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locality

Fazeley Civil Parish

Design Guidelines & Design Codes

2024

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Quality information

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Revision History

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First draft	07/02/23	First draft	Wei Deng	Robert Young
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Final draft	08/12/23	Final draft	Wei Deng	Robert Young

Contents

Introduction

01

1. Introduction

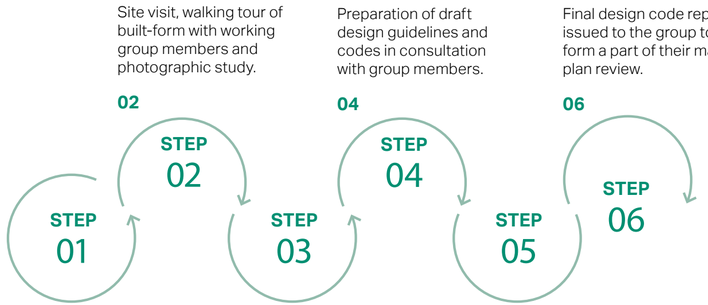
The Neighbourhood Plan group (NPG) were allocated AECOM's support by Locality to establish a design guide with a number of design codes to influence the character and design of new development within the Neighbourhood Area.

It is envisaged that design guidance would help unlock the development potential of the area by providing important design principles and clarity for future development in and around Fazeley. The NPG requested for a particular focus on revitalising historic core, industrial heritage, and improving public realm in Fazeley Town Centre as well as providing guidance on its expanding residential suburbs. In analysing the character of the area's built form, particular attention will be paid to the town's historic context and place-making opportunities.

This design guide covers the whole plan area. The guidance and design codes are underpinned by a baseline assessment of the character across the Neighbourhood Area. The analysis also addresses the landscape context and key buildings that are a defining feature of the Parish.

1.1 Aims

- To positively influence the character and design of new development within the Neighbourhood Area.
- To produce detailed analysis of the Neighbourhood Area's urban and landscape context.
- To identify the character and historic significance of Fazeley Town Centre and its surrounding suburbs.
- Provide design guidance to support contextual future development.



01

Inception meeting between AECOM and neighbourhood plan group members.

02

Site visit, walking tour of built-form with working group members and photographic study.

03

Urban design and local character analysis based on site visit, photographic analysis and further desktop analysis.

04

Preparation of draft design guidelines and codes in consultation with group members.

05

Draft design codes report reviewed by neighbourhood plan group and Locality.

06

Final design code report issued to the group to form a part of their made plan review.

1.2 Study area

Fazeley is an industrial town and civil parish in the Lichfield District of Staffordshire. It is located to the north-east of Birmingham (circa 13 miles) which is easily commutable via road and several nearby railway stations. As well as Fazeley, there are two smaller settlements within the Neighbourhood Area: Mile Oak and Bonehill. Bonehill is a hamlet with a rural character located to the north of Watling Street.

As well as residential, there are several industrial areas such as the Riverside Industrial Estate as well as several other smaller industrial estates distributed along the banks of the Birmingham & Fazeley Canal.

Fazeley is strategically located to multiple economic centres such as Birmingham, Nottingham, Leicester, and Coventry. Many of these are readily accessible via the major highways running through the Neighbourhood Area, including the A5, A453, A4091, and the B5404.

There are several waterbodies within and running alongside the Neighbourhood Area, including the Birmingham & Fazeley Canal and Coventry Canal to the north, the River Tame to the east, and the Bourne Brook to the south. There are also a number of large waterbodies such as Bonehill Mill Fishery and Old Mill Pool as well as several man-made ponds/lakes where Drayton Manor Theme Park is located.

The theme park is a major visitor attraction in the wider region and is partially located within the confines of the Fazeley Civil Parish, along the southern bank of the Bourne Brook. The Drayton Manor Estate was once home to Sir Robert Peel, wealthy textile-manufacturer and father to former Prime Minister of the same name. The Peels were heavily involved with much of the Neighbourhood Area's textile trade. Many of the areas historic mills, waterways, and associated industrial infrastructure were built by the Peels.

Figure 01: Map showing the Neighbourhood Area of Fazeley Civil Parish

1.3 Who should use the guide

The Design Code should be a valuable tool in securing context driven, high-quality development in Fazeley. It will be used in different ways by different actors in the planning and development process, as summarised in the table.

A valuable way the guidance and codes can be used is as part of a process of co-design and involvement that further understands, and takes account of, local preferences and expectations of design quality. In this way they can usefully facilitate conversations on key issues, helping to align expectations and achieve an informed and balanced approach. A Design Code alone will not automatically secure optimum design outcomes but should help to prevent many of the worst. They can also help to raise standards and overall design quality.

Potential users	How they will use the design guidelines
Applicants, developers, & 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.
Town Council or Neighbourhood Plan Group	As a guide when commenting on planning applications, ensuring that the Design Guidelines are complied with.
Community groups & Local Residents	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.

Table 01: Potential users

1.4 Planning policy and design guidance

There are several national and local planning policy and guidance documents that have been referred to in the development of this design guide and the codes featured in it. This section highlights recent government initiatives such as the National Design Guide and Homes England adoption of Building For a Healthy Life (formerly building for Life 12).

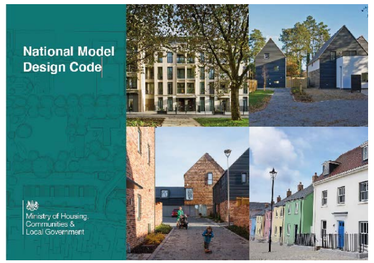
1.4.1 National Planning Policy & Guidance

The National Planning Policy Framework (NPPF, 2023) outlines the Government's overarching economic, environmental and social planning policies for England. The policies within the NPPF apply to the preparation of local and neighbourhood plans, and act as a framework against which decisions are made on planning applications.

The Revised NPPF states that a key objective of the planning system is to contribute to the achievement of sustainable development, which will be achieved with reference to three overarching objectives. One of these is an environmental objective, which seeks to contribute to protect and enhance the natural, built and historic environment.

The parts of the NPPF which are of relevance to this Design Code are:

- Part 12 (Achieving well-designed places)
- Part 13 (Protecting Green Belt land)
- Part 15 (Conserving and enhancing the natural environment)



2021 - National Model Design Code
DLUHC

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide:

Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes & Buildings, Resources and Lifespan.

This guide should be used as an overarching reference for new development where topics are not covered in local guidance.

2020 - Building for a Healthy Life

Building for a Healthy Life (BHL) is the new name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the key role that the built environment has in promoting wellbeing.

The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed schemes, as well as useful prompts and questions for planning applicants to consider during the different stages of the design process.

National Design Guide (2019) & National Model Design Code (2021)

These companion documents set out characteristics of well-designed places. They support the ambitions of the NPPF to utilise the planning and development process in the creation of high-quality places. The National Design Guide states that 'specific, detailed and measurable criteria for good design are most appropriately set at the local level'. The guides are expected to be used by local authorities, applicants and local communities to establish further design codes (such as this) and guides that can deliver this in line with local preferences.

1.4.2 Local Planning Policy & Guidance

Fazeley is a civil parish with its own functioning Fazeley Town Council which operates from Fazeley Town Hall. The locality is under the jurisdiction of three tiers of local government; Staffordshire County Council, Lichfield District Council, and Fazeley Town Council. The following planning documents were reviewed to understand the policy context under which this document has been produced. These include key documents such as the area's Local Plan, Conservation Area (CA) Appraisal, Supplementary Planning Documents (SPDs), and the county's Supplementary Planning Guidance (SPG) on landscape.

Planning for Landscape Change SPG	May 2001
Local Plan Strategy 2008 - 2029	February 2015
Local Plan Allocations 2008 - 2029	July 2019
Rural Development SPD	December 2015
Sustainable Design SPD	December 2015
Historic Environment SPD	December 2015
Biodiversity & Development SPD	January 2016
Trees, Landscaping & Development SPD	January 2016
Fazeley & Bonehill CA Appraisal	January 2011

COUNTY Staffordshire
DISTRICT Lichfield
PARISH (Neighbourhood Area) Fazeley Civil Parish

Planning for Landscape Change SPG

This document by Staffordshire County Council defines a series of Landscape Character Areas (LCA) in Staffordshire. Each LCA has been defined via a list of landscape character features which are prominent or unique to the landscape of the area. The document is aimed at planning officers, developers, and land owners [in Staffordshire] who are in need of information with regards to policy and practice for the conversation, enhancement, and regeneration of the rural landscape. Three LCAs fall within the Neighbourhood Area including: the Sandstone Hills and Heaths, Lowland Village Farmlands, and the Riparian Alluvial Lowlands.

Local Plan Strategy 2008 - 2029

This strategy document was produced to help shape the way in which the physical, economic, social, and environmental characteristics of Lichfield District will change between 2008 and 2029. It is a strategic document which complements the Local Plan Allocations 2008 - 2019 document. During a meeting of the full council on 17th October 2023, Lichfield District Council decided to retract its proposed local plan for 2040..

The strategy includes several policies relevant to this Design Code including:

- Core Policy 6: Housing Delivery
- Core Policy 8: Our Centres
- Core Policy 14: Our Built & Historic Environment
- Policy Faz1: Fazeley, Mile Oak & Bonehill Environment
- Policy Faz2: Fazeley, Mile Oak & Bonehill Services & Facilities
- Policy Faz3: Fazeley, Mile Oak & Bonehill Economy
- Policy Faz 4: Fazeley, Mile Oak & Bonehill Housing

Local Plan Allocations 2008 - 2029

This document is to be read in conjunction with the Local Plan Strategy 2008 - 2029 as they are both interdependent Development Plan Documents. The Allocations document is the second part of the District's Local Plan and deals with land allocations associated with meeting growth requirements set out in part one (Local Plan Strategy 2008 - 2029). The Allocations document identifies three site allocations within the Neighbourhood Area:

- FZ2 - Tolsons Mill, Lichfield Street, Fazeley
- FZ3 - Land at 14 The Green, Fazeley
- GT1 - Land at Bonehill Road, Mile Oak

It is expected that a yield of 107 dwellings could be delivered by 2029 over sites FZ2 and FZ3. GT1 specifically relates to the provision of a pitch space for Gypsy and Traveller communities.

Rural Development SPD

This SPD provides further detail to the policies relating to development within the rural areas of Lichfield District as well as those within the Green Belt. The guidance includes the context for the rural area and identifies relevant planning policies. There are specific chapters on housing, services and facilities, economy, and tourism and recreation, each providing useful context and additional detail to be applied alongside the policies in the Local Plan.

Sustainable Design SPD

This document provides detailed guidance on how sustainable development can be achieved through connectivity and integration, in terms of how places are sustainably connected by transport linkages and through patterns of development. It considers how both layout and density can be utilised in creating sustainable development , through green infrastructure, standards for parking and spaces around dwellings, creating walkable communities, and energy efficient layouts.

Historic Environment SPD

The SPD encapsulates Lichfield District's historic environment through the identification of features and qualities that make it locally distinct. Local distinctiveness largely derives from the historic environment and includes features such as watercourses, topography, settlement patterns, road networks, height and shape of built form, materiality, and building use just to name a few. Places that exhibit local distinctiveness should conserve and enhance historic environments. Planning officers and developers need to respond by ensuring any new development respects and/or compliments an areas local identity through contextual and considered design.

Biodiversity & Development SPD

This SPD expands on policies in the Local Plan in ensuring biodiversity is adequately protected and enhanced throughout the development process. The SPD provides additional information on how these policies will be implemented and provides guidance on biodiversity and nature conservation for development applicants concerned with the conservation of biodiversity in development. The aim of this guide is to provide step-by-step advice throughout the planning process and to supplement Local Plan policies.

Trees, Landscaping & Development SPD

The focus of this SPD is on trees, woodslands, hedgerows and other landscape features or habitats where trees and shrubs play an important part (i.e. orchards, parks, gardens, amenity green spaces, and green infrastructure). The SPD addresses the retention, protection, and incorporation of trees, hedgerows and woodlands as part of a sustainable development. It is recommended this SPD is applied alongside the Sustsainable Design SPD as this gives further guidance on the role and provision of green infrastructure. The Historic Environment SPD also provides a summary of the historic environment of which trees, woodland, and hedgerows form a part.

Fazeley & Bonehill CA Appraisal

The Fazeley & Bonehill CA is the one and only CA in the Neighbourhood Area. The area includes multiple Listed buildings, many of which relate to the Town's industrial heritage. The CA appraisal document outlines the key characteristics of the area along with a rationale for its designation. They also include management proposals and general guidance on how the historic character and heritage assets of the Fazeley & Bonehill CA can be conserved.

Figure 02: The main entrance of Fazeley Town Hall along Lichfield Street in Fazeley Town Centre

1.5 Site visits and engagement

A meeting on site, including a walkover of the Parish's key areas (Town Centre, Mile Oak, Bonehill, and the Birmingham and Fazeley Canal) was conducted on the 28-08-22 along with several members of the Neighbourhood Plan Group. A drive around areas of the wider Neighbourhood Area was also conducted by consultants to appraise local character and key features informing its sense of place.

The exercise provided valuable insight into the area's key issues and opportunities, as well the overall context for which the evidence-base of the Neighbourhood Plan will reflect. Suburban extensions, heritage, Green Belt development, and the overall character of Fazeley were the prevailing topics of the site visit.

Figure 03: Consultants visited the Neighbourhood Area in August 2022 which allowed them to conduct a photographic study of the area's built-form and key settlement features.

Neighbourhood Context

02

2. Neighbourhood Context

This chapter outlines the landscape character, planning constraints and context of the Neighbourhood Area.

2.1 Designations

The following designations are of great importance when considering development constraints within the Neighbourhood Area.

2.1.1 Green Belt

The built up area within Fazeley town is inset in the Green Belt. Proposals within these areas should refer to both local and national policy and guidance in relation to development on the Green Belt:

- Core Policy 1 - The Spatial Strategy (Local Plan Strategy)
- Policy NR2 - Development in the Green Belt (Local Plan Strategy)
- Section 13 - Protecting Green Belt land (NPPF)

2.1.2 Village settlement boundary

Despite Fazeley being a town, the Lichfield Local Plan 2008 - 2029 lists Fazeley as a Level 3 Larger Service Village. The Local Plan policies map includes a single and continuous village settlement boundary that covers the built-up areas of Fazeley, Mile Oak, and Bonehill (Figure 04).

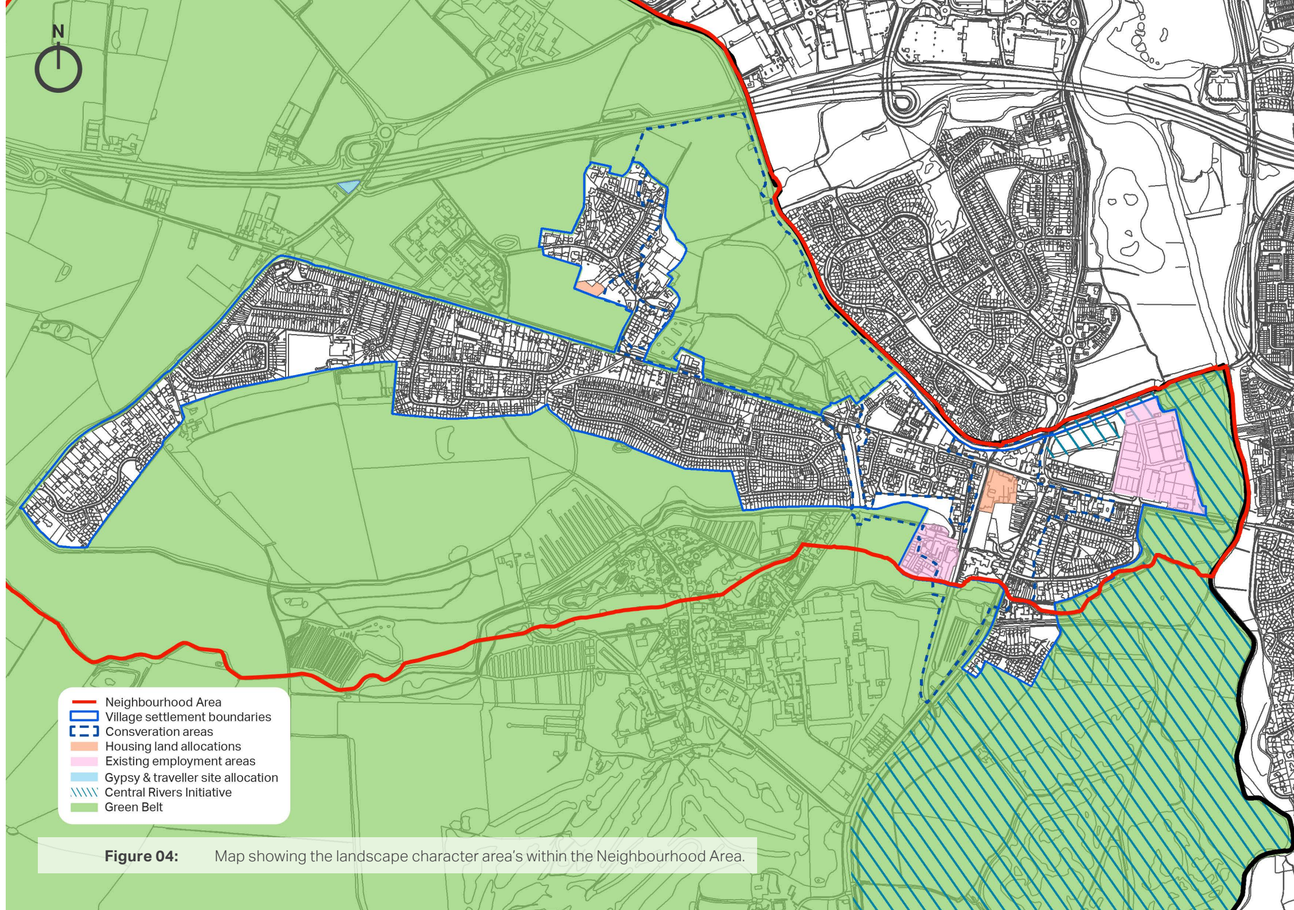


Figure 04: Map showing the landscape character area's within the Neighbourhood Area.

2.2 Landscape character

The Neighbourhood Area is set within the idyllic and largely rural county of Staffordshire in central England. Besides Fazeley Town Centre and its several suburban extensions, the west of the Neighbourhood Area is characterised by vast open landscape where highways are the prevailing form of development.

The Neighbourhood Area falls within two landscape character areas (LCA) identified by Natural England's National Character Area (NCA) profile. The east of the Neighbourhood Area falls within the Trent Valley Washlands NCA while the west falls within the Cannock Chase and Cank Wood NCA.

In the Update of Landscape Character Assessment by Lichfield District Council, Fazeley parish falls within Wooded Estatelands landscape character area.

The Tame Valley's Wooded Estatelands are an agricultural landscape with nucleated estate communities and accompanying country homes nestled amid mature parkland. Despite being close to Tamworth's urban centre and divided by many large rivers, a heavily nucleated settlement layout still dictates traffic patterns.

This is a low-lying, in parts undulating agricultural environment with heavy, fertile soils and a densely packed system of communities and huge estate farms. Arable farming predominates, with a consistent pattern of medium to large-sized, hedged fields formed by the late enclosure of former open fields. Views are limited by woodland margins, densely distributed hedgerow trees, and the bordering highly wooded slopes.

Figure 05: Landscape Character Assessment

This section begins with analysis of the whole parish under a series of themes that help to understand the overall spatial character and key features of the Neighbourhood Area.

2.3 Settlement origins and growth

The name Fazeley in its various spellings is found in documents dating back to 1135. Its derivation is said to come early Saxon language which is understood to mean pasture land or pleasant pasture. An alternative derivation suggests its name is a corruption of the Anglo-Saxon faraleia which meant bulls pasture. The area has an important and interesting heritage. The Town lies on the route of the old Roman Road of Watling Street which once ran from Dover in Kent, to Holyhead in Anglesey.

In 1789, the Birmingham & Fazeley Canal opened. It begins at Gas Street Basin in the heart of Birmingham's retail and cultural districts before transitioning to the green and rural stretch of the canal that intersects the Coventry Canal Fazeley Junction. At the height of the Industrial Revolution the banks of the canal were host to numerous industrial businesses which used the waterway as a means of transporting goods across the country.

Originally, the lands of Fazeley were part of the Manor of Drayton, before officially becoming a civil parish during the Tudor period. The 1894 Local Government Act introduced elected officials at parish-level and in Fazeley, as in all parishes with a population of 300 or more, a parish council was elected. In 1896, James Eadie, a Scottish businessman with ties to the area, purchased land and built what is now known as Fazeley Town Hall (or Parish Hall). The building was originally named the Victoria Memorial Hall, commemorating the diamond jubilee of Queen Victoria. The hall opened in 1898.

In 1975, Fazeley officially became a town with the then Parish Chairman, Arthur Heathcote, having the honour of being named the first Mayor of Fazeley.

Figure 06: Fazeley Town Hall in the 19th century before its several alterations and additions

2.4 Heritage assets

Fazeley's industrial past is referenced by its multiple heritage assets distributed throughout the town and beyond. Much of the area's historic built form is either adjacent or in close relation to the Victorian canals that once formed the backbone of the industrial community. There are Victorian terraces, mills, factories, a church, a chapel, public houses, a school, and prestigious Georgian houses. Many of these were built during the peak of the area's fabric industries between 1790 and 1850.

The canals, pools, and associated structures were built by the Peels, a nationally renowned family whose principal residence was at Drayton Manor. However, the house was demolished in 1926 and only the clock tower now remains.

Today, these buildings and structures are symbolic of the area's identity, heritage, and are what constitute the area's local distinctiveness.

2.4.1 Listed buildings

There are 21 Listed buildings in the Neighbourhood Area, all of which are Grade II Listed. Many of them include infrastructure associated with the canal such as bridges and waterside mills. Some key listings include Bonehill House, St Paul's Church, the Irranley Limited Old Mill (Sir Robert Peel Mill), and Fazeley Mill (Tolson's Mill).

2.4.2 Locally Listed buildings

An additional 52 Locally Listed buildings have been identified by Lichfield District Council. They are all located within the Fazeley & Bonehill Conservation Area and are mostly historic residences (i.e. cottages) as well as amenity buildings such as Fazeley Town Hall and Fazeley Methodist Church.

2.4.3 Conservation Areas

The Fazeley & Bonehill Conservation Area were originally separated between the two settlements areas. Fazeley Conservation Area was first designated in 1991 and covers 16.3 hectares whilst the Bonehill Conservation Area was designated in 1994 and covers 35.6 hectares. They are now appraised together (as per the Fazeley & Bonehill Conservation Area Appraisal Document) producing a combined area of 51.9 hectares. A majority of the Neighbourhood Area's heritage assets, such as its Listed buildings, are located within this Conservation Area.

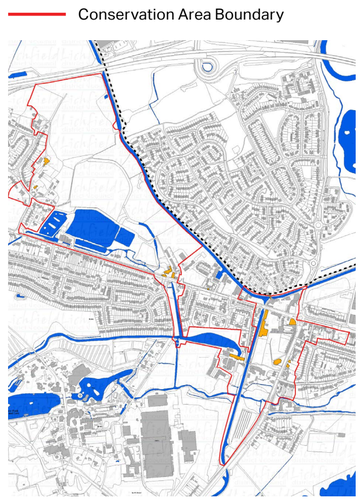


Figure 07: Fazeley and Bonehill Conservation Area. Source: https://www.lichfielddc.gov.uk/downloads/file/390/fazeley-and-bonehill-conservation-area

[Nationally] Listed: Historic England

Figure 08: Grade II Fazeley Mill fronting the Birmingham & Fazeley Canal

Figure 09: Grade II St Paul's Church fronting Coleshill Street

Figure 10: Grade II Listed Bridge 77 at Fazeley Junction where the Coventry Canal ends and the Birmingham & Fazeley Canal begins

Figure 11: Grade II Listed Old Mill (Sir Robert Peel Mill) built for Robert Peel beside Mill Lane adjacent to the Birmingham & Fazeley Canal

Locally Listed: Lichfield District Council

Figure 12: Locally Listed No. 16 - 54 Coleshill Street

Figure 13: Locally Listed Fazeley Town Hall

Figure 14: Locally Listed (former) Fazeley Methodist Church now converted into apartments

Figure 15: Grade II Listed School and Attached Schoolhouse in Fazeley

2.5 Settlement pattern

The Neighbourhood Area's built-form has formed a linear layout which lines a majority of the B5404 southern edge. The route is a historic Roman Road (Watling Street). The route was used by Classical Antiquity, Late Antiquity, and throughout the Middle Ages. It was 276 miles (444km) in length.

Fazeley itself has a small nucleated town centre focused around the Lichfield Street, Coleshill Street, Atherstone Street, and Tamworth Road junction. Here there are a few retail and service businesses including a small supermarket, public houses, takeaways, and a petrol station.

The historic hamlet of Bonehill is one of the few pockets of development situated north of Watling Street, and is an important remnant of the area's agricultural heritage. Despite its expansion over the decades, particularly during the 20th century, it has retained a peaceful, rural character.

Mile Oak is a small village and residential suburb of Fazeley largely characterised by 20th century development. The village lacks any formal centre or high street but instead comprises of several residential estates which radiate from Watling Street (B5404). Several retail, industrial, and agricultural premises are distributed sporadically throughout Mile Oak, which include a large car dealership and convenience store at the intersection of the A453 and B5404.

The Neighbourhood Area's growth declined following the development of a rail network during the mid-Victorian era. This coinscided with the gradual decline of the Peel Family's association with Fazeley. Together, these circumstances led to stagnated growth with Fazeley remaining relatively unchanged until the latter half of the 20th century where road widening and large housing estates begun to transform the area. Pockets of industrial premises still exist where the textile industry once flourished. Contemporary industrial areas have also been developed in recent decades.

Figure 16: Small public space beside Fazeley Town Hall and centring around Fazeley War Memorial

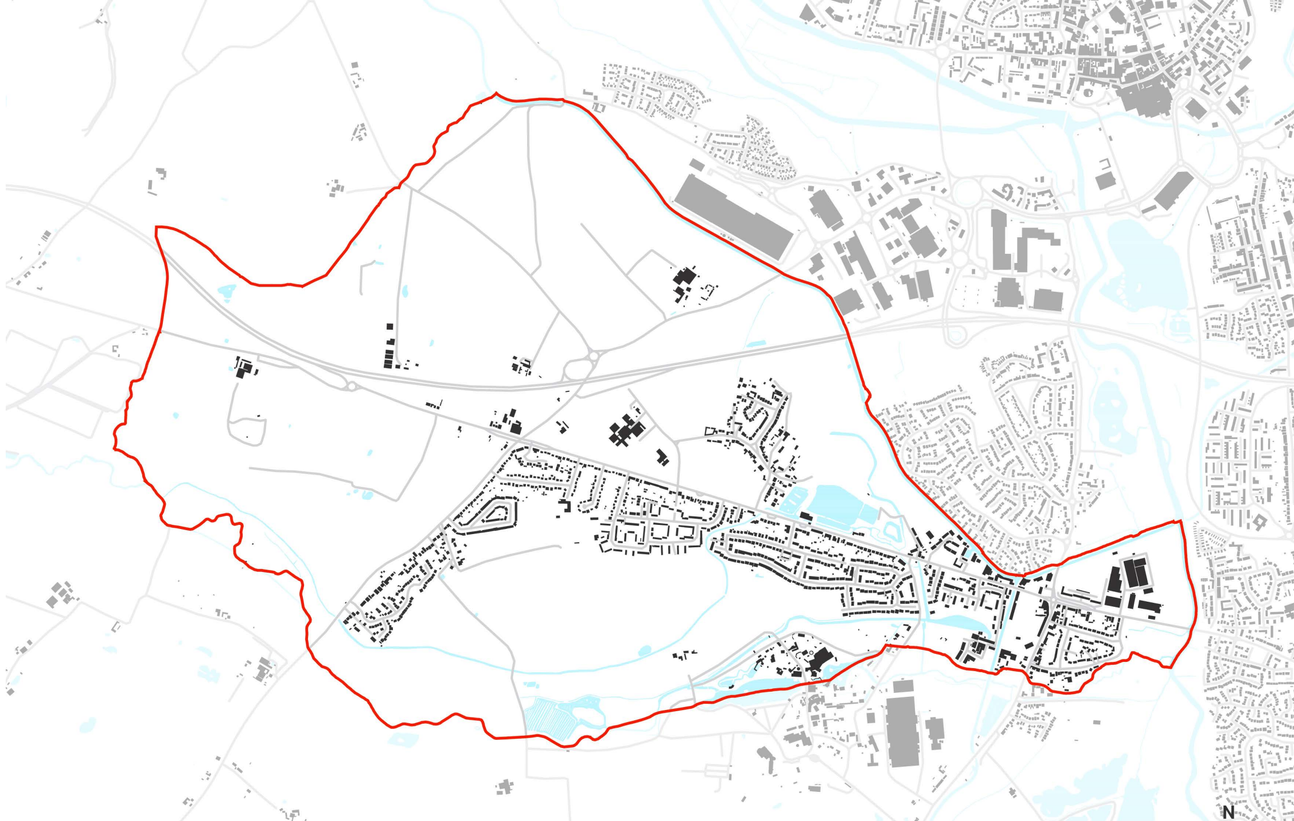


Figure 17: Map highlighting the configuration of developed land across the Neighbourhood Area.

2.6 Movement

The Neighbourhood Area's industrial heritage along with its proximity to large economic centres have afforded it strategic transport infrastructure over the centuries. From the Roman Road of Watling Street to the more recent A5, the area is host to regional and national highways which well-serve the area's existing industrial business community

2.6.1 Vehicular movement

Fazeley is strategically located due to its access to the national motorway network via the A5. As well as the A5, the A453, A4091, and the B5404 run through the Neighbourhood Area, providing cross-regional connectivity. Both the A4091 and B5404 intersect in Fazeley Town Centre.

These key routes provide easy access to multiple economic centres such as Birmingham, Nottingham, and Coventry. Vehicular movement and infrastructure is therefore a dominant feature of the Town, as well as the wider Neighbourhood Area. The B5404 is particularly prominent , with it bisecting the Neighbourhood Area from east to west, splitting much of the area's built form into two disconnected sub-areas (north and south of the B5404).

2.6.2 Public transport

There are regular bus services in and around the surrounding area including to nearby centres such as Tamworth and Birmingham. These services can be accessed via a number of bus stops distributed across the key routes mentioned above.

There is no railway station in the Neighbourhood Area but the nearest station, Wilnecote Station, is located within walking distance of Fazeley Town Centre. The station provides hourly services between Birmingham New Street and Nottingham, with a majority of the Northbound services coming from Cardiff Central in Wales. Nearby Tamworth is also readily accessible by train and is the next station stop via any Northbound service.

Figure 18: Junction from Lichfield Street (B5404)

Figure 19: Historic footpath leading from Castle Hill to Lower Road, Fazeley

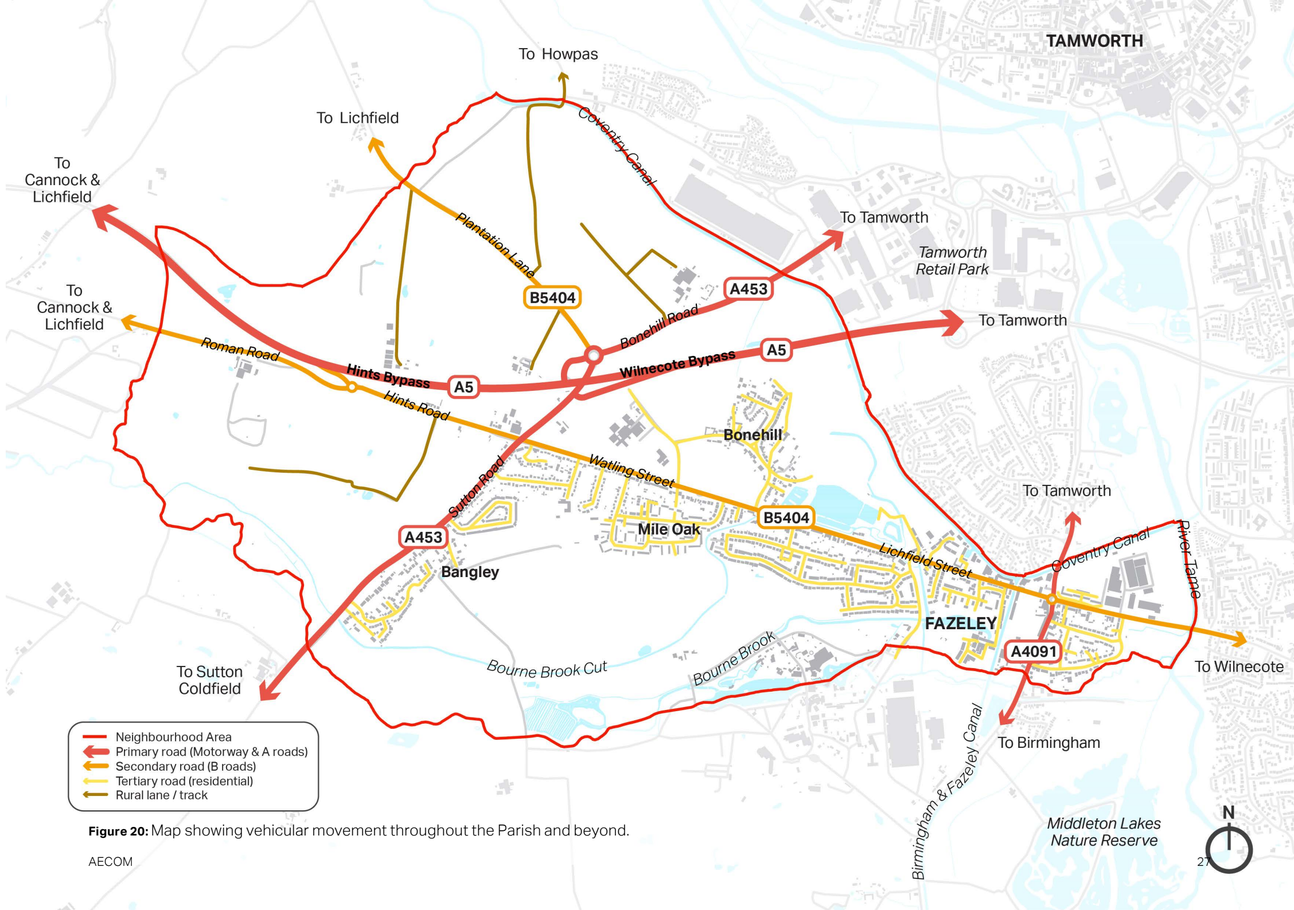


Figure 20: Map showing vehicular movement throughout the Parish and beyond.

2.6.3 Pedestrian movement

There are currently only five Public Right of Way (PROW) footpaths in the Neighbourhood Area. Both the Birmingham & Fazeley Canal and Coventry Canal have cycle routes and towpaths running along them. The route hugs the northern edge of the canal stretch running from east to west. However, the stretch of the Birmingham & Fazeley Canal running south from Fazeley Junction (where the Coventry Canal and Birmingham & Fazeley Canal intersect) has a towpath either side as well as a cycle route along its eastern edge, which runs alongside the frontage of Fazeley Mill.

2.6.4 Public realm

The Neighbourhood Area's key public realm features are the square in Fazeley Town Centre and the towpaths / spaces in and around the area's canal network. The small public square beside Fazeley Town Hall is centered around the Fazeley War Memorial and includes several planters, benches, and raised beds. It is also located at the Town's major junction and therefore includes pedestrian crossings providing connectivity across both the B5404 and A4901. Although only a small square, the space is a focal point of the Town Centre with the Memorial and Town Hall referencing the Town's heritage and stature.

Fazeley Junction is another key public space in Fazeley with it being host to several Listed buildings and structures and where the Coventry Canal intersects the Birmingham & Fazeley Canal. The Junction differs from other points along the canal network due to its openness, widened towpaths, connectivity, and views of landmarks such as Fazeley Mill.

Figure 21: Towpath along Coventry Canal leading to Fazeley Junction and the Grade II Listed Bridge 77

Figure 22: Small public square surrounding Fazeley War Memorial to the east of Fazeley Town Hall

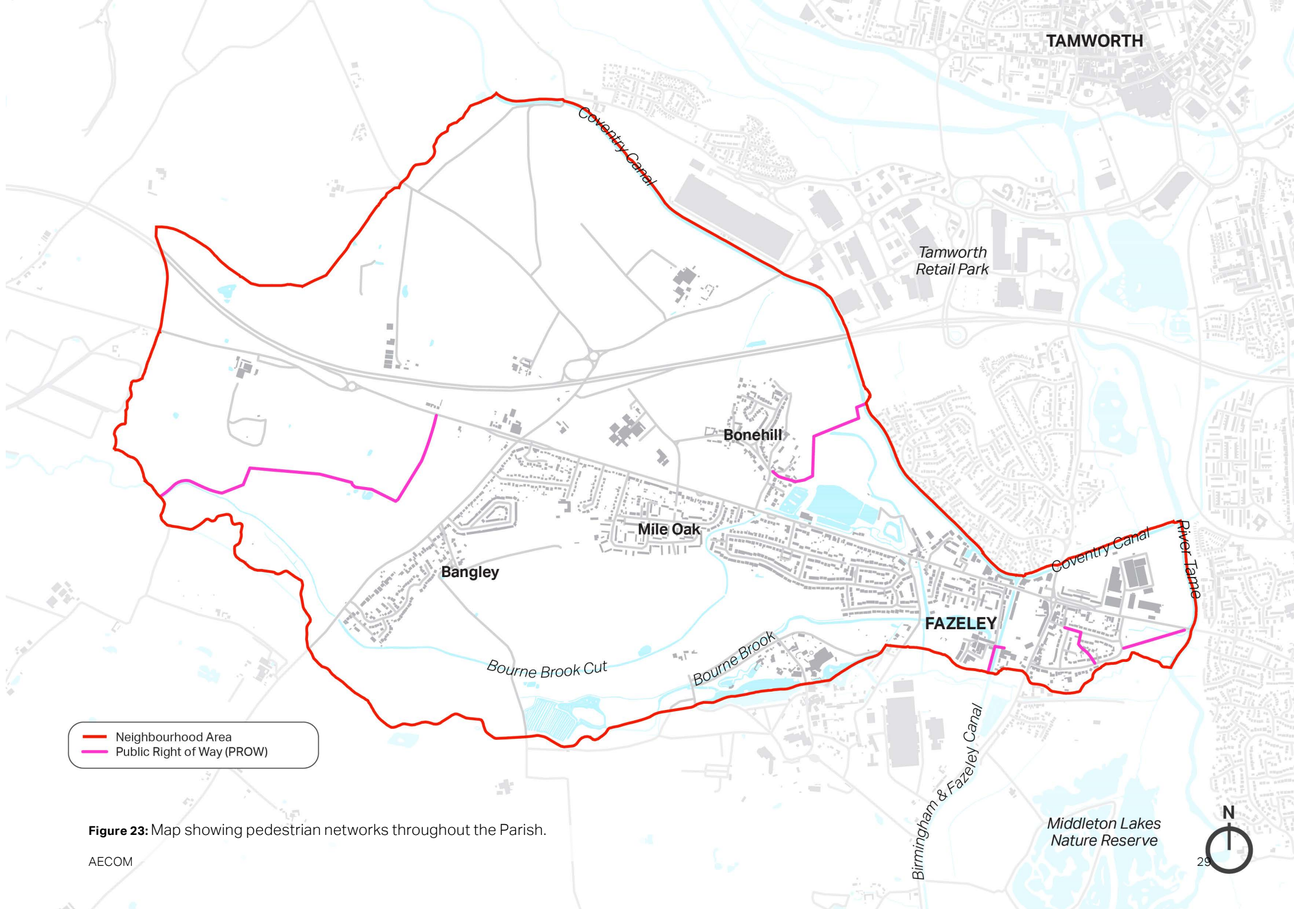


Figure 23: Map showing pedestrian networks throughout the Parish.

2.7 Topography and flood risk

2.7.1 Topography

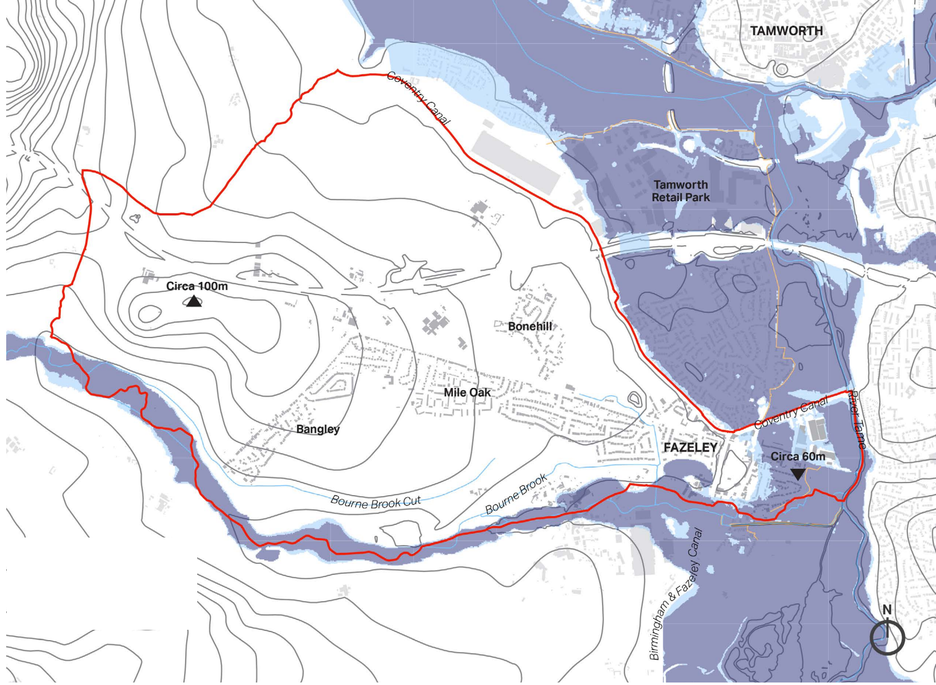
The parish area is mainly defined by agricultural terrain, which includes fields and farms. Fazeley is located on relatively level ground beside the Coventry Canal, adding a lovely stream to the scenery. Its western region consists of rolling hills, while fertile meadows and the winding Tame River dominate the east. The picturesque canal network adds to its charm. Outdoor enthusiasts can enjoy hiking, cycling, and leisurely walks in this varied landscape, which offers elevated viewpoints and serene waterscapes.

2.7.2 Flood risk

Several water channels go through Fazeley Parish in Staffordshire, England. The Coventry Canal runs through Fazeley Parish from the east, providing a navigable waterway connecting Coventry to the Trent and Mersey Canal near Fradley Junction. It runs through Fazeley, providing recreational activities and magnificent vistas. The Tame River is a Trent River tributary that runs near Fazeley, with potential flood risk areas. While it does not immediately flow through the parish, it is nearby and impacts the local hydrology. Boume Brook Cut and Boume Brook are other important water courses running south of the parish. After these water courses, Fazeley Parish is expected to have a network of drainage channels and ditches to control surface water and aid with agricultural drainage. The size and relevance of these channels might vary.

The £3.5 million flood prevention programme in Fazeley, Tamworth, sought to protect 216 buildings from floods. The project, which was finished in April 2014, involved a variety of measures, including the construction of new flood banks at Mayfair Drive, the lifting of the existing flood bank on Brook End, and the construction of new flood walls at areas such as the Coton Green Football Club car park and sections of Colehill Road. The collaboration with Staffordshire County Council also aimed to improve surface water flooding control. The technique lowered the yearly likelihood of flooding in the Mayfair Drive and Brook End districts to 0.5%. However, further interventions in the Coton Lane and Lichfield Road sectors were expected to be required to address residual flood risk.

Figure 24: Map showing water courses



Key

- Parish boundary
- Water course
- High risk: means that this area has a chance of flooding of greater than 3.3% each year.
- Medium risk: means that this area has a chance of flooding of between 1% and 3.3% each year.

Figure 25: Map showing topography throughout the Parish.
AECOM

Focus Areas

03

3. Focus Areas

According to the baseline study and given the size of the Neighbourhood Plan area, it is proposed to divide the characteristics into two main categories: Countryside Focus Area (CFA), and Settlement Focus Areas (SFA).

Countryside Focus Areas (CFA)

Settlement Focus Areas (SFA)

3.1 Defining the Focus Areas

Countryside Character Areas and Settlement Focus Areas

As per the baseline study and given the size of the Neighbourhood Area, it is proposed to divide sub-areas into two main categories: Countryside Focus Area (CCA), and Settlement Focus Areas (SFA).

From the analysis of the Neighbourhood Area's settlements and surrounding countryside, seven focus areas have been identified. These areas exhibit a certain sense of place based on their physical character, functionality, or identity.

This report only provides detailed descriptions for SFAs rather than CFAs because the Green Belt and other countryside-related policies mean that significant new development is unlikely in the CFAs.

Settlement Focus Areas (SFA)

The neighbourhood is comprised of several distinct communities with varying housing types and architectural styles. As the settlements are the main focus of future development, each will be analysed to understand their unique identities, which future development should respectfully and contextually respond to.

SFA 1: Fazeley Town Centre

The core of the town where the original centre of Fazeley; home for a large number of community and social facilities.

SFA 2: Bonehill

A residential area development from the mid-20th century, a typical low-density sub-urban community with some rural characters and historic buildings within the Conservation Area.

SFA 3: Mile Oak

A linear residential area grows during 20th century, with middle tensity family houses.

SFA 4: Community Hospital

Majority of Sir Robert Peel Community Hospital is one story building, 2 storeys building only found at the main entrance. It provides a range of healthcare services in Fazeley.

SFA 5: Theme Park

Drayton Manor Resort is a family theme park, zoo and accommodation. It covers 180 acres (73 hectares), of which about 113 acres (46 hectares) are in use and screened by dense woods. This area is excluded from the Design Code as it is irrelevant to local character and potential factors beyond the parish's control.

Countryside Focus Areas (CFA)

In much of the neighbourhood, the surrounding countryside creates a strong visual identity, made up of the striking landscape, buildings of architectural and historical significance, and ecologically significant areas.

CFA A: Green Gaps

Open spaces and green fields around the village are separated and divided into small patches by trees and hedgerows.

CFA B: Open Countryside

Larger scale fields in the open countryside; majority areas in agricultural land use with hedgerows and woodlands.

In each Settlement Focus Area, a more in-depth examination of their individual characteristics will be conducted, including analysis of building use, materiality, heritage, landscape features, topography, and key views. Future development sites will require a tailored design approach to set the tone for infill or edge-of-settlement development. Proposed designs should take into account the unique characteristics of each focus area, the specific features of the site, and align with the overall attributes of the neighbourhood.

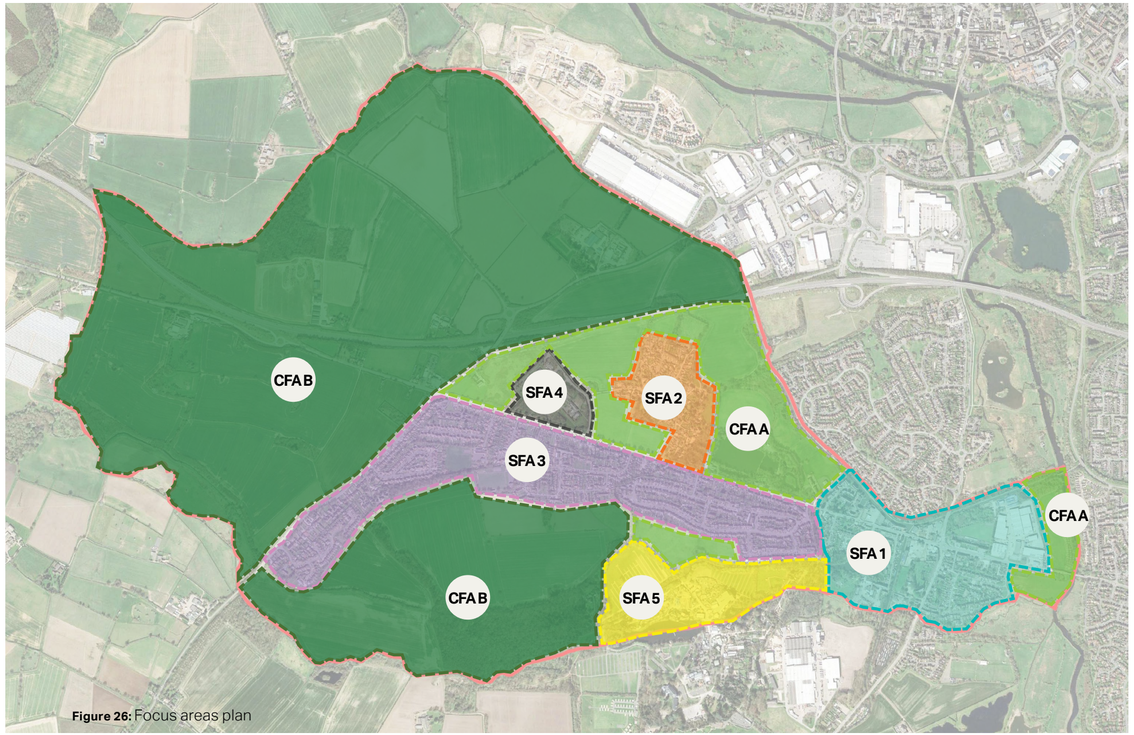


Figure 26: Focus areas plan

1 Settlement Focus Area 1: Fazeley Town Centre

Figure 27: View of buildings along canals

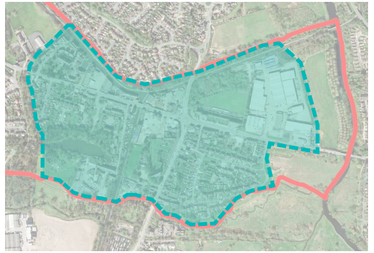


Figure 28: Location plan of Fazeley Town Centre focus area

Factors	Appearance characteristics
Building types	While there are various dwelling typologies throughout the town centre, linked and semi-detached dwellings are the dominant building type.
Building height	Dwellings range between 2 and 4 storeys. However, 3 storeys is the prevailing building height along Coleshill Road.
Materials	Facades: Red brick; white render; metal panel for commercial buildings Roofing: Red pantile; grey and red clay tiles
Boundaries	Red brick wall; timber fence; hedgerow
Setbacks	Dwellings exhibit a variety of setbacks.
Roofscape	Gable ends dominate the linked roofscape along high streets. Side-facing gables are most common with the eaves generally in line with the residential street and the occasional front-facing gable. Several dwellings also exhibit dormers and projecting gable-ends.
Public realm	Two-sided tarmac paving for most streets. Notable public spaces including footpaths and green spaces are provided along the canals.

2 Settlement Focus Area 2: Bonehill

Factors	Appearance characteristics
Building types	Detached and semi-detached dwellings are the dominant building type.
Building height	2 storeys dwellings are the prevailing building height.
Materials	Facades: Red brick; white render Roofing: Red and grey clay tiles
Boundaries	Red brick wall; hedgerow, timber fence
Setbacks	Dwellings exhibit a middle to deep setbacks.
Roofscape	Gable ends and pitched roofscape with the exception of several pockets of hip roof development. A number of dwellings also exhibit dormers and projecting gable-ends.
Public realm	Two-sided tarmac paving for most streets. Grass verges with street trees can be seen in this area.

Figure 30: Location plan of Bonehill focus area

Figure 29: Typical street view of the Bonehill historic area

3 Settlement Focus Area 3: Mile Oak

Factors	Appearance characteristics
Building types	Semi-detached dwellings are the dominant building type, with occasional linked houses.
Building height	2 storeys buildings are the prevailing building height.
Materials	**Facades:** Red and buff brick; white render **Roofing:** Red and grey clay tiles
Boundaries	Red brick wall; hedgerow
Setbacks	Generally big size front gardens with setbacks due to the informal pattern of development of each settlement.
Roofscape	Gable ends and pitched roofs dominate the roofscape with the exception of several pockets of hip roof development. Side-facing gables are most common with the eaves generally in line with the street and the occasional front-facing gable. Several dwellings also exhibit dormers and projecting gable-ends.
Public realm	Tarmac paving for both sides of streets due to the suburban character of most streets. Pocket greens can be found along several streets, such as Manor Road, Gainsborough Drive and Coronation Avenue. Open spaces include Mile Oak Rovers FC and pitches in Longwood Primary School.

Figure 32: Location plan of Mile Oak focus area

Figure 31: Street view along Gainsborough Drive

4 Settlement Focus Area 4: Community Hospital

Factors	Appearance characteristics
Building types	One storey red brick buildings, several court yards framed by buildings.
Building height	1 storey is the prevailing building height apart from the 2 storey at the main entrance..
Materials	**Facades:** Red brick; **Roofing:** Grey tile roofs
Boundaries	Grass, hedgerow
Setbacks	Buildings setback within lawns
Roofscape	Linked hip roofs
Public realm	Formal paving on both sides of road; car parking spaces allocated by hedgerows; community gardens/lawns around buildings.

Figure 34: Location plan of Community Hospital focus area

Figure 33: View of the main entrance of the hospital

5 Settlement Focus Area 5: Theme Park

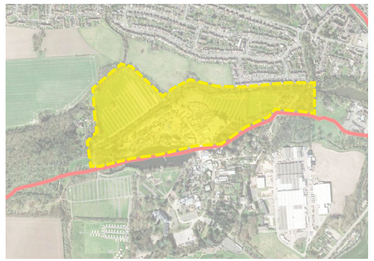


Figure 35: Location plan of Theme Park focus area

Factors	Appearance characteristics
Building types	There are various building styles and entertainment structures on different scales.
Building height	Buildings and structures in varies heights up to 15 metres.
Materials	Red brick; limestone; ironstone; render Steel and other metal facilities
Boundaries	Screened by dense woodland around the theme park
Setbacks	Not applicable
Roofscape	Mixed with various roof styles
Public realm	Typical public realm for theme parks, including car parking, footpaths, lake, open spaces, etc.

Figure 36: The entrance area of Drayton Manor Resort

Figure 37: The open space of Drayton Manor Resort

Figure 38: The lake area of Drayton Manor Resort

Figure 39: The play area of Drayton Manor Resort

Design Guidance & Codes

04

4. Design Guidance & Codes

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

4.1 Introduction

Design Codes set out within this document have been significantly influenced by local precedents and also national best practice materials. Based on the understanding gained in the previous sections, feedback captured during the engagement workshop and relevant planning policy, the Design Code matrix is broken down into seven categories:

- Heritage
- Structure and Built Form
- Materials and Design
- Movement and Accessibility
- Environment and Biodiversity
- Flood Resilience
- Sustainable Design

All proposed developments need to consider the character areas in order to ensure any negative impact is avoided. The Design Codes will help to understand what type of development is appropriate in Fazeley.

4.2 When to Use the Codes

The table on the page opposite identifies all the codes within this document. A prefix has been created for each code to allow simple application and referencing of the design codes when writing policies for the Neighbourhood Plan. It also shows which codes are relevant to the Countryside and Settlement Focus Areas (CFA/ SFA). This allows for more nuanced application in response to the development pressures within each area.

Note for SFA 5 Theme Park:
Please be advised that the exclusion of the theme park from the neighborhood plan design code is based on its irrelevance to local character and potential factors beyond the parish's control.

Focus Areas		Design Code Name	Design Code Abbreviation	Design Code applied to Settlement focus areas	Design Code applied to Countryside focus areas
Heritage Assets		Conservation Area	HA - CA	1	A
		Listed Buildings	HA - LB	1	A
		Other Historic Features	HA - OHF	1,2,3,4	A,B
Built Form	Block Structure and Building Line	Formal Building Lines	BL - F	1, 4	/
		Informal Building Lines	BL - I	1,2,3,4	A,B
	Building Heights and Roofline	Uniform Roofline	BH - UR	1,4	/
		Varied Roofline	BH - VR	1,2,3,4	A,B
	Building Typologies	Terraced Buildings	TB	1,4	/
		Semi-detached Buildings	SDB	1,2,3,4	/
		Detached Buildings	DB	1,2,3,4	A,B
		Density	DNST	1,2,3,4	A,B
Town Centre and Public Realm			TCPR	1	/
Materials and Design		Architecture and Materials	AM	1,2,3,4,	A,B,C
Movement and Accessibility		Primary Distributions	MA-PD	/	A
		Secondary Streets	MA-SS	1,2,3,4	A,B
		Internal Street	MA-IS	1,2,3,4	/
		Movement and accessibility	MA&A	1,2,3,4	A,B
		Non-Vehicular Movement Routes	MA-NV	1,2,3,4	A,B
Environment and Biodiversity		Green Infrastructure	GI	1,2,3,4,5	A,B
		Open Spaces	OS	1,2,3,4	A,B
		Woodland, Trees and Hedgerows	WTH	1,2,3,4,5	A,B
Flood Resilience		Water and Drainage	DC-WD	1,2,3,4,5	A,B
Sustainable Design		Sustainable design	FD	1,2,3,4,5	A,B

Figure 40: The Design Codes Matrix

4.3 Heritage Assets

Historic features play an important role in Fazeley, which boasts various heritage assets that contribute to its historic character. Careful consideration of any potential impacts on these assets from developments is necessary, and relevant historic organizations should be consulted.

In this section, heritage assets will be categorized under three components, and new development adjacent to or affecting these assets should adhere to the following codes:

DESIGN CODE

Conservation Area (HA-CA)

- Development must not result in the loss or alteration of features which make a positive contribution to the character area.
- Any development should respect the character of the surrounding built form within the conservation area, in terms of design, scale, massing, material and height.
- Any development must create areas of positive character by retaining as much historic fabric as possible and responding to prevailing characteristics in terms of street patterns, density and layout, built form, materials and details.

Listed Buildings (HA-LB)

- Proposals which involve the substantial harm to (or significant loss of) Listed Buildings including demolition will not be permitted unless it can be demonstrated that the substantial harm or loss is necessary to achieve overriding public benefits which outweigh that harm or loss.
- Materials and architectural styles applied by any developments must respect the Listed Building, including minimising any work that may affect the heritage assets located near to any development.
- Development close to the Listed Building should relate appropriately in terms of scale, height and massing.

Other Historic Features (HA-OHF)

- New development and any associated landscaping within the curtilage of a non-designated heritage asset, or in close proximity to, should ensure that the setting is not compromised.
- Any loss of the whole or part of such an asset will require clear and convincing justification.
- Development within the setting of a non-designated heritage asset will be required to give due consideration to its significance and ensure that the setting is protected or enhanced where possible.

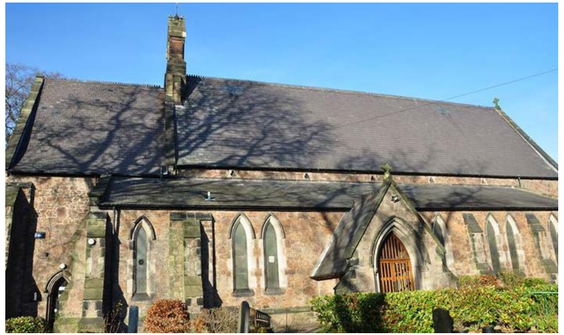


Figure 42: Image of the St Paul's Church

Figure 41: Image of the Old Chapel

Figure 43: Image of the War Memorial

4.4 Town Structure and Forms

Block Structure and Building Line

Building lines play a crucial role in shaping the layout and character of an area. In Fazeley, there is a mix of semi-detached and detached housing typologies, creating a diverse range of building lines in the Neighbourhood Area. Properties with large back gardens also contribute to the area's character by serving as buffer zones between the built-up areas and countryside. Thus, backland development next to these back gardens should be avoided.

Any development should ensure that buildings align with the street, with their main facade and entrance facing it, in accordance with the local character. Ancillary buildings, such as garages, associated with domestic properties may be placed gable-end to the road, consistent with historic outbuildings throughout the area. In Fazeley, there are two types of building lines present throughout the area:

DESIGN CODE

Formal building lines (BL-F)

- Formal building lines can be applied within the medium- higher density development in Fazeley or the area where the housing typology is generally uniform;
- This type of building line can be applied where the development sits adjacent to/ within the residential area with urban settings;
- The layout of developments should be permeable in order to provide legible connections through the area and beyond;
- Linked buildings can be found in Fazeley town central area; and
- Lines of linked building generally have a higher density and the length can reach up to 60m.

Informal building lines (BL-I)

- Informal building lines can be applied within lower density developments;
- Developments with informal building lines are usually characterised by larger plots, generously-sized gardens, or with greater provision of open space;
- The alignment of new building lines should respond to the context of surrounding landscape;
- Properties should provide gardens in the front and rear, or a small buffer as a minimum;
- The layout of developments should be permeable in order to provide legible connections through the area and beyond; and
- This type of building line can be suitably applied where the development face the open countryside, or open space or the edge of development.

Figure 44: Informal building lines examples within Fazeley

Figure 45: Formal building lines examples within Fazeley

Building Heights and Roofline

A comfortable range in the size and scale of buildings, from single-story bungalows to three-story townhouses, can enhance local character by providing variety and diversity instead of homogeneity. In Fazeley, houses are primarily 2-2.5 storeys tall, with a small number of three-story townhouses and apartments in the town center. New development should be compatible in height and scale with its surrounding context. There are two distinct types of building rooflines present throughout Fazeley that can be identified:

Type 1 (Uniform roofline)

Buildings with uniform skyline can be found in Fazeley's town centre, most buildings are 3 stories.

Type 2 (Varied roofline)

Buildings with various heights can be found in the Town's residential street and other areas along canals. Such variety positively contributes to the character of Fazeley.

DESIGN CODE

Uniform Roofline (BH-UR)

- Uniform roofline can be applied in the areas where urban settings/ higher density can be encouraged.
- Uniform roofline can be applied in areas when the development rhythmically uses several uniform housing typologies.
- 2.5 or 3 buildings with the same roof height can form the uniform roofline.
- Roofing materials, eaves, pitch, verge details, chimney stacks, or other features visible above the ridge line should be carefully considered to create uniform roofline that reflects the surrounding context of the site.

Varied Roofline (BH-VR)

- Buildings with various heights can be found in Fazeley's Historic Core and other areas that are heavily influenced by the slope and view to the open countryside. Such variety positively contributes to the character of Fazeley.
- This roofline can be applied in the area where the development meets the countryside's edge to retain its rural character and where the site is influenced by its presence on the slope.
- Roofing materials, eaves, pitch, verge details, chimney stacks, or other features visible above the ridge line should be carefully considered. These features may be diverse to create a varied roofline, while still respecting local character.

Figure 46: Varied rooflines example within Fazeley

Figure 47: Uniform rooflines example within Fazeley

Building Typologies, Materiality and Design

Building Typology

A variety of housing typologies and building layouts should be considered to optimize land use and create high-quality, comfortable, and attractive homes. New development should enhance Fazeley's character through innovative, varied, and high-quality design and construction.

Terrace, semi-detached, detached, and higher-density properties are acceptable, depending on housing needs. Design principles and examples for each type are outlined in this section.

DESIGN CODE

Terraced Buildings (TB)

- Mainly 3 Storeys for prominent or identified key buildings. Street scale needs to be considered. Wider primary routes should have larger scale buildings.
- Typically simple pitched roof volumes. Projecting elements should be considered on key buildings to help demarcate corners.
- Consistent setbacks to provide well defined street compositions.
- Consistent ridge and eaves lines.

Figure 49: Precedent images of terraced buildings

Figure 48: Precedents of terraced properties within Fazeley

DESIGN CODE

Semi-detached Building (SDB)

- Mainly 2 Storeys, with 2.5 storey for key building locations.
- Typically simple traditional forms with the occasional projecting elements. Projecting elements should be considered on key buildings to help provide corner articulation.
- Setbacks are consistent, with only a small variation between buildings to provide a more formal street composition.
- Buildings should strongly relate to the street, although a varied frontage is acceptable.

Figure 50: Precedent images of semi-detached buildings

Figure 51: Precedent images of detached buildings

DESIGN CODE

Detached Buildings (DB)

- Mainly 2 Storeys, with 2.5 storey for key building locations and 1 storey for bungalows.
- Variable frontages, provided through more informal building placements between plots.
- Building massing to be more varied with greater use of hipped roof styles and projecting gables to create varied streetscapes.
- Building orientation is not required to conform to any joint relationship with adjacent properties, however frontages should positively address the street.
- Variation permitted to the ridge and roof lines. Individual buildings should accommodate any topographical changes between units.

Density and Housing Layout

This aspect is key to the neighbourhood plan area's sense of place. Consider how the density and housing layout, orientation of streets, blocks, terraces, buildings facades and roofscapes help to read or reinforce the sense of traditional building patterns and density in the local area.

New development should draw upon high quality precedents for inspiration as to what can be delivered in terms of materiality, layout and design. Proposed density should reflect the varied context across Fazeley, and appropriately respond to the existing topography and landscaping. It is intended that density is mixed across the proposed strategic sites, with each of the development parcels delivering a different density of units. This mixture will help to create variety which is responsive to the local area needs and surroundings.

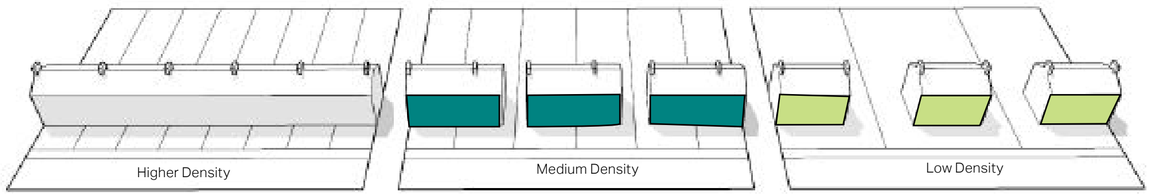
DESIGN CODE

Density (DNST)

- Appropriate housing density should be considered by site basis, with decisions informed by local context of the area. This might include design considerations, historic or environmental integration, local character or identified local need.
- The density of development should be sympathetic to the area to which it will extend;
- Low density units should be located to the edges of the settlement while higher density development should occur in the core and along primary routes.

- New developments should recognise landscapes that have been deteriorated over decades. Recovery of lost landscaping and the improvement of existing green infrastructure should be a priority for every new development to meet the demands of providing net gains for biodiversity as per the NPPF.

Figure 52: Achieving density diversity across the village



Below are the different density types which could be adopted by developments:

- Higher Density includes terraced dwellings, town houses and apartments (both new build and reconfigured existing buildings). Dwellings should be orientated to create overlooked streets, with a strong, active frontage and incorporate a formal arrangement of buildings with strong linearity which is softened by surrounding landscaping.

- Medium Density includes semi-detached dwellings are encouraged. Houses should be positioned and orientated to overlook the streets and town boundaries, whilst frontages along the internal primary roads should be active. A mixture of a formal and informally arranged dwellings will be required.

- Lower Density includes detached dwellings or bungalows, which is reduced in scale and proximity of adjacent dwellings.

4.5 Town Centre and Public Realm

The urban design codes aim to revitalise Fazeley Town Centre with a focus on the area around the town hall. By balancing uses, promoting evening activities, ensuring digital connectivity, and enhancing the town hall precinct, the goal is to create a vibrant, pedestrian-friendly, and visually appealing town centre.

Figure 53: Old Town Hall

DESIGN CODE

Town Centre and Public Realm (TCPR)

- **Town Hall Precinct Enhancement**
  Improve the area around the town hall for a pleasant pedestrian environment. Reduce car dominance by restricting vehicular access and creating pedestrian zones. Minimise signage clutter, ensuring a clear, visually appealing space that enhances the historic significance of the town hall.
- **Traffic Management and Pedestrian Safety**
  Implement traffic calming measures around the town hall precinct to enhance pedestrian safety. Prioritise well-marked crosswalks, raised intersections, and reduced speed limits. Designate areas for outdoor seating and green spaces, creating a more inviting environment.
- **Shop Fronts: Enhancing Identity and Visual Appeal**
  Well-designed shop fronts contribute to the town's identity and visual appeal. Each shop front's design should consider its impact on the overall street context, especially around the town hall. Maintenance and restoration of original design details are vital, promoting a well-ordered, tidy high street that complements the broader urban context.
- **Diverse Land Uses for Vibrancy and Sustainability**
  A thriving and sustainable town centre embraces a diverse mix of activities. Preserve the distinctive character around the town hall, resisting changes that deviate from its established charm. The market, independent shops, and cultural spots are essential for community well-being.
- **Balancing Residential and Commercial Spaces**
  While supporting residential development, ensure it complements retail and service spaces. Designate core town centre areas for retail, encouraging residential development above. This balance provides a lively town centre without compromising its primary functions.
- **Evening Activities and Safe Spaces**
  Supporting proposals that bring safe activities to the town centre in the evenings is crucial. Encourage late-night opening for shops and cafes around the town hall, promoting the town's event programme. Public spaces should host outside seating, fostering an inviting atmosphere.
- **High-Speed Broadband for Digital Growth**
  High-speed broadband infrastructure is pivotal for digital growth, providing efficient services and steering economic development. Ensure universal access to fast broadband around the town hall, supporting connectivity and progress.

Figure 54: Precedent images of good quality public realm

4.6 Materials and Design

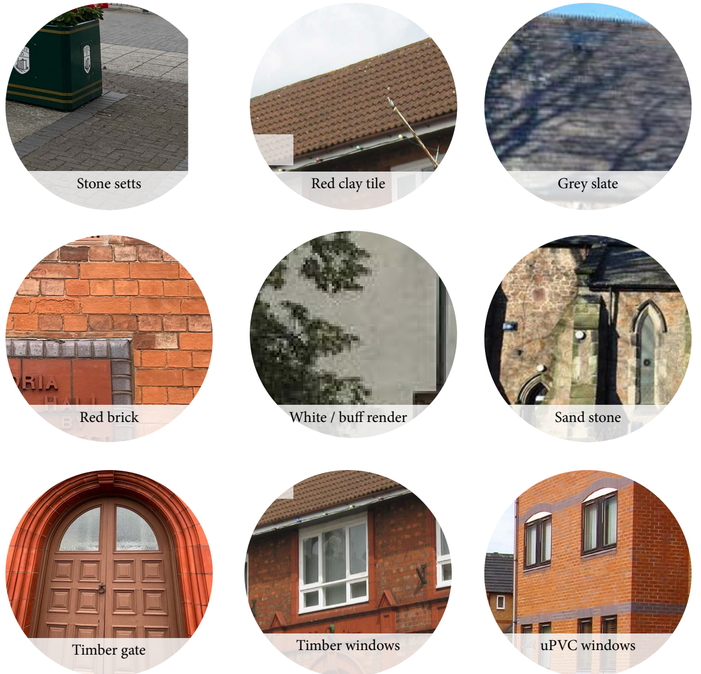
While not being overly prescriptive about the material palette, developments should complement the existing residential character of the local area and reflect the character of Fazeley. The existing local character and material palette in Fazeley is primarily dominated by red brick, slate, and tile roofs. These materials should serve as design inspirations for any new development. High-quality, natural materials that blend well with the beautiful natural landscape should be used and help reinforce the town's image whenever possible.

DESIGN CODE

Architecture and Materials (AM)

- It is very important that proposed developments are well evaluated to achieve a high quality of design, sympathetic to the existing built fabric in the surrounding Focus Areas and reinforcing local distinctiveness;
- Material selections should be made based on an understanding of the immediate context and the wider Fazeley Parish built environment. Where proposals affect heritage assets, either directly or due to proximity, it is recommended that advice is obtained from a Conservation Architect at an early stage of design development;
- Any development which adopts traditional vernacular features found in Fazeley must have an integrity of heritage detail;
- The materials listed in this document should not be considered prescriptive; and
- Designs need to be sensitive and complementary to their surroundings, but this does not require merely replicating existing styles and imitating architectural details. It is recommended that contemporary architectural solutions are considered.

Figure 55: Examples of materials used in Fazeley



4.7 Movement and Accessibility

For settlement areas, well-designed street hierarchy and streetscape are crucial components of successful locations. The connection between streets and adjacent buildings significantly impacts the safety, appearance, and movement function of the development. New developments should facilitate traffic flow and allow for access by service vehicles, while also enhancing the development's character. To achieve this, a clear street hierarchy should be established. Furthermore, streets in the hierarchy should be distinct to increase legibility. This design code aims to guide future developments in contributing to sustainable connectivity, particularly for walking and cycling as local modes of transportation.

Three types of roads are identified in this report: primary distributor, secondary street, and internal street. The Primary distributors are significant features that define the town's layout and connect it with its surroundings. They serve as the main movement corridors connecting across Fazeley and act as the gateways into the town. Secondary Streets circulate traffic around villages, providing access to various neighbourhoods. Internal Streets serve a smaller number of units and have a more intimate, semi-private scale. With limited vehicle use, these streets work well as shared spaces and encourage use by pedestrians and cyclists.

Figure 56: Street hierarchy

DESIGN CODE

Primary Distributors (MA-PD)

- They will connect to the Secondary Streets within the study area. These routes are anticipated to carry the highest amount of movement across villages and should be designed to be as attractive as possible, with quality public landscaping and street furniture, and with a positive relationship to both public and private spaces.
- Buildings should generally have long set-backs and front onto this route with an active and enlivened facade.

Secondary Streets (MA-SS)

- The Secondary Routes can accommodate medium-density development. Secondary streets should have wide street spines and pavements on both sides.

Internal Street (MA-IS)

- The Internal Streets could accommodate residential development only on one side with green space reflected on the other, contributing to integration with the landscape context.
- All Internal Streets should be designed to enable the access and egress of waste collection vehicles.

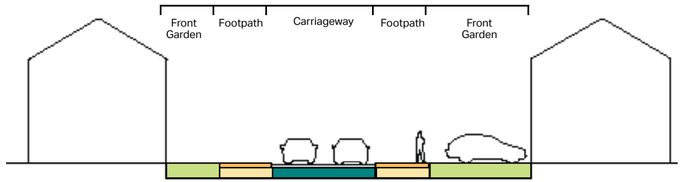


Figure 57: Typical Secondary Street

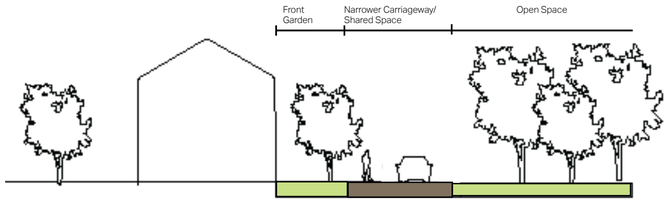


Figure 58: Typical Internal street

Movement and Accessibility

DESIGN CODE

Movement and accessibility (MV&A)

- Streets should meet the technical highway requirements and be considered an inclusive 'space' to be used by all.
- Speed limits should be considered for roads and lanes leading to the countryside areas, which will ensure the tranquillity of these corridors as a 'gateway' to the countryside.
- Whilst adhering to highway standards, new roads should also seek to uphold the area's rural character.
- Over engineered highways solutions are discouraged where they are out of keeping with the traditional character which exists.
- Walking and cycling are important within the area. While some routes are high quality, effort should be made to make other routes consistent. Efforts should also be made to improve permeability across the villages and its surrounding areas where possible.

Figure 59: Example of primary distributors

Figure 60: Example of secondary streets

Figure 61: Example of primary distributors

DESIGN CODE

Non-Vehicular Movement Routes (MA-NV)

- Pedestrian and cycle routes should be encouraged and predominantly located to pass in front of buildings rather than behind them. All routes must be well overlooked, with opportunities for natural surveillance provided from adjacent buildings. All new residential developments should have regards to the location, spatial requirements and aesthetic of these features.
- Pedestrian and cycle routes should be designed to be accessible by those with both full and restricted mobility. Careful attention should be afforded to the use of street clutter that can block or impede routes for those in wheelchairs, or those pushing prams or pushchairs.
- The intended purpose of the canal, such as navigation, recreation or irrigation, should be retained and enhanced.
- Safety and hydrology should be considered to ensure the functions of the canals can be delivered in a long term.

Figure 62: Example of non-vehicular routes in the Neighbourhood Plan area

4.8 Environment and Biodiversity

Fazeley boasts a rich network of both statutory and non-statutory environmental designations, including green spaces, water bodies, biodiversity habitats, and other natural elements. These areas must be well-maintained to meet the needs of the local community. The town is surrounded by the Green Belt and countryside. These areas should be carefully considered and respected by any new development in the proximity of Fazeley's built-up areas.

DESIGN CODE

Green Infrastructure(GI)

- Any development should enhance biodiversity and landscape characteristics wherever possible. This will involve restoring and increasing the total area of natural habitats and landscape features, and provision of a clear landscaping scheme to demonstrate how new development will create positive green linkages and contribute to these assets.
- New developments should strengthen biodiversity and the natural environment. Biodiversity Net Gain (BNG) should be adopted as a requirement for all relevant development.
- New development proposals should aim for the creation of new habitats and wildlife corridors; e.g. by aligning back and front gardens, and new areas of woodland, stone walls/hedgerows, grassland or wetland habitats. Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species. Signs and safe crossing points for wildlife such as amphibians, ducks and hedgehogs should be considered as part of proposals.

Open Spaces

Fazeley has a number of open spaces and informal green spaces. These various types of green spaces often play an essential role in the character of that particular settlement and separating villages regarding setting and local amenity. It is important that these areas are identified, and development is resisted, in order to conserve settlement character.

Any development should consider these open spaces as an integral aspect of the development's layout. Where possible, any existing open spaces should be retained and enhanced, and developments should contribute to the enhancement of open spaces in Fazeley Parish. Any new development needs to complement and provide an appropriate level and quality of open spaces.

Figure 63:
Open spaces along Manor Street

DESIGN CODE

Open Spaces (OS)

- Developments adjoining public open spaces should arrange main building façades and entrances to face the open space. This will enhance the character of the space, which will help create a sense of place, improve natural surveillance, and foster social interaction.
- Open spaces should offer a variety of uses related to the surrounding activities and buildings. Where play areas are required, these should not be isolated, and should be located within short walking distances of housing and should promote natural surveillance with buildings overlooking them.
- The Design Codes will seek to protect those areas of open space as allocated on the Local Plan Proposals Map, and defined in the Council's Open Space Audit.
- Proposals for new open space or improved open space, especially in areas with a deficiency of provision, will be encouraged.

Woodland, Trees, Hedgerows and Biodiversity

Woodlands, trees, and hedgerows play a significant role in shaping the built and rural environment of Fazeley. Some groups of trees and hedgerows can be seen as natural built-up areas boundaries on the east, north and south of the town, adding to its visual appeal. New development should aim to enhance and protect the town's networks of high-quality trees, hedgerows, and woodland.

Retention of selected existing trees along the edges of the development site is encouraged to create a sense of maturity and define boundaries. Planting of new trees is also encouraged to reinforce these boundaries and enhance the green infrastructure. Minimizing the loss of high-value trees within the site is crucial for maintaining green infrastructure and biodiversity.

This design code recognizes the value that locals place on the surrounding woodlands, local wildlife sites, and other open areas. It emphasizes the importance of green spaces and supports initiatives that encourage local residents to connect with the natural environment, even within the town center.

Figure 64: Images from Fazeley's natural environments around Bonehill Mill Fishery

DESIGN CODE

Woodland, Trees and Hedgerows (WTH)

- Developments should be designed to retain trees, particularly those of landscape and biodiversity importance, with a view to increasing tree cover.
- According to the Hedgerow Regulation 1997, any good quality hedgerows classified as important should be protected and enhanced where necessary. This is known as 'Important Hedgerow'.
- The spacing of development should reflect the rural character and allow for long distance views of the countryside from the public realm. Trees and landscaping should be incorporated in the design.
- In outer Fazeley, the rural character of the area should be preserved and enhanced through the retention of grass verges, hedgerows and trees and new plantings to improve biodiversity.
- Species choice should be predominantly native but not completely; a 2:1 ratio would be appropriate to help build a tree population that supports UK wildlife but is also capable of responding to new disease and climate threats.
- Species like great crested newts, water voles, badgers, bats, nesting birds and their habitat are protected and must be considered by any development.
- Green infrastructure corridors should be protected and enhanced where possible.
- Provision of parks, allotments, green links, open green spaces and any proposals by which local residents can connect more with the natural environment, even in the town centre, are encouraged by any development.
- Whilst it is not expected that all trees be retained on development sites as trees can grow with defects that make their retention undesirable, any new development should put great thought into tree retention and planting as part of proposals.
- Careful consideration should also be taken when planting new trees so as not to block any light or CCTV columns or obstruct sightlines, which are essential for natural surveillance.
- The loss of better quality / higher valuable trees within the site which would fail to enhance the green infrastructure and biodiversity should be minimised.
- Tree planting should be considered everywhere across Fazeley to connect residents with the natural environment.
- New domestic and commercial lighting should be designed to preserve dark skies.

Figure 65:
Countryside view along Brook End

4.9 Flood Resilience

Fazeley has a long history of flooding, with many properties located within Flood Zone 3, which is high risk for flooding. New development should aim to avoid Flood Zone 3 and not increase flood risk to either the development site or surrounding areas. The Sequential and Exception Tests should be used to locate development as per the NPPF guidelines. Designs should consider managing surface water runoff to reduce flood risk and limit surface water discharge rates below Greenfield runoff rates, if possible. Development should strive to implement Sustainable Urban Drainage Systems (SuDS) to manage drainage and provide green areas for residents to connect with nature. Implementing effective maintenance measures and improving the management of sluices and water courses is crucial for reducing the flood risk in the Neighbourhood Area.

Figure 66: Example of SUDs systems

DESIGN CODE

Water and Drainage (DC-WD)

- SuDS should be integrated into developments to help address surface water run-off. These should be designed in accordance with The SuDS Manual, CIRIA.
- Drainage should be considered early in the development planning and design process, along with other key considerations.
- Existing watercourses, existing surface water flow routes across the site, and existing drainage systems, must be taken into consideration and the drainage strategy should mimic natural drainage patterns as closely as possible.
- Adoption of permeable paving solutions instead of tarmac is encouraged. Gardens and soft landscaping should be maximised to reduce the overall area of impermeable hard surfacing that might increase surface water volumes and increase local flood risk. Further, green space can be used for natural flood protection e.g. permeable landscaping, swales etc.
- Boundary treatments within the flood zone are encouraged to be designed with high water resistance materials and/or effective seals to minimise water penetration, provided these treatments are in keeping with the local character.
- Proposals should take a proactive approach to incorporating flood resilience into building design through internal layout. Where appropriate the Flood Resilient Construction of New Buildings Guidance should be adopted.
- New housing should demonstrate how rainwater and greywater will be stored and reused to reduce demand on mains supplies. Rainwater harvesting helps to capture and store rainwater for irrigation and cleaning. Efforts should be made to conceal the units, or install them with attractive materials, cladding and finishings. Greywater recycling reduces pressure on local utilities by enabling the occupier to re-use water from showers and washing machines in WCs.
- The installation of water butts within new residential developments is encouraged to collect rainwater from roofs and reduce the overall rainwater runoff impact of any development.
- Buildings should incorporate domestic water saving measures such as aerated taps, thermostatic mixer valves, low-flow showers, dual flush WCs and water-efficient white goods.

4.10 Sustainable Design

The following are guidelines to address the Climate Emergency and contribute to the goal of achieving net-zero. All communities have a role to play in reducing carbon emissions. This can be accomplished by incorporating innovative design elements and strategies into both new and existing developments. Some suggestions for sustainable design are:

DESIGN CODE

Sustainable Design (SD)

- Connecting people with green spaces: Open spaces should be located within walking distance of residential areas and linked through a series of green networks or corridors. Such linkages support a Green Infrastructure approach to development, allowing wildlife to move along corridors to access foraging opportunities and habitats and people to access a range of different recreational facilities.
- Visual impact of sustainable infrastructure: Ensure sustainable energy infrastructure has a minimal visual impact on a dwelling or development. Consider locating such infrastructure at the rear or side elevation of a dwelling and/or by using screening (i.e. covers, trees, planting).
- Trees and planting: Retain existing trees and planting (i.e. hedgerow) where possible. Where this isn't possible, replace any loss with native species in order to promote local biodiversity. It is also encouraged to provide additional planting along sensitive landscape edges to provide natural screening.
- Gardens and parking areas: The majority of both garden and parking areas should be landscaped and have permeable surfacing. This will enable rainwater absorption and reduce the rate of run off in Fazeley.
- Maximise landscaping: As well as the above, landscaping should be maximised in all external areas of a development. This can include boundary treatments, front and rear gardens, driveways, and more innovative landscape instillations can include plant walls and green roofs.
- Smart homes: Smart home design approaches including features such as solar panels, air source heat pumps, and electric vehicle charging points are not only encouraged, but will also be more likely to receive planning approval.

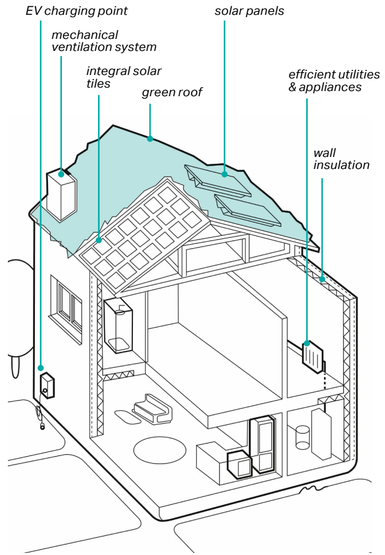


Figure 67: Example of sustainable designs

General Design Principles

This section outlines key design principles fundamental to Fazeley's urban fabric. Interlinked with the design codes, these principles guide sustainable, context-aware development. Serving as a structured guide for architects and urban planners, these principles ensure that new developments are congruent with Fazeley's distinct urban identity and strategic planning aims.

1

General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- 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;
- 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;
- Positively integrate energy efficient technologies;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? I.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?

3 (Continues)

Local green spaces, views & character:

- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

5

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the Townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

5 (Continues)

Buildings layout and grouping:

- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

7

Building heights and roof-line:

- What are the characteristics of the roof-line?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in-situ to reduce waste and embodied carbon?

9

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?

9 (Continues)

Building materials & surface treatment:

- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a bio-diverse roof in its design?

Next Steps

05

5. Next Steps

This document provides a series of design principles, Design Codes and recommendations for the Fazeley Parish Neighbourhood Plan Area. The document is based on high-level reviews regarding the context, constraints, history, and characteristics of the town and surrounding countryside areas. The reviews suggest that any future development should be in line with the local characteristics and the existing context. The Design Code provided within the document will guide future developments across the whole Neighbourhood Area to respect, conserve and improve the existing character, heritage, links, and Townscape features.

Fazeley Town Council is recommended to use this document to embed design policies within the Neighbourhood Plan to achieve the objectives set out in this document. Developers should also observe this document to understand the design quality they are expected to accomplish within the Neighbourhood Planning Area.

We would like to thank the Fazeley Neighbourhood Plan Steering Group for their efforts in assisting with the content of this report.

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