

TASBURGH

Design guidance and codes

Final report

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Quality information

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1. INTRODUCTION

1.1 PURPOSE

Development that responds to the locally distinctive character of Tasburgh is important to the community. This design guide supports the Neighbourhood Plan in providing a common reference point and understanding of what is locally distinctive design. It describes the local character of Tasburgh in order to provide practical design guidance and codes for development.

The guidance applies to all development. Most future development in Tasburgh parish will be housing extensions or small infill housing developments. There is one allocated site for 20 homes, which the emerging Local Plan proposes to increase to 25.

1.2 PROCESS

Through the Department for Levelling Up, Housing and Communities (DLUHC) Neighbourhood Planning Programme led by Locality, AECOM was commissioned to prepare this design guide.

This design guide would have not been possible without the collaborative efforts of the Neighbourhood Plan Advisory Group (the **Group**). In preparing this design guide, AECOM worked with the Group who provided local knowledge and evidence about design and character, attended a site visit and inception workshop, and reviewed content to ensure it aligns with the wider community's expectations.

Informed by a context and character study, inception workshop and site visit, AECOM and the Group distilled what is locally distinctive design in Tasburgh parish. This design guide seeks to ensure development achieves these outcomes, which are outlined below.

Well-designed development in Tasburgh parish:

- Blends with the varied architectural vernacular and countryside of Tasburgh parish;
- Maintains the distinct character of, and provides a transition between, Upper and Lower Tasburgh; and
- Enhances the sense of community and village lifestyle.

1.3 HOW TO USE THIS DESIGN GUIDE

This design guide will be used differently by various stakeholders during the development process, as summarised in **Table 1**.

1.4 PLANNING POLICY

This design guide has been prepared with reference to national and local policy. Development should consider the design guidance in the documents identified below, and other relevant policy and guidance.

1.4.1 NATIONAL

- National Planning Policy Framework (2021) and Guidance, DLUHC;
- National Design Guide (2021) and Model Design Code (2021), DLUHC;
- Building for a Healthy Life (2020), Homes England;
- Manual for Streets (2007), Department for Transport; and
- Green Infrastructure Framework (2023), Natural England.

1.4.2 LOCAL

- Joint Core Strategy for Broadland, Norwich and South Norfolk (2014), Greater Norwich Development Partnership (GNDP);
- South Norfolk Place-Making Guide (2012) - Supplementary Planning Document, GNDP;
- Emerging Greater Norwich Local Plan (2023), GNDP; and
- Emerging South Norfolk Village Clusters Housing Allocation Plan (2023), GNDP.

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

Table 01: Stakeholders and how they may use this design guide.

1.5 AREA OF STUDY

Tasburgh parish is the defined Neighbourhood Area. It is located in the South Norfolk District, 14km south of Norwich. There are two distinct parts of the village, Lower and Upper Tasburgh.

- **Upper Tasburgh** sits adjacent to the A140 (Tasburgh Hill/ Ipswich Road) and above the Tas Valley, which runs to the south and west. Upper Tasburgh developed as a nucleated settlement as a result of post-war estate development. The area has an urban character within a countryside setting and is home to most residents of Tasburgh parish; and
- **Lower Tasburgh** is set in the Tas Valley and comprises a ribbon of low density housing, particularly historic buildings, strung along part of Grove Lane, Low Road and Marlpit Lane. With the exception of a small estate at Harvey Close, the character of Lower Tasburgh comprises single plot depth development of varying ages with significant trees and hedges interspersed with important gaps that give it an attractive rural character. Harvey Close is a small cul-de-sac of modern bungalows.

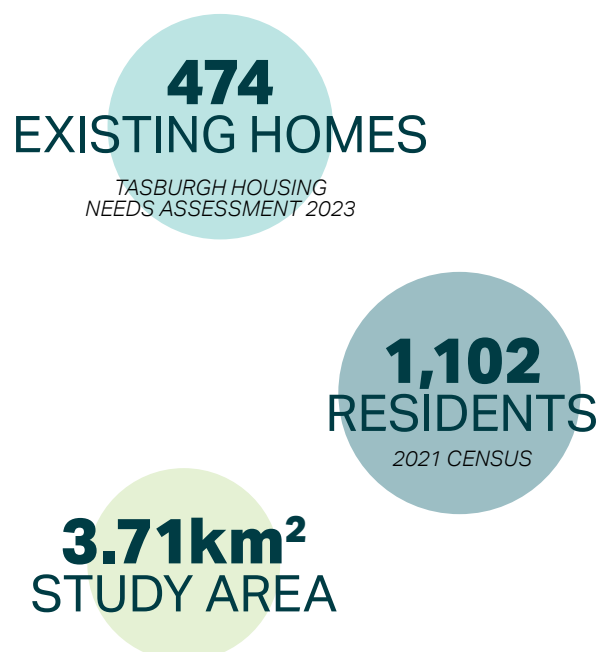
The two distinct parts of the village are unified by the Transition Area, Tasburgh Village Hall, St Mary the Virgin Church and the Tasburgh Hillfort Scheduled Monument (**Tasburgh Enclosure**) are located in the Transition Area, and are important meeting places for the community.

The remainder of the Tasburgh parish is isolated houses and employment uses.

1.6 CHARACTER AREAS

The three Character Areas of Tasburgh parish are defined by the two distinct parts of the village and their meeting point at the Transition Area (refer to Figure 1).

- **Lower Tasburgh and Marlpit Lane** - Lower Tasburgh (Low Road, Saxlingham Lane, Grove Lane), Church Hill and part of Marlpit Lane comprising low density housing
- **Upper Tasburgh** - Upper Tasburgh comprising suburban housing
- **Transition Area** - Village Hall, Tasburgh Enclosure (Scheduled Monument), the Grade I listed St Mary the Virgin Church, several Grade II listed buildings, and south to Upper Tasburgh, which includes an allocated housing site





KEY

— Tasburgh parish

Character Areas

Lower Tasburgh and Marlpit

Upper Tasburgh

Transition Area

0m 250m 500m 1km

N

Figure 01: Map of Tasburgh parish and the Character Areas.

2. DESIGN GUIDANCE AND CODES

2.1 INTRODUCTION

Ten Characteristics of Design

This section provides design guidance and codes, supported by contextual information, for development within Tasburgh parish. The National Design Guide outlines and illustrates the Government's priorities for well-designed places in the form of ten characteristics of well-designed places (refer to **Figure 2**). Together, these characteristics interact to create a unique place.

Development in the Tasburgh parish must adhere to the ten characteristics of the National Design Guide (refer to **Section 1.4**). This design guide provides additional locally distinctive guidance for the characteristics where necessary. For example, sustainable housing guidance and codes have not been provided for the resources characteristic as sustainability standards are being progressed by the UK Government as a requirement for development.

Development is considered to be well designed where it reflects the guidance and codes in this design guide and other relevant documents.

Where the Guidance and Codes Apply

The design guidance and codes are divided into sections to allow the user to quickly find information relevant to the location of their development. The parish-wide guidance and codes apply to all development, including any alterations that require planning permission, infill and larger developments, such as on the site allocated in the Local Plan. Additional guidance is provided for the Character Areas, where there are specific requirements.

What is Guidance Versus Codes

Design guidance identifies how development can be carried out in accordance with good design practice. Codes are requirements that provide specific, detailed parameters for development. Development must implement the codes and demonstrate how the guidance has informed the design.



Figure 02: Ten characteristics of design (Source: National Design Guide, DLUHC, page 8).

2.2 PARISH-WIDE

2.2.1 CONTEXT

Tasburgh parish sits within the north of the South Norfolk and High Suffolk Claylands National Character Area (**NCA**). The South Norfolk Council Landscape Character Assessment (**LCA**) provides a local landscape assessment and identifies the parish within the A1 Tas Rural River Valley Landscape Character Area and B1 Tas Tributary Farmland.

The landscape is characterised by the high and predominantly flat clay plateau, incised by small-scale wooded river valleys with complex slopes. Farmland occupies most of the open views, due to the underlying Grade 3 and 4 agricultural land. Vegetation only sometimes confines these views, particularly small deciduous woodlands and hedgerows of mixed hawthorn, field maple and blackthorn. Important Local Views identified in the **Neighbourhood Plan** capture the landscape setting.

The flat topography of Tasburgh parish rises slightly towards Upper Tasburgh. Lower Tasburgh sits alongside the River Tas at a lower topography, where parts are susceptible to flooding. The river itself is not a particularly dominant feature and is often hidden within the wide green floodplain.

There is evidence of people living within the Tasburgh area since Mesolithic period. The records for post medieval Tasburgh are dominated by a large number of fine buildings. The presence of 33 listed buildings, non-designated heritage assets (refer to the **Neighbourhood Plan**) and the Tasburgh Enclosure (Scheduled Monument) contributes to the historic character of the village today. The Transition Area is a defining feature of Tasburgh parish and contains the Village Hall, Tasburgh Hillfort, the Grade I listed St Mary the Virgin Church and Grade II listed buildings.

Post-war development has largely taken place within Upper Tasburgh where modern housing estates and infill developments are now home to the majority of residents within the Neighbourhood Area.

The low density housing of Lower Tasburgh and Marlpit Lane has been developed over time with small scale infill developments and residential extensions around the original historic buildings. The exception to this is Harvey Close, a cul-de-sac of bungalows.



CONTEXT

- 1 For development involving new buildings, demonstrate how the design responds to the local and wider context of the site. Including how the design of the development considers the:
 - a. Ten characteristics of the National Design Guide; and
 - b. Relevant policies and contextual information contained in this design guide, particularly the Character Area that the site is situated in (refer to **Pages 20 to 31**), Neighbourhood Plan and Local Plan.
- 2 The landscape is visually sensitive to new development as a result of its gently sloping topography and long views. Layout development to minimise adverse visual impacts on the landscape of Tasburgh parish and surrounds by considering:
 - a. The impact of development upon the skyline and sense of openness;
 - b. The topography of the site and how the visual prominence of buildings may be increased at higher topographies;
 - c. Existing vegetation on and surrounding the site that can help screen the development; and
 - d. Maximising space for landscaping between buildings to reduce the cumulative scale of individual buildings that are clustered together.

2.2.2 IDENTITY

The identity of an area is formed by the unique combination of physical characteristics, for example, the settlement layout, property styles, and plot shapes and sizes. The identity of Tasburgh parish varies significantly between Character Areas (refer to **Pages 20 to 31**). Despite this variation, historic buildings throughout the parish help establish an overarching sense of place.

Locally distinctive materials include dark and light red brick, render (pastel, white or cream) or flint walling. Gabled tiled roofs are prominent,

although there are also examples of hipped and thatched roofs. Architectural features are prominent in the parish, providing visual interest and reducing the bulk and scale of buildings.

The identity of housing extensions will be informed by the existing building. To enhance the identity of Tasburgh parish, it is important that new buildings integrate locally distinctive architectural features and materials, regardless of the Character Area in which they are located.

IDENTITY

- 3 For development involving new houses, utilise locally distinctive architectural materials that reflect the rural and historic character of Tasburgh parish. Utilise like-for-like architectural features and materials for extensions and modifications.
- 4 For development involving houses, integrate a variety of dormer, sash and/or casement windows into each building to provide visual interest and respect the historic character of Tasburgh parish.

For windows facing the street and public spaces, incorporate glazing bars with smaller glass panes, which is reflective of the historic character of the Tasburgh parish.
- 5 For development involving houses, integrate architectural features that draw inspiration from listed buildings in the Tasburgh parish. For example, brick chimneys, canopy and solid porches, and brick lintels and sills.
- 6 For development involving business and employment uses, utilise locally distinctive architectural materials and features as appropriate. Ensure other required materials reflect the South Norfolk character and are of a muted colour that integrates well with the landscape and vegetation.



Figure 03: Locally distinctive roof, stonework and wall materials within Tasburgh parish.

Figure 04: Recent house that utilises architectural materials and features that are reflective of Tasburgh parish's historic character. For example, red brick and render façades, a variety of casement and fixed glass windows with glazing bars, a chimney, and a concrete pantiled roof.

Figure 05: Housing estate where residential extensions should utilise like-for-like materials.

Figure 06: Historic house with a thatched and concrete pantiled roof, rendered façades, variety of casement windows with glazing bars, and a chimney.

2.2.3 BUILT FORM

Both **Lower Tasburgh and Marlpit Lane** Character Area and the **Transition Area** Character Area have a rural character. The layout of development is low density, discrete and well-contained on plots, integrated with landscaping, and connected by organic, narrow country roads. The large, organic plot layout enhances the rural character of this area by providing the opportunity for views between and beyond properties towards open fields. However, the Character Area contains Harvey Close, a small cul-de-sac housing estate of detached bungalows on smaller plots.



Figure 07: Watermill Rise, Lower Tasburgh with two storey house incorporating varied gable roof.

Within the **Upper Tasburgh** Character Area, due to the predominantly cul-de-sac settlement pattern, access to the countryside and public open space is more difficult. Properties are more densely developed and tend to follow a consistent building line, making the area feel more enclosed. To the west of Church Road, moving towards the Lower Tasburgh, the properties are slightly more spacious in terms of their layout.

Despite the varied arrangement of development blocks, streets, buildings and open spaces across the character areas, the varied roof forms and building heights of one to two storeys is consistent across the parish.



Figure 08: Chestnut Road, Upper Tasburgh with two storey houses incorporating varied gable roof forms.

BUILT FORM

- 7 Demonstrate how buildings respond to climate change and conserve natural resources including land, water, energy and materials.
- 8 The eclectic mix of housing is an expressive feature of historic areas in Tasburgh parish. For development involving new houses, deliver a variety of buildings designs to respect this historic character.
- 9 For development involving new houses, buildings should be one to two storeys, and provide a varied gable roof form with dormers and chimneys.
- 10 For development involving business and employment uses, the height of buildings and structures should be generally consistent with the surrounding buildings.

2.2.4 MOVEMENT

The A140 (Tasburgh Hill/ Ipswich Road) is a former Roman Road that intersects the Tasburgh parish and connects to Norwich and Ipswich. The Parish Council would like a crossing point on A140 but this has not been permitted to date.

The village sits to the west of the A140, to which Upper Tasburgh benefits from a direct link and Lower Tasburgh is connected by a network of narrow rural roads. Cul-de-sacs to residential areas spur off these streets, particularly along Church Road in Upper Tasburgh.

The east of Tasburgh parish is accessed by a network of narrow country lanes that connect to the A140 and surrounding settlements. Bus services depart from Church Road and Ipswich Road, connecting the parish with Long Stratton, Diss and Norwich.

Pedestrians and cyclists share the streets with vehicles across most of the Tasburgh parish. Parts of Upper Tasburgh have a suburban character and provide footpaths on one or both sides of the street. The **Neighbourhood Plan** identifies the existing and desired network of Public Rights of Way, footpaths and cycleways to support sustainable transport by foot and bike. Strava heatmap data (accessed via www.strava.com/heatmap) shows a high incidence

of pedestrian movement around the Tasburgh Enclosure, along footpaths between Grove Lane and Low Road, and along Boudicca Way.

Movement can be affected by wayfinding and signposting, which direct users to the nearest safe routes and destinations. There are opportunities to improve wayfinding throughout the parish to encourage active travel either on foot or by cycling. There are also opportunities for developments to incorporate Electric Vehicle charging points to improve sustainable modes of travel.



Figure 09: Example of existing wayfinding within Tasburgh, which is minimal and reflective of the rural character.

MOVEMENT

- 11 Minimise street clutter and signage to maintain the rural nature of the streets in the Tasburgh parish. Provide wayfinding to support active travel that is minimalistic and compatible with existing signage, an example is provided within **Figure 9**.
- 12 Provide electric vehicle charging points and bicycle storage for each dwelling and in public spaces to improve sustainable transport options for residents and visitors.

2.2.5 NATURE

Tasburgh parish sits within the South Norfolk and High Suffolk Claylands NCA. The South Norfolk Council LCA provides a local landscape assessment and identifies the parish within the A1 Tas Rural River Valley Landscape Character Area and B1 Tas Tributary Farmland (refer to Section 2.2.1).

The Tasburgh community values the countryside lifestyle. Although, despite the parish's location, there are limited opportunities to directly access nature. In addition, the community have recognised that there has been a decrease in wildlife over the past decade. Public and private open space and landscaping are therefore critical to provide the community with a connection to nature and enhance biodiversity.

Despite this need there has been a decrease in landscaped front and back gardens due to residential extensions and small infill developments, and the need for off-street parking.

Part of Tasburgh parish, generally along the River Tas, is identified as an Environmentally Sensitive Area. Landscaping along this ecological corridor is of particular importance to restore its biodiversity value.

Refer to the **Neighbourhood Plan** for more information on the natural features of Tasburgh parish, recognised for their landscape and/ or biodiversity value, and other environmental and landscape information.



Figure 10: Mixed landscape along footpath in Tasburgh parish, which has greater wildlife diversity and lower maintenance requirements than grassed area.

Figure 11: Wild flowers in Tasburgh parish.

NATURE

- 13 The Neighbourhood Plan seeks to retain, or otherwise replace the unavoidable loss of, existing features of biodiversity value. Integrate existing features of biodiversity value into the development layout and landscape design by making them a key feature of public and private open space. Ensure the landscape design seeks to enhance ecological function and restore existing vegetation.
- 14 Consider how landscape design can enhance biodiversity and minimise runoff and flooding through the incorporation of green and blue infrastructure such as Sustainable Urban Drainage Systems (SuDs), strategically located landscape areas, and smaller scale interventions such as permeable surfaces and water butts. Further details are set out in Natural England's Green Infrastructure Framework.
- 15 Provide landscaping that screens development and allows it to be integrated with the landscape. The open, flat landscape of the Tasburgh parish offers long views, which results in development that can be exposed and adversely impact visual amenity.



Figure 12: Farmland within Tasburgh parish. The flat open landscape is sensitive to new development.

2.2.6 PUBLIC SPACES

Tasburgh benefits from an existing network of community infrastructure and green spaces (refer to the **Neighbourhood Plan**). These existing public spaces provide valuable open space and recreation for the community. Whilst noting this, some public space is disconnected from surrounding built environment and lacks natural surveillance. For example, Pear Tree field off Everson Road and the lane connecting to this green space is bordered by tall solid timber fencing.

Streets across Tasburgh also provide valuable public space for community interaction and recreation. Streets in Tasburgh include narrow rural roads. However, there are examples of wider streets with grass verges.

Some sites containing multiple houses have privately owned common space, which is often leftover land from the development layout (refer to **Figure 14**).



Figure 13: Pear Tree field off Everson Road fencing.

Figure 14: An example of leftover space from the development layout. The design of the space may be considered a lost opportunity for public or private recreation. The central telegraph pole and landscaping limit the potential use of this space, and poor connection to the public street limits accessibility.

PUBLIC SPACES

- 16 Provide casual surveillance of all public space, including streets, green spaces and lanes, from houses. Screening between development and public space, such as solid timber fencing at the front of dwellings, is discouraged.
- 17 Provide public spaces with opportunities for community cohesion, comfort, relaxation and stimulation for all generations of the community. In addition to play area(s), consider providing embellishments that meet the needs of the community, such as seating or picnic tables. Further details are set out in Natural England's Green Infrastructure Framework.
- 18 Avoid left over green space in the layout of development. Rather, provide well-planned, usable spaces with a clear management structure and sense of ownership. Allowing public access to these spaces is encouraged.

2.2.7 HOMES AND BUILDINGS

An important consideration when delineating between public and private spaces are boundary treatments. Boundary treatments can influence the character of the street scene by creating either open or enclosed spaces. Throughout Tasburgh parish, low boundary treatments or hedging are prominent and retain the open and rural feel of the village. Low and natural boundary treatments also allow front garden landscaping to further enhance the visual amenity and comfort of streets.

With modern requirements for waste separation and recycling, the number and size of household bins has increased. The proliferation of exterior detailing and storage such as bins stores, guttering and drainage equipment may heavily impact on the rural character of Tasburgh parish. Exterior detailing and storage should therefore be carefully designed and managed to minimise the visual impact on the street.



Figure 15: Example of boundary treatments, either low fencing or hedging, which retain the open and rural aspect of the street.
Figure 16: Example of boundary treatments, either low walls, fencing or hedging, which retain the open and rural aspect of the street.

HOMES AND BUILDINGS

- 19 Boundary treatments should be low fencing/walls or hedging to retain the open and rural feel of the Tasburgh parish. The exception to this is rear gardens, which don't need low boundaries.
- 20 Provide front gardens to enhance the rural character of Tasburgh. Gardens must be of a sufficient depth to support the establishment and growth of healthy vegetation - including tree canopies and root systems.
- 21 Development should provide waste storage enclosure at the side or rear of housing, accessed by a side or rear gate. In exceptional circumstances, provide waste storage in a front garden enclosure. Refer to the local architectural guidance to consider complementary material(s) for the waste storage enclosure (refer to **Figure 3**).

2.3 CHARACTER AREAS

2.3.1 LOWER TASBURGH AND MARLPIT LANE

Context

Predominantly low density housing along narrow curving roads. A spacious layout provides views towards the countryside and a sense that buildings are integrated with the landscape.

However, the Character Area contains Harvey Close; a small cul-de-sac extending from Low Road. The pattern of development within this road is at odds with the development within the rest of the Character Area. It is formed of detached bungalows on smaller plots.

Identity

Varied architectural vernacular including historic buildings. Largely, houses are older and more traditional in design. There are several listed buildings, largely along Low Road and Saxingham Lane. These mainly consist of cottages and farmhouses.

Buildings are generally red brick with red pantile roofs. However, there are a few examples of thatched roofs on older properties and grey concrete roof tiled roofs on newer dwellings. There are also some examples of light coloured render (pastel, white or cream) and timber cladding.



Figure 17: Recent infill housing development, integrating a variety of architectural features and materials.

Figure 18: Historic house with traditional red brick and tiled roof, sited within a large landscaped garden.

Figure 19: House with cream render and tiled roof, integrating a varied gable roof and other architectural features. Sited within a large garden.

Built form

Low density development is discrete and well-contained on large, organic plots. Some examples of historic properties that are sited close to the roads.

The properties within this Character Area are one or two storeys.

Movement

Network of narrow rural lanes including examples of sunken lanes and grass verges. Cyclists and pedestrians share the roads with vehicles. There are some Public Rights of Way and other footpaths that connect with the surrounding areas; including the Horseshoe Way footpath (across part of the Enclosure), the Boudicca Way footpath, and the Rebellion Way cycle way.

Properties provide off-street car parking, which is well contained on the plot.

Nature

Buildings are generally set back from the street with well landscaped front gardens. There are views towards the countryside, woodland and River Tas vegetation between the buildings.

The modern development within Watermill Rise retains some of the open character of the street scene. Whilst the properties do not have well landscaped front gardens, they are set back from the road and allow for views of the countryside between the properties.

Parts of this Character Area are subject to occasional flooding.



Figure 20: Cyclists on rural road.

Figure 21: Historic houses sited close to Saxlingham Lane.

Public spaces

Burrfield Park is a designated local green space within the Character Area. In addition to this space, there are various natural assets, identified in the **Neighbourhood Plan** for their landscape and/ or biodiversity value; including water meadows, Low Road; Marlpit; natural ponds; Horseshoe footpath, Low Road to Enclosure; The Ford, Low Road.

Publicly accessible natural assets, Burrfield Park and the narrow rural roads are important recreational and social places for the community.

Uses

Residential with some home businesses. Housing typologies include semi-detached and detached dwellings.

Homes and Buildings

Typically, properties have hedging and sometimes fencing along the front boundary. Landscaping contributes to the rural feel.



Figure 22: Public boardwalk through Burrfield Park.
Figure 23: Road with hedgerows and low timber fence boundary treatments. The public space is further enhanced by large trees within front gardens.

BUILT FORM

- 22 Vary the building line of development to reflect the rural development pattern with scattered buildings.
- 23 Maintain gaps between buildings to ensure that the spacious layout of the Character Area is retained. New houses and extensions should be set away from the boundary and allow views towards the countryside and River Tas vegetation. Small scale development, could, over time, erode the local vernacular and the sense that the buildings are well integrated within the landscape.

MOVEMENT

- 24 Avoid car parking in front of properties, but rather provide parking to the side or rear. Where this is not possible, parking should be screened from the street, preferably through soft landscaping.

NATURE

- 25 Locate and design landscaping to enhance biodiversity. For example, the expansion of woodland areas, and the regeneration of vegetation along the River Tas.
- 26 Provide large front and back gardens that can support layered landscaping, including large mature trees, hedgerows and shrubs.

2.3.2 UPPER TASBURGH

Context

Largely post-war residential housing, which is more urban in nature compared to the remainder of Tasburgh parish. Dwellings are sited along, or within cul-de-sacs extending from, Church Road.

The tight-knit layout of this area provides limited opportunities for new development. However, any new development should integrate and be physically connected to the existing built-up area.

Identity

Development in this Character Area has a housing estate style, with large areas of repeated housing designs amongst some unique early and infill houses.

The typical roof form within the street is gabled. Although, there are some examples of hipped roofs.

The architectural materials of properties generally include light and red brick elevations, concrete tiled roofs in brown or grey, and white framed windows. There are some examples of timber cladding to the front elevations of properties within the street scene. Some properties are rendered in light colours (white and light cream).



Figure 24: Example of housing estate with dark red brick and concrete tile roofs. Off-street car parking is balanced by front garden landscaping and hedgerow boundary treatments.

Figure 25: Example of housing estate with light brick and concrete tile roofs. The street is enhanced by both grass verges and landscaped front gardens with hedgerow boundary treatments.

Figure 26: Example of housing estate with light brick and concrete tile roofs. The street is enhanced by both grass verges and landscaped front gardens. Boundary treatments vary.

Built form

Properties are more densely developed and tend to follow a similar building line, allowing for a small set back from the road. This Character Area therefore feels more enclosed than other areas of Tasburgh parish. To the west of Church Road, moving towards the Lower Tasburgh, the properties are slightly more spacious in terms of their layout.

The properties within this Character Area are one or two storeys.

Movement

Cul-de-sacs to residential areas spur off Church Road, and generally have a suburban character and provide footpaths on both sides of the street. Due to the predominantly cul-de-sac settlement pattern, access to the countryside and public open space is more difficult.

Properties provide off-street car parking. Although, some areas are also cluttered by cars parked on the street.

Nature

Properties generally provide front and back gardens. Large trees, landscaped front gardens and grass verges across parts of this Character Area provide a sense of openness and connection to nature. There is a small woodland behind Orchard Way.



Figure 27: Example of housing estate with dark red brick and concrete tile roofs. Front gardens are large enough to allow for the establishment of mature trees.

Figure 28: Example of housing estate with poorly designed off-street car parking due to the lack of front gardens.

Figure 29: Example of housing estate with car parking balanced by the provision of front gardens.

Public spaces

Several local green spaces are located within the Character Area; including Pear Tree field off Everson Road, Chestnut Road play area, and the Village green.

Pear Tree field off Everson Road and the lane connecting to this green space is bordered by tall vegetation and solid timber fencing, which results in a lack of natural surveillance.

Uses

Residential with some home businesses, and Preston Primary School. Housing typologies include terraced, semi-detached and detached dwellings.

Homes and Buildings

Boundary treatments vary across the Character Area. Although, typically consist of low hedging and fencing to the front boundary with some solid timber fence side and rear boundaries.



Figure 30: Footpath to Pear Tree field off Everson Road, which lacks casual surveillance due to solid timber fencing.

Figure 31: Pear Tree field off Everson Road, a local green space valued by the community. New development should enhance overlook and access to the green space.

Figure 32: Large grass verges along Church Road provide a sense of openness. Providing open views to the gentle topography of the landscape.

BUILT FORM

- 27 Maintain the existing building line of development within the street scene. In Church Road the set back is generally deeper than other parts of Upper Tasburgh. However, despite this variation between areas, the building line in all streets of Upper Tasburgh is generally consistent.
- 28 Ensure that detached and semi-detached properties retain gaps at first floor to the boundaries to prevent a terracing effect.

MOVEMENT

- 29 Avoid car parking in front of properties, but rather provide parking to the side or rear. Where front parking is proposed:
- a. Retain part of the front garden for landscaping, preferably where there are existing mature trees, hedges and/or shrubs, to screen the parking area and soften the built form; or
 - b. Provide new landscaping to screen the parking area and soften the built form; and
 - c. Utilise permeable surfacing for new parking areas and to replace existing impervious materials.

NATURE

- 30 Retain mature trees, hedges and shrubs when extending or modifying housing. Where existing vegetation is removed, seek opportunities to enhance the landscape design elsewhere on the site with additional planting and the replacement of impervious materials with permeable surfacing.

TRANSITION AREA

2.3.3 TRANSITION AREA

Context

There is often a gradual transition in character when traveling between areas. However, the transition between the Lower Tasburgh Character Area and Upper Tasburgh Character Area is of particular importance.

The transition in character from the low density housing of the Lower Tasburgh Character Area to the suburban Upper Tasburgh Character Area - is evident while traveling along Church Hill and Church Road. As such this Character Area provides a transition between the more developed and less developed parts of the village.

This Character Area contains historic features and some low density residential properties. The Transition Area is a defining feature of Tasburgh parish, which contains the Village Hall, Tasburgh Enclosure (Scheduled Monument), the Grade I listed St Mary the Virgin Church and other Grade II listed buildings.

The Character Area is relatively undeveloped, compared to the other Character Areas, but is the location of a 1.2 hectare site allocation for housing. This site allocation therefore has the ability to significantly impact - either positively or negatively - the character of Tasburgh parish.

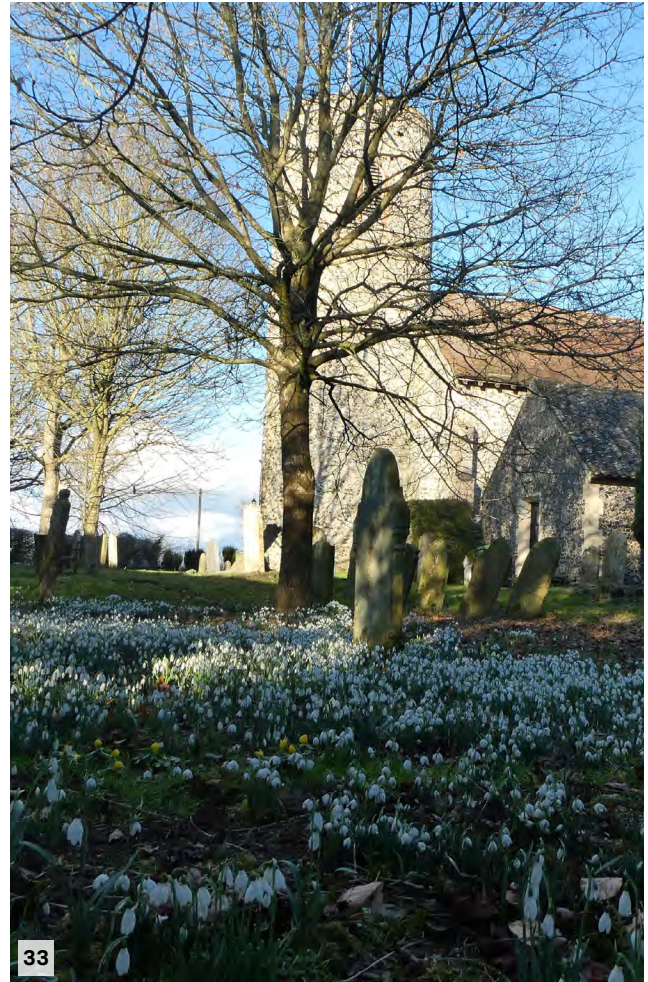


Figure 33: St Mary the Virgin churchyard.

Figure 34: Allocated site for housing.

Identity

Largely defined by St Mary the Virgin Church, the Tasburgh Enclosure and the Village Hall, with some limited residential properties sitting within the open landscape.

The architectural materials palette of this Character Area is generally made up of brick with tiled roofs. St Mary the Virgin Church is a flint building with a round Saxon tower, a distinctive Norfolk feature.

Built form

The layout of development is discrete and well-contained on plots. Connected by organic, narrow country lanes.

Buildings are well set back from the street. Some better integrated with the countryside due to landscaping. The large, organic plot layout enhances the rural character of this area by providing the opportunity for views between and beyond properties towards open fields.

Houses within this Character Area are both single and two storeys.

Movement

A mixture of narrow rural lanes and the main road into Tasburgh, Church Road. Church Road has a suburban character and provides footpaths and wide grass verges on both sides of the street.

The rural roads and Grove Lane footpath connect this Character Area with the surrounds.



Figure 35: View to St Mary's Church from the allocated site for housing, which development should seek to retain.

Figure 36: Grove Lane footpath that connects the Character Area to Low Road.

Nature

Connected to nature by easy access to Tasburgh Enclosure, St Mary the Virgin Churchyard and Village Hall facilities including sporting fields and allotments.

Public spaces

Existing natural assets include Tasburgh Enclosure and St Mary the Virgin Churchyard. Local green spaces include the playing field and play area of Village Hall, Tasburgh allotments, and The triangle, Grove Lane.

Uses

Village Hall and other community infrastructure, church and residential.

Homes and Buildings

Boundary treatments vary, however, typically reflect the rural character. Large hedgerows and vegetated boundaries screen buildings from the street.



Figure 37: Tasburgh Village Hall.

Figure 38: Open view across the Transition Area, highlighting landscape features of the Character Area including the flat plateau and hedgerows.

BUILT FORM

- 31 Deliver a housing density that provides a transition between the low density housing of Lower Tasburgh and suburban character of Upper Tasburgh.

MOVEMENT

- 32 Avoid car parking in front of properties, but rather provide parking to the side or rear. Where this is not possible, parking should be screened from the street, preferably through soft landscaping. Avoiding a visual dominance of car parking will ensure the Character Area maintains a rural aspect like Lower Tasburgh.
- 33 Provide new active transport routes that consider, and connect to, existing streets, lanes, footpaths and Public Rights of Way. Active transport should be encouraged by limiting cul-de-sacs. Where cul-de-sacs are required, provide through-connections for pedestrians, cyclists and scooters.

NATURE

- 34 Provide significant landscaping along streets, either within the street reserve or front gardens, to maintain the rural character of the Tasburgh parish.

PUBLIC SPACES

- 35 The Neighbourhood Plan seeks a new public green space as part of the site allocation north of Church Road. The green space is to be located at the front of the development off Church Road, and should be:
- Visible from housing;
 - Flexible to allow for multiple community uses;
 - Adjacent to an adopted street, with multiple entry points to encourage public access and movement; and
 - Designed to strengthen the physical and visual connection to surrounding listed buildings and Tasburgh Enclosure.

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