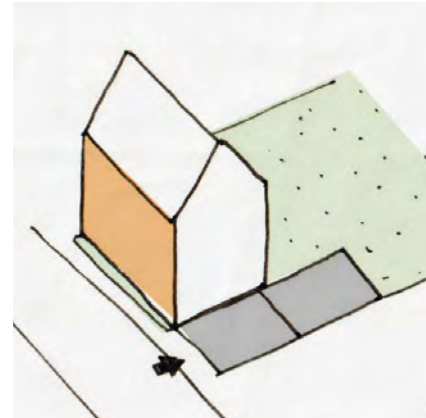
The diagrams above illustrate how cars can be incorporated on-plot so that they do not dominate the public realm.

Pastiche add ons

Contemporary and integrated covered entrances

Obtrusive utility boxes

Integrated utility and storage cupboards

Poorly considered building services

Sustainable design features celebrated

Bins that dominate the street

Integrated bin and bike storage

SH. 1.5 Extensions & Alterations

Extensions and alterations should:

- be appropriate to the building and context, and never dominate the original building along the street. Set-backs in the building facade, lower roofs (but similar pitches and geometry), and careful consideration of materials and details should be employed to create context-sensitive design and respect for neighbouring properties;
- retain or upgrade green front gardens and boundary walls including boundary edges, hedgerow species and tall trees where space allows;
- agricultural buildings create the distinctive character of much of the periphery of Freckenham, and where possible, should be sensitively re-purposed when they become redundant from their original use;
- A very high standard of sustainability is expected, taking the opportunity to upgrade the efficiency of existing buildings, with sensitive integration of technology and equipment in the overall design.

SH. 2 Boundaries and thresholds

SH 2.1 Robust and contextual boundaries

All boundaries, whether they are between the gardens, courtyards, parking or the private and public realm, must be considered as an integral part of the overall design:

- Boundary treatments should be consistent along the length of street or rear elevations.
- The scale of boundaries should complement the architecture of the development and neighbouring buildings.

- Materials for boundaries should be robust and reflect those typical of the architecture of Freckenham.
- Rear gardens and side boundaries between private and public realm must be a solid wall that is integral to the design of the building and made of the same material. Any masonry wall must be capped with coping.
- Corner plots should use a consistent boundary treatment on both faces of the corner. Boundaries between rear gardens should provide visual screening to private back gardens and private defensible areas between new and existing homes.
- Boundaries between rear gardens may be made from brick walls, high-quality architectural fencing, or slow-growing hedgerows and climbers which, provide visual amenity and ecological enhancement.

SH 2.2 Amenity Space

- Amenity space should include somewhere suitable for hanging washing out to dry.
- Storage for bicycles should be located where it is secure and convenient.
- Permeable paving, trees and threshold planting should be incorporated to minimise the risk of localised flooding.

SH 2.3 Utilities

- Utility boxes for houses and flats must be an integrated within entrances or side elevations of individual houses and not visible from the street or public rights of way. See images on page 43 for suitable approaches to locating utility boxes.

Next Steps

The Freckenham Design Codes will be an important contribution to Freckenham's Neighbourhood Plan in ensuring new developments in the area deliver on high-quality design that is sensitive to the local context and community aspirations. As both guidance, and embedded within policy through the Neighbourhood Plan, the Design Codes would be used by different actors in the planning and development process (summarised below).

To further assist users in applying the Design Codes in the assessment and critique of proposals, we have developed a development management checklist (on the following pages). This checklist summarises the policies in the Design Code in a series of simple questions that can be asked

of applications. This checklist can be used by all actors, including the Parish Council and applicants, to assess their compliance of proposals against the Design Code.

Neighbourhood Plans needs to be in general conformity with the strategic policies in their corresponding Local Plan. The principles and guidance included within the Freckenham Design Codes are aligned with national policy and non-statutory best practice on design. The codes and checklist are designed to help key actors interpret and apply the statutory policies within the neighbourhood plan.

Actors	How they will use the Freckenham Design Code
Applicants, developers, and landowners	The Design Codes enable a degree of certainty and guidance on the community and the Local Planning Authority's expectations on design. Applicants for planning permission in the area of the Neighbourhood Plan will be expected to follow the codes as planning consent is sought.
Parish Council	The Design Codes provide evidence and guidance for commenting on planning applications, to ensure that the Design Codes are complied with.
Local Planning Authority	The Design Codes should be discussed with applicants during any pre-application discussions, and will form a reference point (as embedded in the Neighbourhood Plan policy) against which to assess planning applications.
Statutory Consultees	The Design Codes should be referred to when commenting on planning applications.

Development Management Checklist

Not all items in the Development Management Checklist will be appropriate to every planning application. The checklist should therefore be applied accordingly, taking into consideration the proposal, its scale and location.

	Existing Context: Understanding Freckenham	Red/Amber/ Green rating	Comments
1	Has the landscape of the existing site and setting been understood and explained through plans, sections and three-dimensional drawings?		
2	Are there diagrams and plans of the site and its wider area that identify key destinations and focal points?		
3	Are there diagrams explaining the sites connection with public transport, walking and cycling routes to destinations in the local and wider area?		
4	Has the scale, detail and materials of adjacent and locally distinctive buildings been analysed and explained through photographs, 3D models and drawings and sketches?		
5	Have designers looked at the social, cultural history and building traditions of the local area?		
6	Have the designers looked at the demographics of the local area?		
7	Have designers engaged with residents and presented their concerns and needs in a clear and transparent way?		

	Strategic Approach	Design Codes	Red/Amber/ Green rating	Comments
8	Does the massing and orientation of buildings and their plots make the most of natural daylight and ventilation?	SA. 1		
9	Have 3D models, plans and sections been produced to show how the layout of buildings and spaces respond to their landscape setting?	SA. 1		
10	Is there a landscape strategy showing the preservation and enhancement of existing landscape features and wildlife habitats?	SA. 2		
11	Does the landscape strategy show the location and character of new green spaces, play spaces and street furniture?	SA. 2		
12	Have 3D models, plans and sections been produced to show how the layout of buildings and spaces respond to existing buildings and sensitive boundaries?	SA. 3		
13	Are key destinations and focal points within the site and the wider area identified in the proposed site plan?	SA. 3		
14	Have safe and convenient walking and cycling routes between destinations within the site been identified on the proposed site plan?	SA. 2, SA. 3		
15	Do new routes make logical connections to those that already exist in the wider area?	SA. 2, SA. 3		
16	Has the character of the key spaces been clearly explained through sketch views from an 'on the ground' perspective?	SA. 2, SA. 3		

	Streets and Spaces	Design Codes	Red/Amber/ Green rating	Comments
17	Is there a landscape strategy proposing contextual surfaces, planting, public realm furniture and lighting?	SS. 2, SS. 3, SS. 4		
18	Has the landscape strategy been thought through and fully integrated into the architecture and wider landscape?	SS. 1, SS. 2, SS. 3		
19	Have vistas and street views been prepared that show clearly defined focal points?	SS. 1		
20	Do the widths of spaces and heights of fronting buildings create intentional scale and character to outdoor spaces that is contextual to Freckenham?	SS. 1, SS. 4		
21	Have the designers described the sequence of arrival from the entrance of the site to the front door of the home?	SS. 1, SS. 4		

	Sustainable Homes	Design Codes	Red/Amber/ Green rating	Comments
22	Has the detailed design of each home been considered according to its location within the wider masterplan?	SH. 1, SH. 2		
23	Do fenestration details, material choices and built features reflect the characteristics of local buildings?	SH. 1, SH 2		
24	Does the overall design incorporate 'breathing space' for threshold planting, a front garden spaces and/or a porch area?	SH. 2		
25	Have entrances and front doors been considered to balance passive surveillance with privacy?	SH. 2		
26	Have front gardens, window boxes and hanging baskets been included so that residents can make their mark?	SH. 2		
27	Are there diagrams showing overlooking of entrances and circulation spaces from homes?	SH. 2		
28	Have sustainable building forms, construction methods and materials been used?	SH. 1		
29	Do homes take advantage of renewable energy, including PVs?	SH. 1		

Relevant Case Studies

Angmering Village Masterplan, West Sussex: A residential masterplan for the edge of Village site in Angmering West Sussex accommodating 18 new dwellings. The masterplan provides a variety of sustainable two, three and four bedroom house types. Houses were designed in a modern vernacular style, using local brick and clay tile along with contemporary materials such as slate and zinc.

The masterplan creates a comfortable and organic layout, with all existing mature trees retained to the entrance and perimeter areas in order to complement the rural character and feel of the development.

There is a generous green amenity space provided at the front of each house and each house also provides a generous back garden. Strategically concealed parking and the use of shared pedestrian and vehicle surface mean that the rural feel of the plot is maintained. Views to and from the new scheme are carefully controlled, to respect and enhance the green surroundings.

Relevance
- use of appropriate and traditional materials
- views to and from the new scheme towards the sensitive landscape are carefully controlled
- each property provides a generous garden including green
- amenity spaces in front of the homes.
- mature trees are retained,
- car-parking is strategically located and concealed to maintain the rural feel of the neighbourhood

Maastricht-Gulpen Cycle Route, Holland: Long-distance rural cycle route between numerous rural settlements. A dedicated cycle lane and footpath has been provided within the field edges and separated from traditional yet constrained vehicular roads. This allows the maintenance of hedgerows and mature trees while providing a high-quality cycle route.

Silkin Way, Telford: An example of a network of existing footpaths/ bridleways enhanced to cycling standards and providing increased amenity and sustainable connectivity between settlements.

Maastricht-Gulpen Cycle Route, Holland

Silkin Way, Telford

Sutcliffe Park, London: Landscape improvements combine public access with environmental conservation and enhancement of biodiversity. The use of walkways provide high-quality leisure routes near sensitive habitats, increasing access and awareness.

Rieselfeld, Freiburg: An example of how a multi-functional green open space can combine flood attenuation and SuDS within a well designed landscape recreation space and bring quality and amenity to local communities while enhancing sustainability.


Sutcliffe Park, London

Rieselfeld, Freiburg

Clay Field, Suffolk: 26 affordable homes for local families and young people. Houses are orientated to minimise overshadowing and maximise passive solar gain. Across the site, a series of 'swales', dips and hollows, provide natural drainage. Low maintenance communal gardens include a wild flower meadow, an orchard of Suffolk apples (with play equipment for small children under the trees) and allotments. The layout of these spaces recall ancient field patterns.
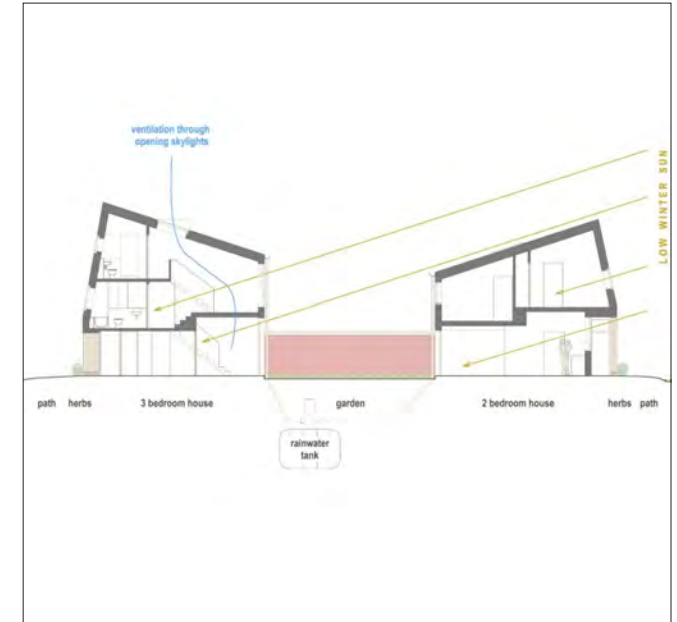
Oakfield, Swindon: an example of how new contemporary residential development can take inspiration from traditional building forms. The 1.5 storey terraces with pitched roofs and dormer windows maximise internal space while minimising the visual impact of the new buildings from the wider landscape.

Derwenthope, nr York: Views from the points of access to the site and the wider area have been used to inform the height, form and roof pitch direction of each home. The image to the right shows how the orientation of one home can create a feature from its gable that becomes a focal point within the wider masterplan.

The Avenue, Saffron Walden: Thresholds have been carefully considered as integral to the overall design. The red brick garden wall steps up in key locations to form a characterful gable and wraps corners to create a sense of continuity. Contrasting paving, low maintenance threshold planting and porches allow space for personalisation that enlivens the street and define the private and public realm.

53

Brookfields, Milton Keynes: The varied orientation of dwellings results in a varied roof scape and the landscaped green space soften the edge and create a high-quality transition to surrounding countryside.

The use of rural-inspired planting maintains a 'wild' sense while creating amenity areas that are low maintenance yet high-quality. Houses are arranged to take advantage of views of the landscape and provide passive surveillance of footpaths to make them feel safer.

Abode, Great Kneighton: Homes are arranged along a shared surface route appropriate for pedestrian and cycle access, with informal parking directly outside residences. The route shifts direction to allow the integration of landscaping to provide a green link as well as to diminish the visual prominence of any parked cars in the view.

Homes have a strong relationship to the woodland edge of the site. This is a good example of how new development can respond to the existing landscape features through a strong rural-inspired framework of green spaces and gardens. This includes new planting that references local and native species to create a strong character without the need for non-contextual ornamental planting.

Temple Gardens, Somerset: An example of how infill development can be sensitively accommodated within an existing village with heritage elements. Here a series of residential terraces provide frontage onto an existing street

The new buildings adopt appropriate and traditional materials and forms and combined these with contemporary high-quality detailing to successfully integrate into the surrounding context without direct imitation.

Existing

Proposed

Lovedon Lane, Hampshire: New residential development on the edge of a rural settlement in Hampshire. The proposal is designed to respond to changes in topography, with careful consideration as to how the buildings and gardens transition to surrounding rural fields. This includes integration and enhancement of existing rural paths.

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