Godstone

Design guidance and codes

Final report

October 2023

Delivering a better world

Quality information

Prepared by	Checked by	Approved by
Jessie Watson	xx	Ben Castell
Associate Director	xx	Director
Holly MacMahon Graduate Urban Designer		
Lavenya Parthasarathy Graduate Urban Designer		

Revision History

Issue no.	Issue date	Details	Issued by	Position
3	xx	xx	xx	xx
2	01.06.2023	Review	Jessie Watson	Associate Designer
1	01.06..2023	Site visit, drawings & report	Holly MacMahon Lavenya Parthasarathy	Graduate Urban Designer Graduate Urban Designer

CONTENTS

INTRODUCTION

01

1. INTRODUCTION

1.1 PURPOSE

This design guide supports the emerging Neighbourhood Plan. It provides a common reference point and understanding of the local character in the designated Neighbourhood Area of Godstone (NA) which shares its boundary with the parish. Practical guidelines and codes for development in the NA will ensure locally sensitive design achieves this purpose.

1.2 PROCESS

The Neighbourhood Plan Steering Group (SG) manage the preparation of the Neighbourhood Plan for Godstone.

Through the Department for Levelling Up, Housing and Communities Neighbourhood Planning Programme led by Locality, AECOM was commission to provide design guidance to support the SG.

To ensure this design guide accurately reflects the Godstone community's aspirations, the SG provided AECOM with guidance and local knowledge. Figure 01 provides a brief overview of the key milestones for its preparation.

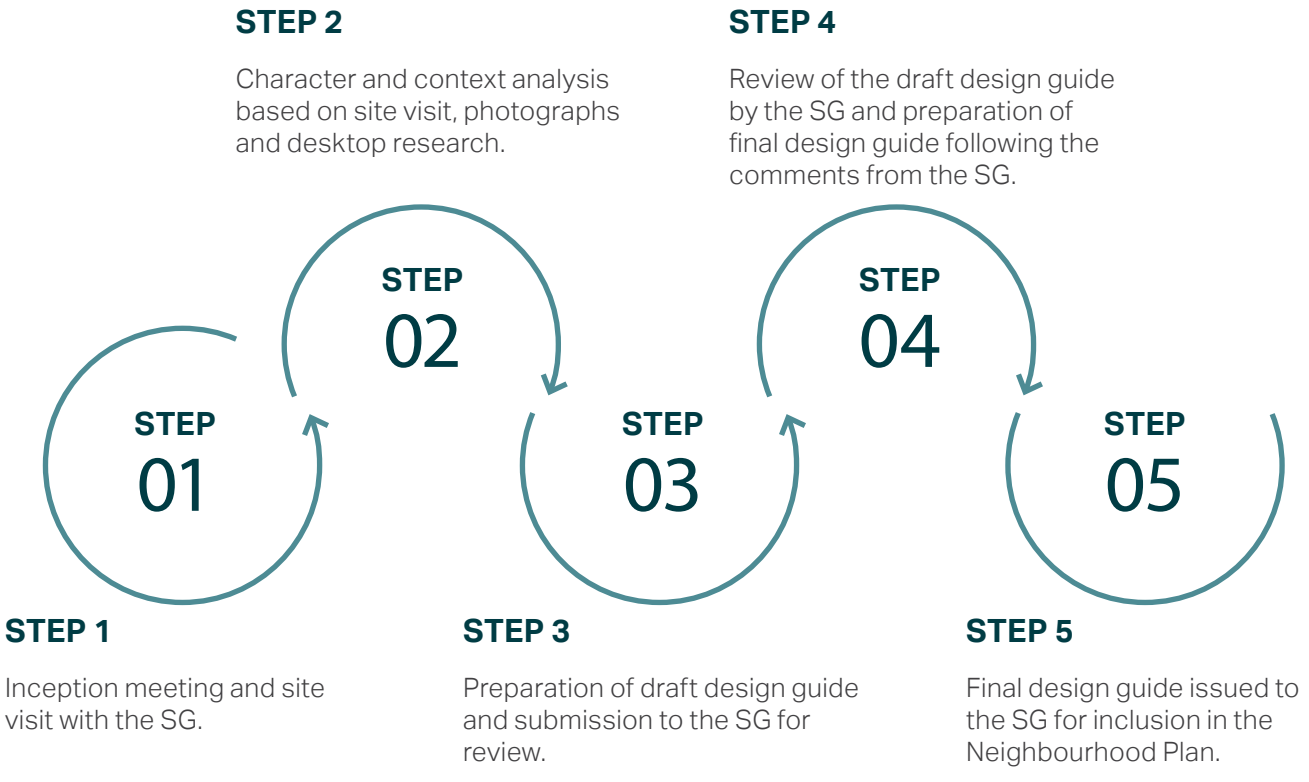

Figure 01: Diagram illustrating the process of preparing this design guide.

1.3 AREA OF STUDY

1.3.1 County of Surrey

The villages of Surrey are often seen as idyllic places to live - a combination of surrounding countryside, high streets filled with independent shops, characterful historic buildings and a strong sense of community often give them a unique sense of character. This lifestyle within close proximity to London makes the villages extremely desirable places to live.

Surrey is the most wooded county in England and many of its settlements are situated within woodland. The landscape varies across the county, with the Surrey Hills in the south forming a stunning area of open countryside.

1.3.2 District of Tandridge

The parish of Godstone is located in the District of Tandridge. The district council is based in Oxted, which is located to the east of Godstone village.

Tandridge district is served by two motorways, the M25 and M23. It borders another borough in Surrey, Reigate and Banstead to the west, as well as the boroughs of London, Kent, East Sussex and West Sussex.

Within the district are parts of the Surrey Hills Area of Outstanding Natural Beauty (AONB).

1.3.3 Parish of Godstone

The Parish of Godstone is rural in character with extensive open views to the surrounding countryside. It stretches from north of the M25 approximately 12.5km south.

The Parish has three main settlement areas: Godstone, South Godstone and Blindley Heath. Godstone is the largest of these villages and located in the northern part of the Parish, near to, and with direct road access to, the M25.

Godstone Parish has good travel connections, with a train station in South Godstone as well as London Gatwick Airport only 18km from Godstone village. The nearest towns of Redhill, Oxted, Caterham are located approximately 8km, 4.5km and 5.5km from Godstone village respectively.

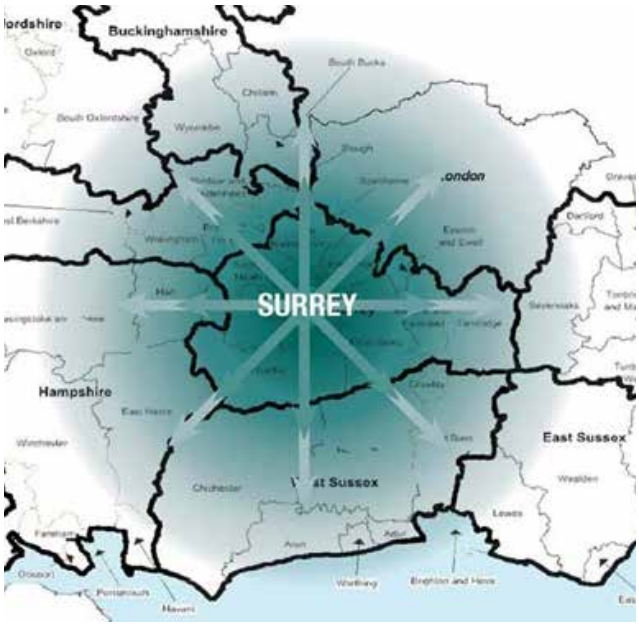

Figure 02: Surrey: connected to London and the South East.

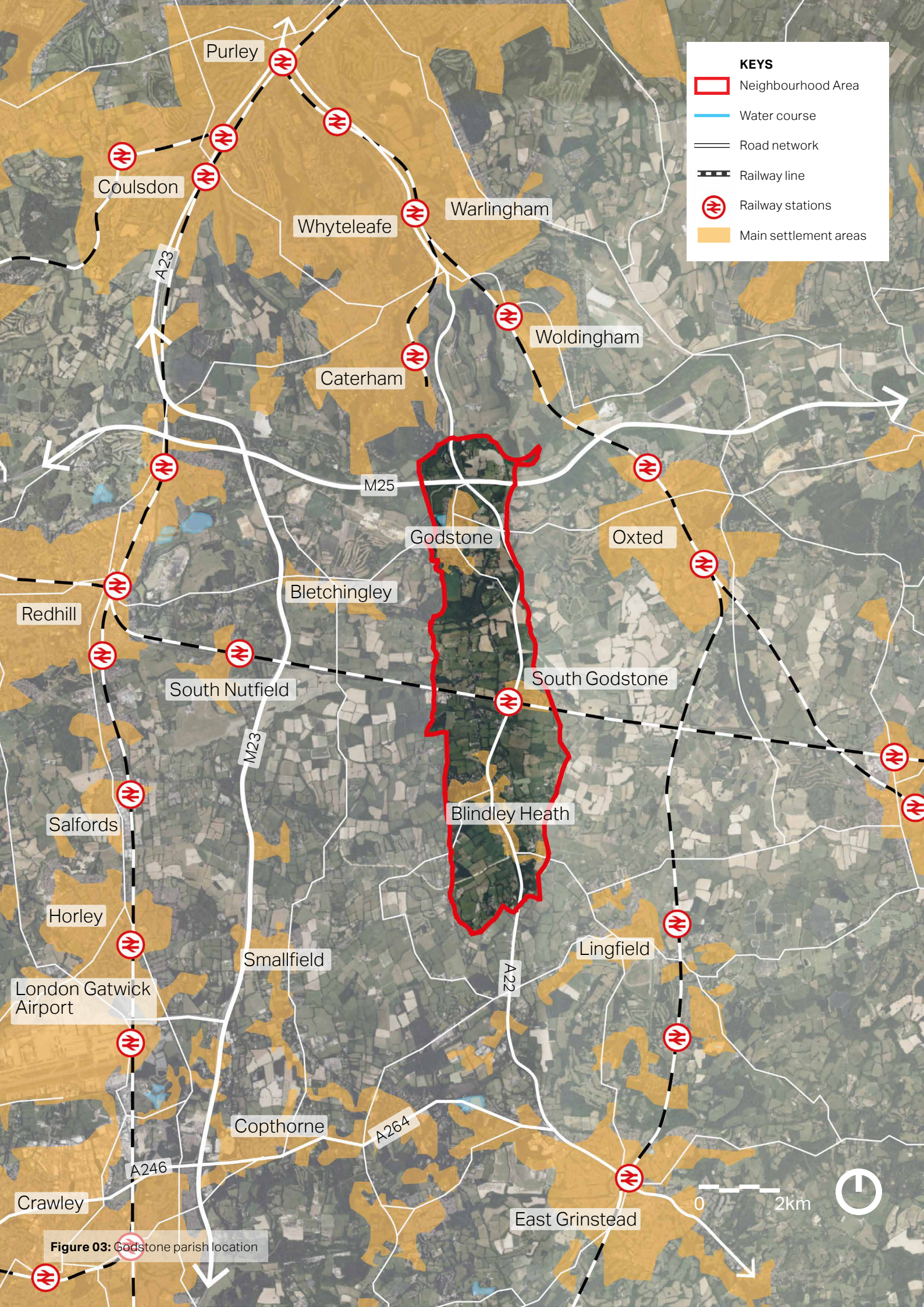

Figure 03: Godstone parish location

1.4 HOW TO USE THIS DESIGN GUIDE

This design guide should be a valuable tool in securing locally distinctive, high quality development in Godstone. It may be used differently by various stakeholders during the planning and development process, as summarised in Table 01.

A valuable way the design guide can be used is as part of a process of co-design and involvement that seeks to understand and take account of local preferences and expectation for design quality. As such, the Design Guidelines and Codes (refer to Section 4) can help to facilitate conversations on the various topics to help align expectation and aid understanding on key local issues. The design guide alone will not automatically secure optimum design outcomes, but should help to influence that.

Stakeholders	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 and Codes as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidance and Codes should be discussed with applicants during any pre-application engagement.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidelines and Codes are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

Table 01: How stakeholders may use this design guide

1.5 PLANNING POLICY AND GUIDANCE

This section outlines the national and local planning policy and guidance documents that have influenced, and should be read in conjunction with, this design guide.

1.5.1 National Policy and Guidance

National Planning Policy Framework
Department of Levelling Up, Housing and Communities

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework 2021 (NPPF) and the associated National Planning Policy Guidance (NPPG). In particular, the NPPF Chapter 12: Achieving well-designed places stresses the creation of high-quality buildings and places as being fundamental to what the planning and development process should achieve. It sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality.

National Model Design Code
Department of Levelling Up, Housing and Communities

The National Model Design Code 2021 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. This guide should be used as reference for new development.

National Design Guide
Department of Levelling Up, Housing and Communities

The National Design Guide 2019 illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

Building for a Healthy Life
Homes England

Building for a Healthy Life (BHL) is the Government-endorsed industry standard for well-designed homes and neighbourhoods. 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 (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

BHL is supported by Streets for a Healthy Life, which demonstrates what can be achieved in creating streets as places for people.

Manual for Streets
Department for Transport

Development is expected to respond positively to the Manual for Streets 2007, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.

1.5.2 Local Policy and Guidance

Landscape Character Assessment
Surrey County Council

The Surrey Landscape Character Assessment was prepared in 2015 and sets out the general characteristics of Godstone's landscape and how development can be sympathetic to and/or mitigate its impact. Godstone parish is located within the 'Chalk Ridge', 'Wooded Greensand Hills' and 'Low Weald Farmland' landscape types.

Surrey Hills Management Plan 2020-2025
Surrey Hills AONB Board

The Surrey Hills Management Plan sets out policies and targets for the management of the Surrey Hills Area of Outstanding Natural Beauty and covers topics relating to agriculture, natural landscape, cultural heritage, recreation and wellbeing and transport.

Tandridge District Local plan
Tandridge District Council

The Tandridge District Local Plan is being progressed and once adopted will set out the policies for the district to inform any new development for the period up to 2033, as well as housing requirements for each parish within the district.

Trees and Soft Landscaping
Tandridge District Council

This supplementary planning document (2017) from the Local Plan sets out policies for trees and soft landscaping in the district whilst also taking account of national and county level planning policy.

Tandridge Parking Standards
Tandridge District Council

This is a supplementary planning document (2012) for the Local Plan and sets out parking standards for Tandridge District whilst also complying with Surrey County Council guidance. Policies concern residential and non-residential vehicular parking and bicycle parking.

NEIGHBOURHOOD AREA CONTEXT

02

2. NEIGHBOURHOOD AREA CONTEXT

The Neighbourhood Area of Godstone is a civil parish in the Borough of Tandridge, which is located in the county of Surrey, 3 miles west of Oxted. The long parish covers 1,806 hectares and stretches approximately 7 miles from north to south, serviced by the A22 road. The village consists of three major settlements – Godstone village, South Godstone and Blindley Heath.

Godstone

The heart of Godstone village is made up of two conservation areas: Godstone Green and Church Town (locally known as Church Lane). The Godstone village has developed around the village green, and is therefore named 'Godstone Green'. It is home to the Grade II* listed White Hart pub, pond, multiple historic inns. The Godstone Green conservation area covers 17 hectares and has been designated since 1972. The historic centre of Godstone 'Church Town' or 'Church Lane' contains the Grade I listed Church of St Nicholas and Grade II* listed almshouses. Today, Godstone village maintains its historic and vibrant character whilst retaining a thriving community to approximately 2,400 residents.

South Godstone

South Godstone is a community of around 570 homes, the vast majority of which (75.1%) are privately owned. The settlement has a population of approximately 1,500 residents. The majority of residents (58.3%) are of working age (18-64) and 74.8% of the population is economically active (33). Other than Lambs Business Park located on Tillburstow Hill Road, there is little local employment provision within the settlement which suggests that the majority of people currently commute elsewhere for work.

Blindley Heath

Blindley Heath is the third village in the Godstone Parish, located at the southernmost edges of the parish divided by the A22. The village consists of the 100 year old Church of St John the Evangelist, children's play area, nursery and home to a small community of around 1,123 residents. Blindley Heath is also the location of a 26 hectare biological Site of Special Scientific Interest (SSSI) which is managed by the Surrey Wildlife Trust. The SSSI site is owned by the Godstone Parish Council and was designated a Local Nature Reserve (LNR) by Tandridge District Council in 1991.

2.1 ACCESS AND MOVEMENT

The Local Plan states that (Para 33.11), over 50% of households have more than one car and plans to increase local employment provision and provide a broader range of transport options to help bring about a modal shift.

2.1.1 Godstone

Godstone has excellent road connections due to its proximity to the M25. This motorway is accessed from the A25 which forms the spine of Godstone village.

Traffic congestion and the use of heavy goods vehicles through the village are concerns for residents. The remaining road network in the village is formed of residential and country roads.

2.1.2 South Godstone

Geographically, South Godstone is the most centrally-located settlement in the District: north of Blindley Heath and south west of Oxted. The A22 runs centrally through the settlement giving access to the M25 via Junction 6 and the A25 both at Godstone.

The Tonbridge to Redhill railway line follows the southern boundary of South Godstone which includes Godstone Station. The frequency of the service from Godstone Station is limited.

2.1.3 Blindley Heath

The main road through Blindley Heath is the A22. There are concerns about road safety in relation to the A22 as it runs through the village. These include the junction at the north of the village between Tilburstow Hill Road and the A22 which can be dangerous with high usage by Heavy Goods Vehicles.

2.1.4 Walking and cycling

There are minimal cycling routes through the parish with no National Cycle Network routes and few cycle lanes.

There is a good network of footpaths throughout the parish which offer pedestrian connections between the villages and into surrounding rural landscape.

The M25 creates a barrier between the northern part and the rest of the parish, though there is a footpath and 2 lanes accessible from Godstone which cross the road.

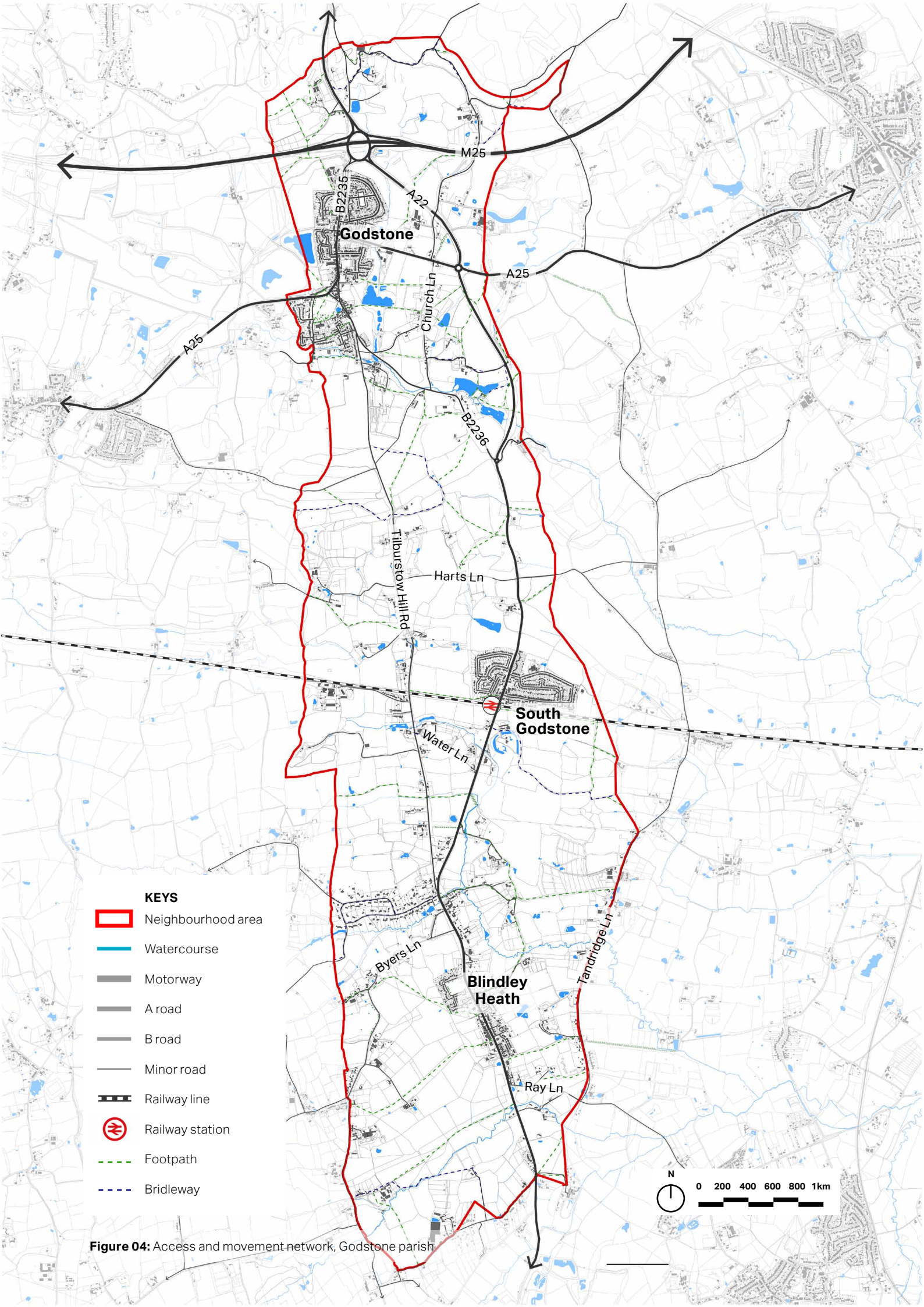

Figure 04: Access and movement network, Godstone parish

2.2 LAND BASED DESIGNATIONS

The Surrey Hills covers much of the northern part of the District. The Surrey Hills Area of Outstanding Natural Beauty (AONB), designated in 1958, stretches 422 sqkm across a quarter of the county of Surrey, from the chalk North Downs that run from Farnham in the west to Oxted in the east.

2.2.1 Godstone

Godstone village is home to two of the parish's conservation areas – "Godstone – Church Town" and "Godstone – The Green". There are multiple scheduled monuments scattered throughout the district, namely Lagham Manor, an iron age promontory fort in Castlehill Wood, among others. The parish also has various listed buildings including the C16 White Hart Inn situated opposite to the village green. The White Hart, a grade II* listed structure first listed in 1958, is a former coaching inn and currently used as a public house and restaurant. Behind the White Hart Inn sits the Bay Pond reserve, designated Site of Special Scientific Interest (SSSI) site, consisting of the main 2.4 hectare Bay pond along with three other ponds and the area is surrounded by wildflower meadows. The Bay Pond area was widely popularised during the COVID pandemic as a popular spot for dog-walking, bird watching and picnicking and remains a valued asset for the village. The reserve has a public path, a lakeside bird hide and an observation platform on the south side of the pond and a mature alder swamp on the eastern side.

Figure 05: Bay Pond, Godstone (top).
Figure 06: Grade ii* listed White Hart Inn, Godstone (bottom).

2.2.2 South Godstone

South Godstone does not have any nationally protected landscape areas, such as Areas of Outstanding Natural Beauty, but it does have Ancient Woodland sporadically located in and around the settlement. The Metropolitan Green Belt currently washes over the settlement – in fact, the District has the highest percentage of land designated as Green Belt in the country.

2.2.3 Blindley Heath

Blindley Heath Common is a 26 hectare biological Site of Special Scientific Interest (SSSI) managed by the Surrey Wildlife Trust. It is an open area of grassland, woodland, scrub, a brook and ponds. The SSSI site is owned by the Godstone Parish Council and was designated a Local Nature Reserve (LNR) by Tandridge District Council in 1991. It is widely known as the best-known example of relict damp grassland on Weald Clay in Surrey. The site supports several rare and protected plants and wildlife, including reed bunting, swift, swallow, green woodpecker, grass snake, nightingale, among many others. It is classified to be home to the following habitats: grassland, lowland dry acid grassland, ponds and woodland. The Wildlife Trust proudly calls the site as *"a hidden gem on the edge of Godstone".*

Figure 07: Surrounding landscape in South Godstone which is part of the Green belt (top).

Figure 08: Blindley Heath pond (bottom).

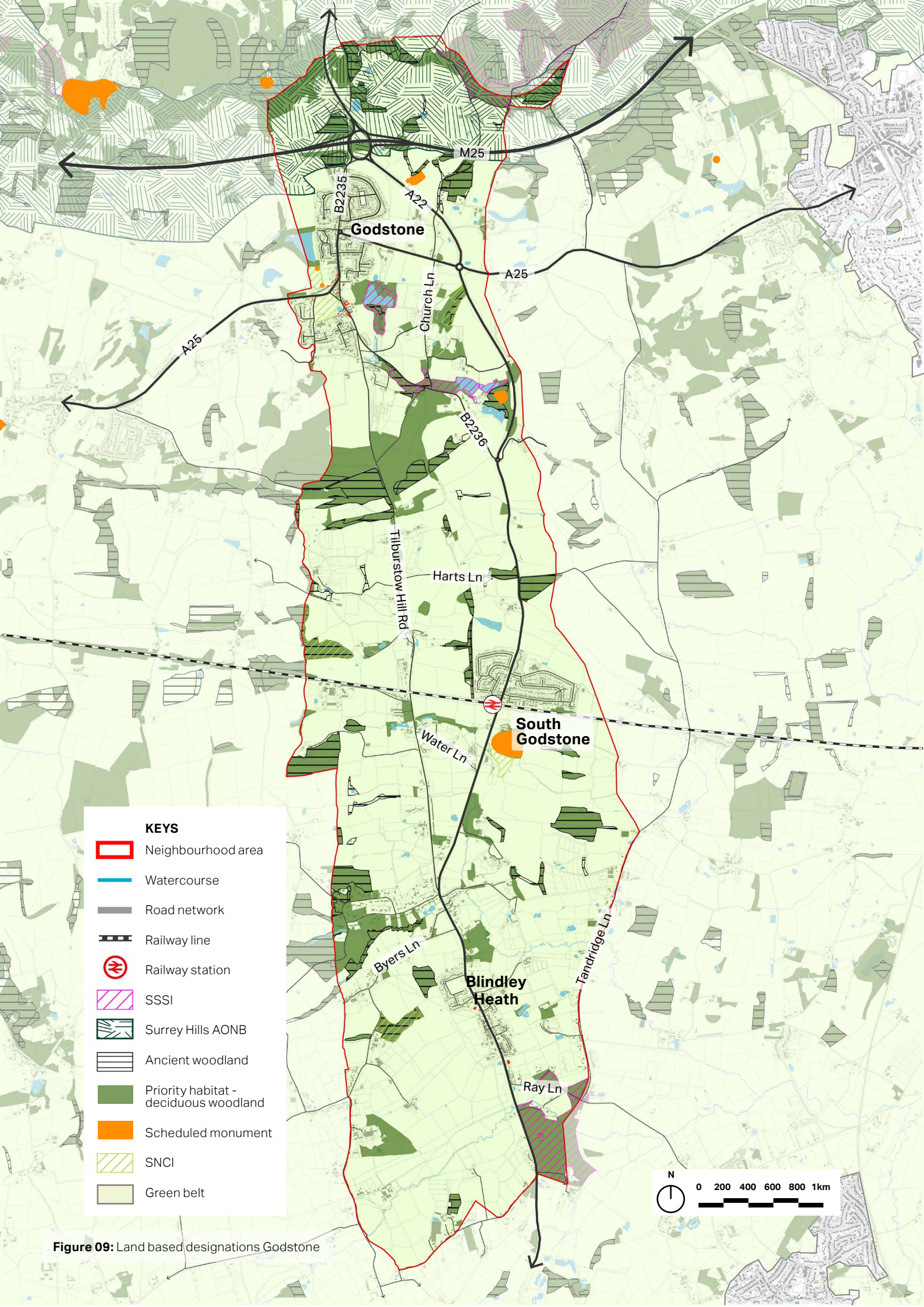

Figure 09: Land based designations Godstone

2.3 THE CHARACTER OF THE PARISH

Godstone parish covers a large area with distinct settlement areas and therefore differing characteristics are found across the parish, as analysed in more detail in Chapter 3.

Overall part of the character of the parish are the green spaces. In addition to the designated sites in the previous section, there are several key green spaces in the parish including Godstone Green, Tilburstow Common, South Godstone Sports and Community centre, Blindley Heath Cricket Ground and the Green at Featherstone in Blindley Heath.

2.3.1 Godstone

Godstone was recorded in the Doomsday Book and used to be a stopping point on the journey from London to the south coast for royalty and the landed gentry. This rich history is evident through the many listed buildings in the village which show the historic local vernacular and are key parts of the character of the village. As previously mentioned there are two conservation areas covering Godstone village centre and Church Town, which have been designated to protect the special character of these areas.

2.3.2 South Godstone

The original settlement of South Godstone, known as Lagham, was based around the moated Lagham Manor and associated buildings. The moated site is now a scheduled monument and the manor house a Grade II* listed building. Today the main settlement of South Godstone is located to the north of the manor, separated from it by the railway line which forms the southern boundary of the village's development.

2.3.3 Blindley Heath

Blindley Heath is located to the south of the parish and development stretches along the A22. The most historically significant asset in the hamlet is the Church of St John the Evangelist which was built in 1842.

2.3.4 Surrounding context

As well as the three main settlements of Godstone, South Godstone and Blindley Heath there are small areas of development across the parish. These include individual residential development, areas of residential development - mostly formed of up to around 15 properties in linear development patterns and farms. The majority of the land surrounding the settlements, however, is rural landscape.

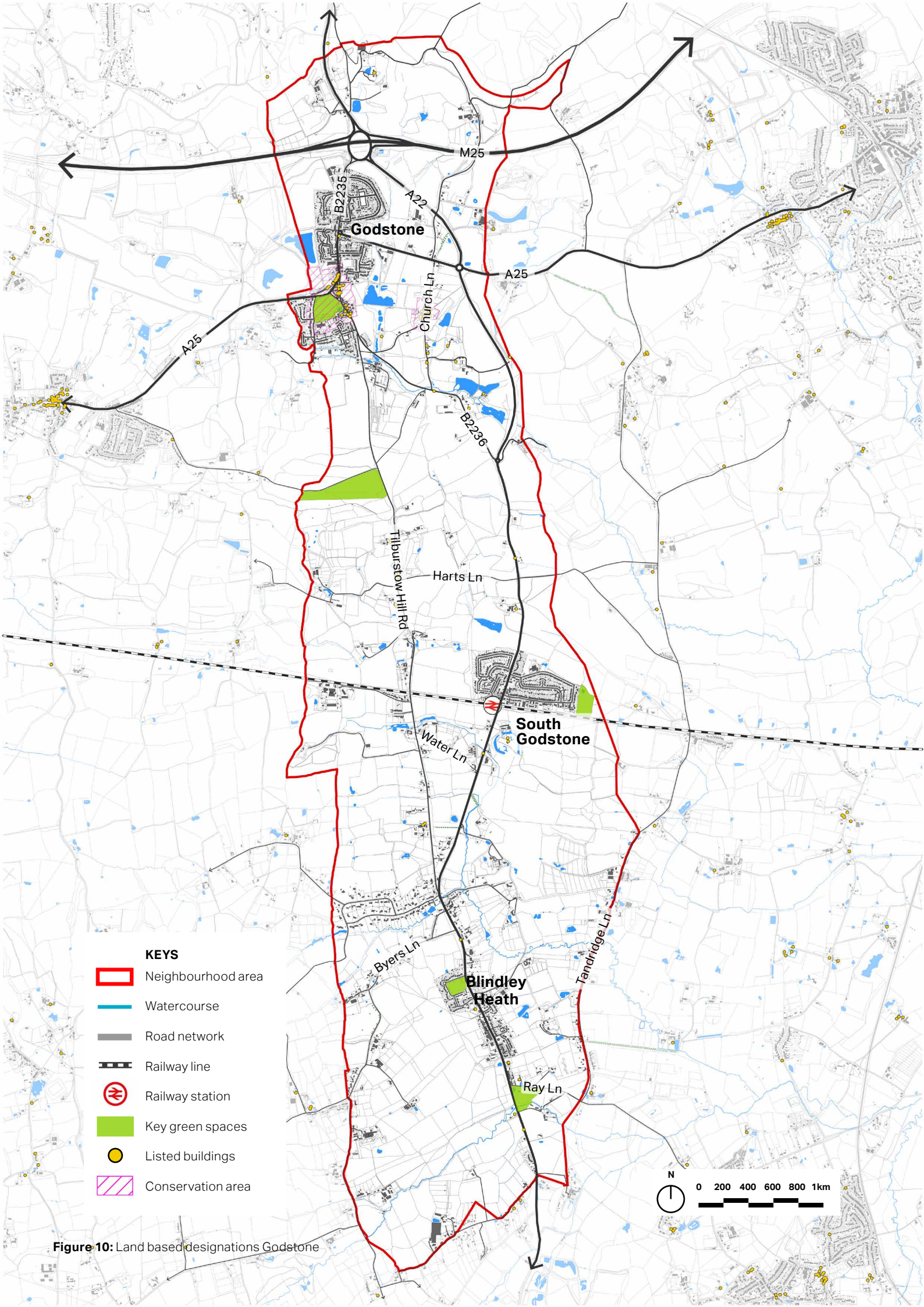

Figure 10: Land based designations Godstone

CHARACTER STUDY

03

3. CHARACTER STUDY

This section outlines five character areas of the parish. The areas vary in character primarily due to their location, setting and period of development. The boundaries for each areas are set out on a plan on the following page.

1 GODSTONE CENTRE

Covers the core of Godstone village and the conservation area in this location. The A25 provides access from the north and west and the B2236 and Tilburstow Hill Road access from the south.

2 CHURCH TOWN

Development along Church Lane which includes a conservation area and historic Church and Chapel.

3 NORTH GODSTONE

Development at the north of Godstone village composed of cul-de-sacs with the main A25 road running through the centre.

4 SOUTH GODSTONE

Location of the parish's train station and the development which has grown around it. The main access road is the A22 and the railway line forms the southern boundary of the village.

5 BLINDLEY HEATH

Area at the south of the parish area and formed of the A22, Byers Lane and Carlton Road .

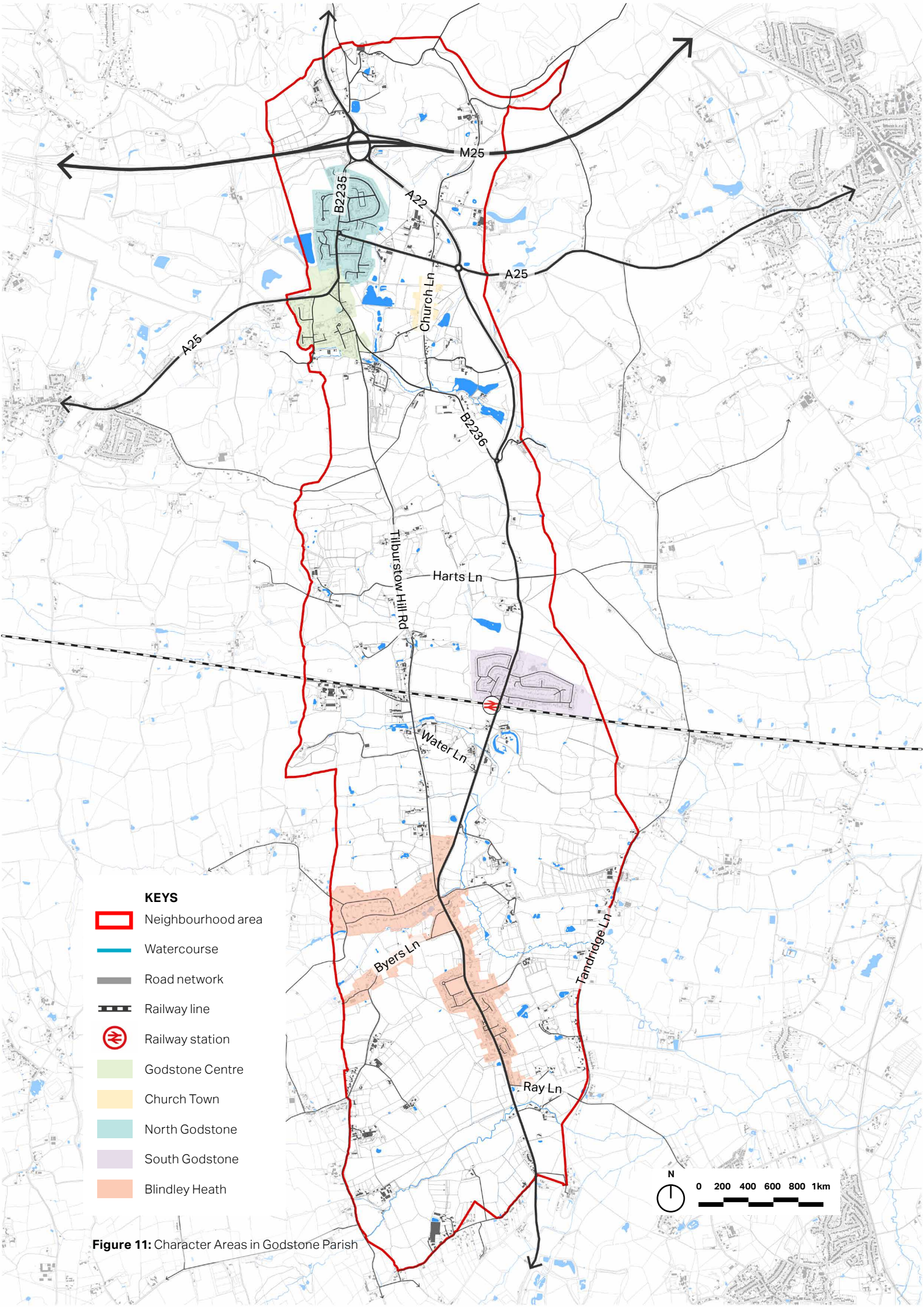

Figure 11: Character Areas in Godstone Parish

3.1 GODSTONE CENTRE

3.1.1 LAND USE AND LAYOUT

Along the High Street there are a cluster of shops and businesses including a florist, hairdressers, an antiques shop and the Old Forge Cafe and Deli on the corner. In the centre of the village where local amenities are concentrated there are also 3 pubs: The Hare and Hounds, White Hart and Bell Inn Godstone, a couple of cafes, a doctors surgery, a tennis club, a bowling club, Godstone primary school and nursery and the Parish Council Office.

The centre is formed of linear development along the High Street (B2236), Bletchingley Road (A25) and Ivy Mill Lane with a central green and ponds surrounded by the roads and overlooked by buildings which face onto it. Further development is found on small lanes and closes which lead off of these roads.

3.1.2 BUILT CHARACTER

Most of the Godstone centre character area is within the conservation area and the built character is informed by listed buildings and strong presence of the local vernacular. This includes use of oak framing, clay tiles, brickwork, locally sourced Hearthstone, tile hanging, traditional shop fronts, exposed black timber framing on white render and wooden, often sash window frames.

Notable historic buildings in Godstone centre include Grade II* listed 16-17th century White Hart pub and Grade II* listed 15th century Bell Hotel.

Outside of the conservation area there is more recent development, which consists of a range of styles and materials. There are a few closes which have consistent building typologies and designs. For example The Priory development follows 2 typologies, either cross-gabled bungalows with habitable upper floor rooms or pitched 2 storey properties with white panelling on the front façade.

Development in these short cul-de-sacs is predominantly from the 20th century. Overall materials include brick, clay roof, white and off-white render. Linear development along Tilburstow Hill Road features more individual building designs. Overall new development offers generous plot sizes and front gardens, with slightly more dense plots on Willow Way.

3.1.3 BUILDING SCALE

Building heights are low in this character area, ranging from 1-2 storeys, sometimes with habitable rooms in the roof of 2 storey buildings and dormer windows.

3.1.4 PUBLIC REALM AND OPEN SPACE

The public realm of Godstone centre includes a variety of green spaces and a good network of public rights of way. Godstone Green at the centre of the village provides a large open space for public recreational use. There are also allotments and a small park to the north of the character area. The walk past Bay Ponds along a footpath from White Hart Barn is a popular route for residents, especially during the summer.

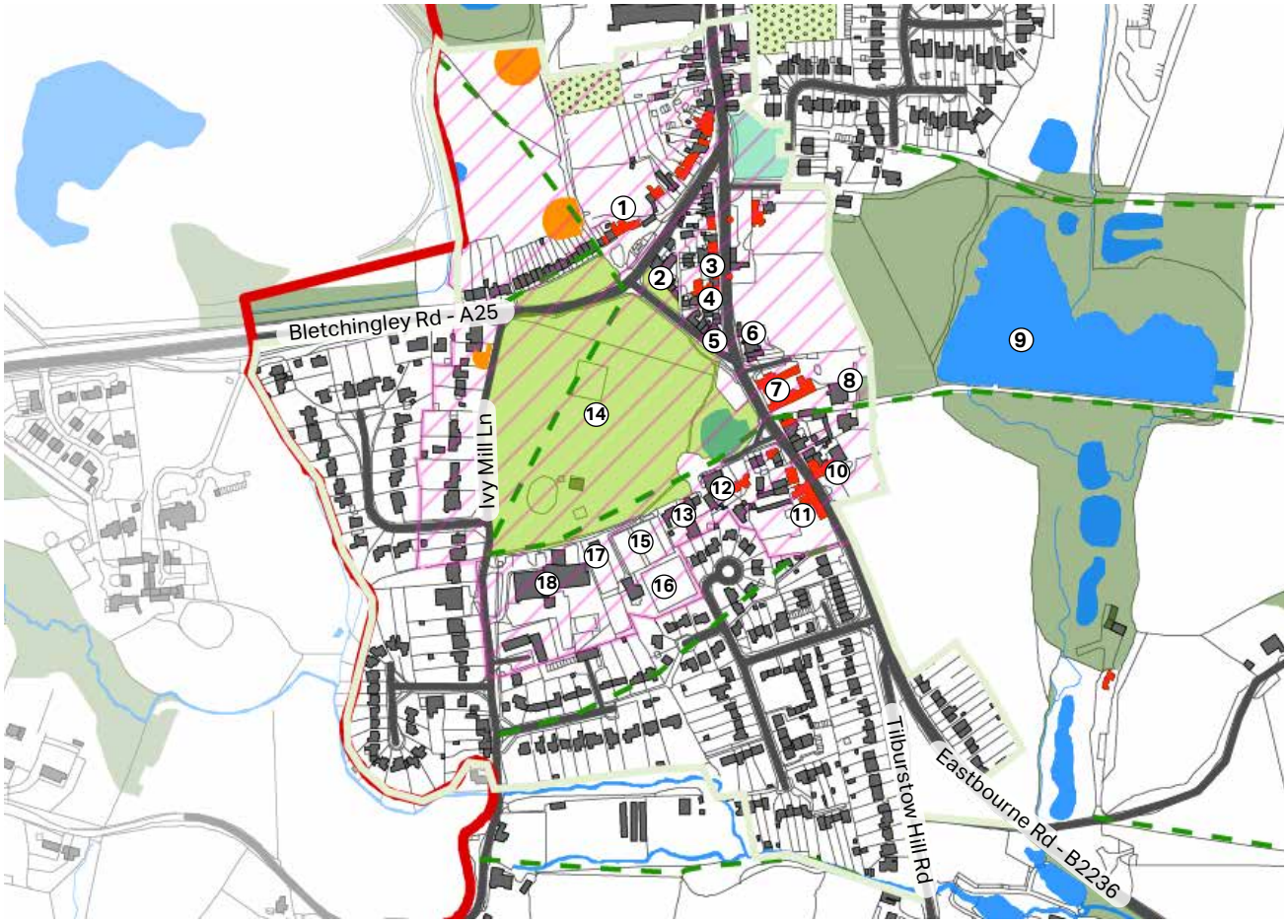

Figure 12: Godstone Centre character area.

KEY

- Parish Boundary
- Godstone Centre Character Area
- Conservation area
- Building
- Water bodies
- Woodland
- Public green space
- Allotment
- Listed Buildings
- Scheduled Monument
- Park
- PROW

1. The Hare & Hounds Pub
2. Cafe
3. Antique Shop
4. Hairdressers
5. Old Forge Cafe & Deli
6. Convenience store
7. White Hart pub
8. White Hart barn
9. Bay Pond
10. The Godstone Inn
11. Bell Inn Godstone
12. Godstone Club Coffee Bar
13. Pondtail Surgery
14. Godstone Green
15. Godstone Tennis Club
16. Godstone Bowling Club
17. Godstone Parish Council Office
18. Godstone Primary School and Nursery

Figure 13: White Hart Barn (top)
Figure 14: Godstone Green, pond and buildings overlooking the green. (middle left)
Figure 15: Godstone Parish Council building (right)
Figure 16: Dark timber framing on the side façade of White Hart Inn (bottom left)

3.2 CHURCH TOWN

3.2.1 LAND USE AND LAYOUT

Church Town is a small hamlet formed of linear development along Church Lane. There is residential development along with St Nicholas Church and St Mary's Chapel. Most plots are large, the layout of plots is irregular and there is a strong rural character with green front gardens. Towards the centre of the road around the church, the building line is close to the road. Although buildings are set further back from the road elsewhere in the character area, trees and rich vegetation line the road and provide a good level of enclosure.

3.2.2 BUILT CHARACTER

Most of Church Town is part of the conservation area and there is a high number of listed buildings which contribute to the built character. These include the Grade I listed St Nicholas Church. Most properties are large, detached buildings, many from the 18th century. Overall building materials include red brick, tile hanging, exposed timber framing, clay plaintile and slate tile. Detailing and decorative features on roof eaves, window headers and building façades can be seen on several properties.

3.2.3 BUILDING SCALE

Buildings are 1-2 storeys in height, with exception of the church spire which is a landmark feature of the hamlet.

3.2.4 PUBLIC REALM AND OPEN SPACE

The road network through this character area has a rural character and therefore roads are narrow and lack pavements. However the hamlet is directly connected to Godstone centre by a footpath past Bay Ponds. There is one public open space, the churchyard around St Nicholas Church.

Figure 17: St Nicholas Church.

Figure 18: Church Town character area.

KEY

- Parish Boundary
- Godstone Centre Character Area
- Conservation area
- Buildings
- Water course
- Woodland
- Public green space
- Listed Buildings
- PROW

① St Nicholas Church
② St Mary's Chapel
③ Churchyard
④ Bay Pond

Figure 19: Building with brick detailing and decorative features on the roof eaves.

Figure 20: Grade II* St Mary's Alms Houses and Chapel of St Mary

3.3 NORTH GODSTONE

3.3.1 LAND USE AND LAYOUT

The character area is predominantly residential with some local facilities including Farmers Merchants business, Lindley Convenience store, Shell garage and petrol station and Godstone fire station.

The layout of North Godstone differs from Godstone centre and is based on cul-de-sac developments which are larger and often more dense than those in Godstone centre. These all connect to the B2235 and A25 which runs south from the M25.

3.3.2 BUILT CHARACTER

The built character of North Godstone is varied with different periods of development from the 19th to 21st century. Older development can be found along Salisbury Road which includes Victorian semi-detached and terraced properties. Brick detailing is commonly seen on these properties - red brick buildings have gault brick headers or corner bricks and vice versa.

The majority of the character area is formed of 20th century development composed of a variety of typologies. This includes a former council estate, Tylers Close which is a popular estate of primarily semi-detached brick houses.

Linden Fields is the most recent development in this character area. There is a good mix of building design whilst retaining a consistent building line and height. Detailing is seen throughout the development, such as arch windows with headers, which contribute to its built character and add individuality to properties within the estate.

3.3.3 BUILDING SCALE

The majority of buildings are 1-2 storeys in height. There are some developments which are taller such as apartments on William Way off the High Street which are 2.5 storeys in height.

3.3.4 PUBLIC REALM AND OPEN SPACE

There are often small green spaces in the cul-de-developments which are overlooked by surrounding properties, for example Caitlin Gardens green space, Clayton Mead play area and Tylers Close green space. There is also a larger green space in Selbourne Square which offers a generous green area for residents; however it suffers from a lack of facilities such as a play area, trees and benches. There are also allotments off Salisbury Road.

Parking issues which are found across the parish, such as high amounts of street parking and cars parked on the pavement, are prevalent in some of the cul-de-sac developments. There are good examples, however, in Linden fields where both on-plot and on-street parking bays are provided and well designed to reduce the impact of cars on the street scene and in Tylers Close where on-street parking is provided within green verges to avoid continuous stretches of parked cars on the street.

Figure 21: Godstone Centre character area.

KEY

- Parish Boundary
- Godstone Centre Character Area
- Buildings
- Water course
- Park
- Allotments
- Public green space
- Woodland
- Listed Buildings
- Scheduled monuments
- PROW

① Godstone Fire Station
② Tylers Close Green Space
③ Shell Garage
④ Selbourne Square Green Space
⑤ Lindley Stores
⑥ Anchor-Oakleigh Care Home
⑦ Catlin Gardens Green Space
⑧ Clayton Mead Play Area
⑨ Fairalls Builders' Merchants

Figure 22: Properties in Linden Fields (top)
Figure 23: Selbourne Square (middle left)
Figure 24: Brick building with gault brick detailing (middle right)
Figure 25: Gault brick properties with red brick detailing (bottom left)
Figure 26: Salisbury Road Godstone Parish Allotments (bottom right)

3.4 SOUTH GODSTONE

3.4.1 LAND USE AND LAYOUT

The east and west side of South Godstone is separated by the A22 (Station Road). Both sides are formed of cul-de-sac and perimeter development. In general plots on the eastern side are smaller, parts of development along Ivy Mill Lane are especially dense compared to the western side of South Godstone.

Apart from residential development there is a school, St Stephen's C of E Primary School, St Stephen's Church, a Shell garage and a restaurant. South Godstone community and sports centre is located at the eastern side of the village and is an important amenity within the parish.

3.4.2 BUILT CHARACTER

Residential development comprises mainly 20th century properties including terraced, semi-detached and detached buildings. The building line is set back from the road and properties have small front gardens and larger back gardens.

Building materials include brick, render and hanging tiles on the façade with clay tiled, or slate tiled roofs. Lagham Park features particular design detailing of wooden panelling on parts of the façade, dormer windows and porch roofs.

3.4.3 BUILDING SCALE

Buildings are 1-2 storeys in height.

3.4.4 PUBLIC REALM AND OPEN SPACE

There are parking issues within the cul-de-sacs, particularly on Lagham road where lots of street parking and parking on the pavement clutters the street scene and public realm.

There is only one public green space in the village, Lagham Road playing field, and cul-de-sacs lack the green spaces that are found in developments in North Godstone.

Figure 27: Terraced properties with white painted brick ground floor and hung tiles on the first floor and clay plaintile roof.

Figure 28: Godstone Centre character area.

KEY

- Parish Boundary
- Godstone Centre Character Area
- Buildings
- Water course
- Public green space
- Woodland
- PROW
- ① St Stephen's C of E Primary School
- ② Hunters Chase open space
- ③ St Stephen's Church
- ④ Shell garage
- ⑤ The Spice Yard at The Lagham
- ⑥ South Godstone Sports & Community Association
- ⑦ Lagham Road Playing Field

Figure 29: Semi-detached and detached houses on Lagham Park with distinctive dark wooden panelling on porch roofs, dormer windows and parts of the building façade.

Figure 30: Entrance into South Godstone along the A22 with a sign and small green space.

3.5 BLINDLEY HEATH

3.5.1 LAND USE AND LAYOUT

Blindley Heath is the largest character area with long, narrow development along Carlton Road, Byers Lane and Eastbourne Road. Both Carlton Road and Byers Lane are formed of residential development while Eastbourne Road has some additional land uses including a camping shop, a church, a business park, a restaurant and an Esso petrol station as well as some green spaces.

Plots on Byers Lane are large and irregular. Plots on Carlton Lane are also generous in size though more regularly laid out. There is more dense development on Featherstone, Langsmead and the southern part of Eastbourne Road.

3.5.2 BUILT CHARACTER

The built character of Blindley Heath varies with a material palette of brick, render, hung tiles, pitched or hipped roofs sometimes cross-gabled in clay or slate tiles. There are detached, semi-detached and terraced houses.

There are 3 listed buildings within the character area which contribute to its historic built character. Church of St John the Evangelist (Grade II listed) dates to 1842 and is a rubblestone building with ashlar dressings, plain tiled roof and a stained glass window on the east side. The Former Blue Anchor Inn, now Smith & Western restaurant and a 16th century house, Maynards, on Ray Lane are both Grade II listed and timber framed. The restaurant has weatherboarding and a plain tiled roof. Maynards features tile hanging, render and a plain tiled roof.

The 21st development, Anchor Way, along Eastbourne road (A22) has a scale and design not in keeping with the character area. Linear development along this road is typically formed of individual building typologies, mainly 2 storeys in height with building gaps and green front gardens. Anchor Way, in contrast, has a large amount of hard standing surface with little vegetation to screen car parking and no front gardens for the properties. There are 2 typologies which are repeated and although materials such as render and red brick fit with the existing material palette of the area, there is use of PVC panelling which is not typical.

3.5.3 BUILDING SCALE

Building scale is mainly 1-2 storeys. Larger scales are rarely seen and therefore where not appropriately placed or screened within the tree line can be detrimental to the character of the area. For example the 3 storey apartments on Anchor Way sit next to the Grade II listed Former Blue Anchor Inn, now Smith & Western restaurant which is a 1 storey building and the scale seems out of place in this context.

3.5.4 PUBLIC REALM AND OPEN SPACE

There are valuable green spaces in the area including the Featherstone Open Space, the churchyard of St John the Evangelist Church and the Blindley Heath Cricket Club grounds. The A22 which runs through the area is a busy main road with pavement often only on one side of the road. There is a good network of footpaths, though not any routes to other settlements in the parish and overall Blindley Heath feels quite disconnected from the rest of the parish.

Figure 31: Godstone Centre character area.

KEY

- Parish Boundary
- Blindley Heath Character Area
- Buildings
- Water course
- Park
- Public green space
- Woodland
- Listed Buildings
- PROW
- ① Camping shop
- ② Featherstone open space
- ③ St John the Evangelist Church
- ④ Business park
- ⑤ Smith & Western restaurant
- ⑥ Esso petrol station
- ⑦ Cowpie events venue
- ⑧ Blindley Heath cricket club

Figure 32: Houses overlooking Featherstone open space.

Figure 33: Church of St John the Evangelist.

DESIGN GUIDELINES

04

4. DESIGN GUIDELINES

This section sets out the Design Guidance and Codes that support the Neighbourhood Plan. This design guide is in addition to, and should be read in conjunction with, national and local policy and guidance on design.

Development in the Neighbourhood Area should demonstrate how best practice design guidance contained in national and local policy and guidance documents, including this design guide, has been considered in the layout, architectural and landscape design.

4.1 Introduction

This section is divided into two parts.

The first is a set of general design considerations which should be addressed by developers and their design teams. Where those considerations are covered by planning documents or design guides at national, district or parish level, the relevant link is provided.

The second part is a set of design guidelines, regarding key aspects/characteristics of Godstone's parish.

Overall, both the design considerations and the design guidelines included in this design guide, focus on residential environments including small-scale or infill new housing development in the parish, as well as any potential conversion or housing extension.

Design Guidance	Design Code
1. Access and movement	– **DG1:** Accessible and attractive footpath and cycle network/ access to the countryside
	– **DG2:** Parking and utilities
2. Views and landmarks	– **DG3:** Views and Landmarks
	– **DG4:** Development affecting heritage assets
3. Character and setting	– **DG5:** Plot layout, building line and boundary treatments
	– **DG6:** Development edges in the rural landscape
4. Built form	– **DG7:** Extensions
	– **DG8:** Infill development
	– **DG9:** Scale and roofscape
	– **DG10:** Fenestration and detailing
	– **DG11:** Materials and colour palette
	– **DG12:** Densities
5. Green infrastructure and landscape	– **DG13:** Biodiversity
	– **DG14:** Eco-design

Table 02: Design codes and the guidance they fall under,

4.2 Part 1: General design considerations

1. Access and movement

- Development should demonstrate synergy with, and be complimentary to the nearby settlement in relation to settlement pattern and types of movement/access routes;
- Development should propose streets with a legible hierarchy to filter traffic, reduce speeds and provide legibility;
- Development should favour accessibility and permeability over cul-de-sac layouts. However, where cul-de-sac layouts are proposed and are in keeping with the rural character, pedestrian connectivity should be promoted;
- Development should integrate with existing walking and cycling networks and streets. Please see DG.1 for more design guidelines on footpaths and cycle networks;
- Development should propose street design that meets the needs of all users; pedestrians, cyclists, wheelchair and buggy users;
- Development should propose streets that incorporate opportunities for landscaping, green infrastructure and surface water drainage. Please see DG.14 for more design guidelines on landscape, green infrastructure and water drainage;
- Adequate space for vehicle and cycle parking as well as utility space should be provided. Parking should be well integrated in design and not dominate the public realm. Please see DG.2 for more design guidelines on parking and utilities.

Relevant planning documents

- **Manual for Streets (2007),** Department for Transport. Link: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1072722/Essex_Manual_for_Streets_Redacted.pdf
- **National Model Design Code (Part 2 - 2021),** DLUHC. Link: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1009795/NMDC_Part_2_Guidance_Notes.pdf Chapter 3: Movement
- **Building for a Healthy Life (2020),** Homes England. Link: https://www.udg.org.uk/sites/default/files/publications/files/14JULY20%20BFL%202020%20Brochure_3.pdf Chapter: 'Integrated Neighbourhoods', Chapter: 'Streets for All'
- **Tandridge Parking Standards SPD (2012),** Tandridge District Council. Link: https://www.tandridge.gov.uk/Planning-and-building/Planning-strategies-and-policies/Current-and-adopted-planning-policies/Supplementary-planning-guidance
- **Surrey Hills Management Plan (2020-2025),** Surrey Hills AONB Board. Link: https://surreyhills.org/this-national-landscape/management/surrey-hills-board/ Chapter 2.10 Transport and Traffic

2. Views and landmarks

- Development should relate sensitively to views and vistas within the built environment as well as the surrounding landscape;
- Development should preserve long-distance views towards key landmark buildings and the surrounding countryside. In particular views into and out of the Surrey Hills Area of Outstanding Natural Beauty should be protected;
- Development should preserve key short-distance views towards important landmarks or heritage assets such as the listed buildings in the parish;
- Any infill development, building extension or modification should not exceed the surrounding average building height or block any views towards important built landmarks and landscape features. Please see DG.7 and DG.8 for more design guidelines on extensions and infill development; and
- The visual impact of any development including that from the road should be considered when granting planning permission so that the rural character of Godstone parish is maintained.

Relevant planning documents

- **Surrey Hills Management Plan (2020-2025),** Surrey Hills AONB Board. Link: https://surreyhills.org/this-national-landscape/management/surrey-hills-board/ Chapter 2.7 Cultural heritage, Chapter 2.9 Planning

Figure 35: Views from Selbourne Square towards surrounding landscape.

Figure 34: Views north towards the Surrey Hills from Godstone village.

Figure 36: Views down the street and towards surrounding landscape in North Godstone.

3. Character and setting

- Development should reflect, respect and reinforce local architecture and historic distinctiveness, avoiding pastiche replication;
- Development should ensure all spatial and built components e.g. buildings, open space, planting, access routes and parking are well related to each other;
- New development must demonstrate a good understanding of the existing built environment and context (layout, built character, materials etc.) as analysed in the Character Area analysis chapter and propose design that reflects the particular qualities of the character area and the rural character of the parish; and
- Development should propose boundary treatments which reflect existing material and forms of boundary treatment in the parish, as well as principles of good design. Please see DG.5 for more guidelines on boundary treatments;

Relevant planning documents

- **Building for a Healthy Life (2020),** Homes England. Link: https://www.udg.org.uk/sites/default/files/publications/files/14JULY20%20BFL%202020%20Brochure_3.pdf Chapters: 'Integrated Neighbourhoods' and 'Distinctive Places'.
- **National Model Design Code (Part 2 - 2021),** DLUHC. Link: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1009795/NMDC_Part_2_Guidance_Notes.pdf Chapter 2. Context, Chapter 6 Identity.
- **Surrey Hills Management Plan (2020-2025),** Surrey Hills AONB Board. Link: https://surreyhills.org/this-national-landscape/management/surrey-hills-board/ Chapter 2.7 Cultural heritage, Chapter 2.9 Planning

Figure 37: Setting of the centre of Godstone where buildings are orientated towards the green.

Figure 38: Church Lane which has a particularly historic and rural character with many listed buildings and low building density.

4. Built form

- Development should respect surrounding buildings in terms of scale, height, form and massing. Please see DG.9 and DG,12 for more guidelines on scale and density in the parish;
- Development should aim for high quality design that reflects and respects the local vernacular. Please see DG.11 for more guidelines on the material and colour palette of Godstone parish;
- Development should demonstrate strong design rationale, quality material specifications and architectural detailing;
- Buildings should front onto streets and avoid blank façades, which hinder activity and movement;
- Buildings should overlook public spaces and any other green spaces, to create natural surveillance;
- Development should propose design that creates different levels of enclosure along the streetscape to offer visual interest;
- Buildings located at corners and crossroads could play an important role in navigation acting as landmarks too. For that reason, the massing of those buildings could be slightly larger than the surrounding ones to help them stand out;
- Development should propose a range of house types and sizes, including affordable housing, to attract a balanced range of residents;
- Infill development should complement the street scene into which it will be inserted. Thus, building lines, boundary treatments, massing, heights should reflect the immediate context. Please see DG.8 for more guidelines on infill development; and
- Window, door, eave, verge and roof details should be refined and reflect the prevailing built character. Please see DG.10 for more guidelines on fenestration and detailing.

Figure 39: Church End House, Church Lane.

Figure 40: Building in Godstone with vernacular features including pitched tiled roof, hung tiles and render.

5. Green infrastructure and landscape

- Development should protect existing green assets, of any form, whilst proposing new ones where appropriate;
- Development should identify existing biodiversity corridors and contribute to their preservation and enhancement. Please see DG.13 for more guidelines on biodiversity;
- Development should propose adequate private/ communal amenity space to meet the needs of local residents;
- New development should promote walking and cycling within the parish by improving access to the countryside, offering more opportunities for walking or cycling and promoting green links wherever possible. Please see DG.1 for more guidelines on footpaths and cycle networks;
- Development should incorporate an understanding of the landscape context and character of Godstone parish. A detailed analysis of the local landscape character can be found in the Landscape Character Assessment of Tandridge District; and
- Development should protect and incorporate blue features in the parish such as Bay Ponds and integrate them into the design, incorporating natural drainage solutions wherever possible.

Relevant planning documents (for 4 & 5)

- **Building for a Healthy Life (2020),** Homes England. Link: https://www.udg.org.uk/sites/default/files/publications/files/14JULY20%20BFL%202020%20Brochure_3.pdf Chapter: 'Distinctive Places'.
- **National Model Design Code (Part 2 - 2021),** DLUHC. Link: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1009795/NMDC_Part_2_Guidance_Notes.pdf Chapter 4. Nature, Chapter 5. Built Form, Chapter 7. Public Space, Chapter 8. Use, Chapter 9. Homes and Buildings.
- **Surrey Hills Management Plan (2020-2025),** Surrey Hills AONB Board. Link: https://surreyhills.org/this-national-landscape/management/surrey-hills-board/
- **Landscape Character Assessment - Tandridge District (2015),** Surrey County Council. Link: https://www.surreycc.gov.uk/__data/assets/pdf_file/0020/82253/Surrey-LCA-2015-TANDRIDGE-Report.pdf Pages, 44-48, 66-72 and 76-80.
- **Trees and Soft Landscaping (2017),** Tandridge District Council. Link: https://www.tandridge.gov.uk/Planning-and-building/Planning-strategies-and-policies/Current-and-adopted-planning-policies/Supplementary-planning-guidance

4.3 Part 2: Key design guidance

The design guidelines analysed in part 2 include all key features that are of utmost importance for Godstone parish.

Those are:

- **DG.1** Accessible and attractive footpath and cycle network/ access to the countryside;
- **DG.2** Parking and utilities
- **DG.3** Views and landmarks
- **DG. 4** Development affecting heritage assets
- **DG.5** Plot, layout, building line and boundary treatments
- **DG.6** Development edges n the rural landscape
- **DG.7** Extensions
- **DG.8** Infill development
- **DG.9** Scale and roofscape
- **DG.10** Fenestration and detailing
- **DG.11** Materials and colour palette;
- **DG.12** Densities
- **DG.13** Eco-design
- **DG.14** Biodiversity

1. Access and movement

DG.1 Accessible and attractive footpath and cycle network/ access to the countryside

Godstone parish is characterised by a well connected network of footpaths, which enables residents and visitors to exercise and get closer to nature. Therefore, protection, improvement and design of existing and new footpaths should be considered in new developments. Some relevant design guidelines are:

- Where possible, new developments must retain or provide direct and attractive footpaths between neighbouring streets and local facilities and amenities. Establishing and maintaining a robust pedestrian network across the parish area is fundamental.
- Footpath networks need to be in place before first occupation of houses and walking/cycle routes within new communities should be the primary network and first consideration, whilst roads should be secondary;
- Pedestrian and cycle links within residential communities should always be overlooked by properties to create natural surveillance and offer good sight lines and unrestricted views to make people feel safer; (cont'd overleaf)

Figure 41: Footpath signpost in Godstone showing walking routes to local amenities such as the Parish Church.

Figure 42: Popular pedestrian route around Bay Ponds which also links Godstone with Church Lane. Using a more permeable surface could help to absorb surface water and mitigate flooding.

1. Access and Movement

- Obstructive or unsafe design features such as barriers to vehicle movement, gates to new developments, or footpaths between high fences should be avoided;
- Cycle parking should be implemented in both private or public spaces, next to amenities or even along cycle lanes within the countryside, to encourage cycling;
- Paving used along pedestrian and cycle routes should, in principle, be permeable to help absorb surface water and mitigate flooding. Thus, concrete paving should be avoided; and
- Materials can vary depending on the context, however, an overall earthy palette is recommended to reflect the rural context.

Figure 43: Positive examples of permeable paving. The top photo show an example of paving that could be used within the built environment, whilst the photo below shows an example of edge lane that uses gravel, in an earthy-coloured palette, which could also be used in footpaths within the countryside.

Figure 45: Example of signage that could be implemented along footpaths within the open countryside to navigate people towards important destinations.

Figure 44: Negative example from elsewhere in the UK of impermeable paving material and a stretch of high fencing facing onto the path.

DG.2 Parking and utilities

- Parking must adhere to national policies and the parking standards for Tandridge as set out in Tandridge District Council's Parking Standards Supplementary Planning Document (SPD);
- Parking should be well integrated and not dominate the public realm. For that reason, high-quality and well-designed soft landscaping is suggested along the edges as well as the use of an earthy-coloured palette for paving materials, especially in the more rural areas of the parish. Good examples in Godstone parish include Linden Fields and Tylers Close where green verges break up on-street parking and trees and plants visually screen cars from the streetscape;
- New development should not increase street parking on existing roads or parking on roadside verges;
- Parking courts should be overlooked by properties or other facilities to create a safe environment. Soft landscaping should be incorporated into parking courts to increase visual attractiveness, as well as to provide shading and increase biodiversity;
- Driveways must be constructed from porous materials to minimise surface water run-off and help mitigate potential flooding;
- Electric vehicles charging points, both for off-street and on-street parking, should be integrated into the design and promote Godstone's vision towards a sustainable future;
- Parking garages must not dominate the appearance of the dwelling and must not reduce the amount of active frontages to the street. Due to garages often being used as storage space rather than parking, it is desirable in new development to not allocate any of the parking requirements for the property to a garage. Where a garage is proposed as part of the parking requirement it must be of sufficient size to accommodate both car parking and storage space (minimum internal dimensions of 7.0m x 3.0m or 5.5m x 3.6m). More information on policies and guidelines for garage parking can be found in Tandridge District Parking Standards - SPD;
- Adequate provision should be made for bin storage, including areas for waste separation, holding and recycling;
- Adequate provision should be made for cycle parking, on public and private land; and
- Energy-efficient lighting schemes, that do not affect biodiversity, should be in place to promote safety in movements, whilst ensuring the protection of dark skies.

Figure 46: On-plot parking in Linden Fields where planting screens the car and reduces the visual impact of car parking.

Figure 48: Cars parked on the pavement on Ockleys Mead, North Godstone.

Figure 47: Street parking on Tylers Green where short stretches of parking bays are interrupted with green verges and use permeable surface materials.

Figure 49: On-plot parking with no soft landscaping dominates the front of this house on Oxted Road.

Figure 50: Example of bin storage surrounded by flowers and plants that improves the surroundings and enhances biodiversity, elsewhere in the UK.

Figure 51: Example of an electric vehicle charging point on the street, elsewhere in the UK.

2. Views and Landmarks

DG.3 Views and landmarks

Godstone Parish has a rich heritage which is influenced by its landscape, topography and scenic views, including into and out of the Surrey Hills Area of Outstanding Natural Beauty. It is important to retain these long distance views, as well as the short distance views within the settlements to historic buildings, which provide important landmarks in the parish. Some design guidelines are:

- New development should relate sensitively to views and vistas within the built environment as well as the surrounding landscape;
- New development proposals should maintain visual connections to the surrounding landscape and long views out of the Parish. Development density should allow for spaces between buildings to preserve views of countryside setting and maintain the perceived openness of the residences;
- Any infill development, building extension or modification should not exceed the surrounding average building height or block any views towards important built landmarks and landscape features. Please see DG.7 and DG.8 for more design guidelines on extensions and infill development;
- Creating short-distance views broken by buildings, trees or landmarks helps to create memorable routes;
- The visual impact of any development including that from the road should be considered when granting planning permission so that the rural character of Godstone is maintained; and
- New development should preserve key short-distance views towards heritage assets such as the many listed buildings in the parish.

Figure 52: Long distance view from Godstone village towards the Surrey Hills AONB.

Figure 53: Low density and low height development around Godstone Green allow long distance views out into surrounding hilly countryside.

2. Views and Landmarks

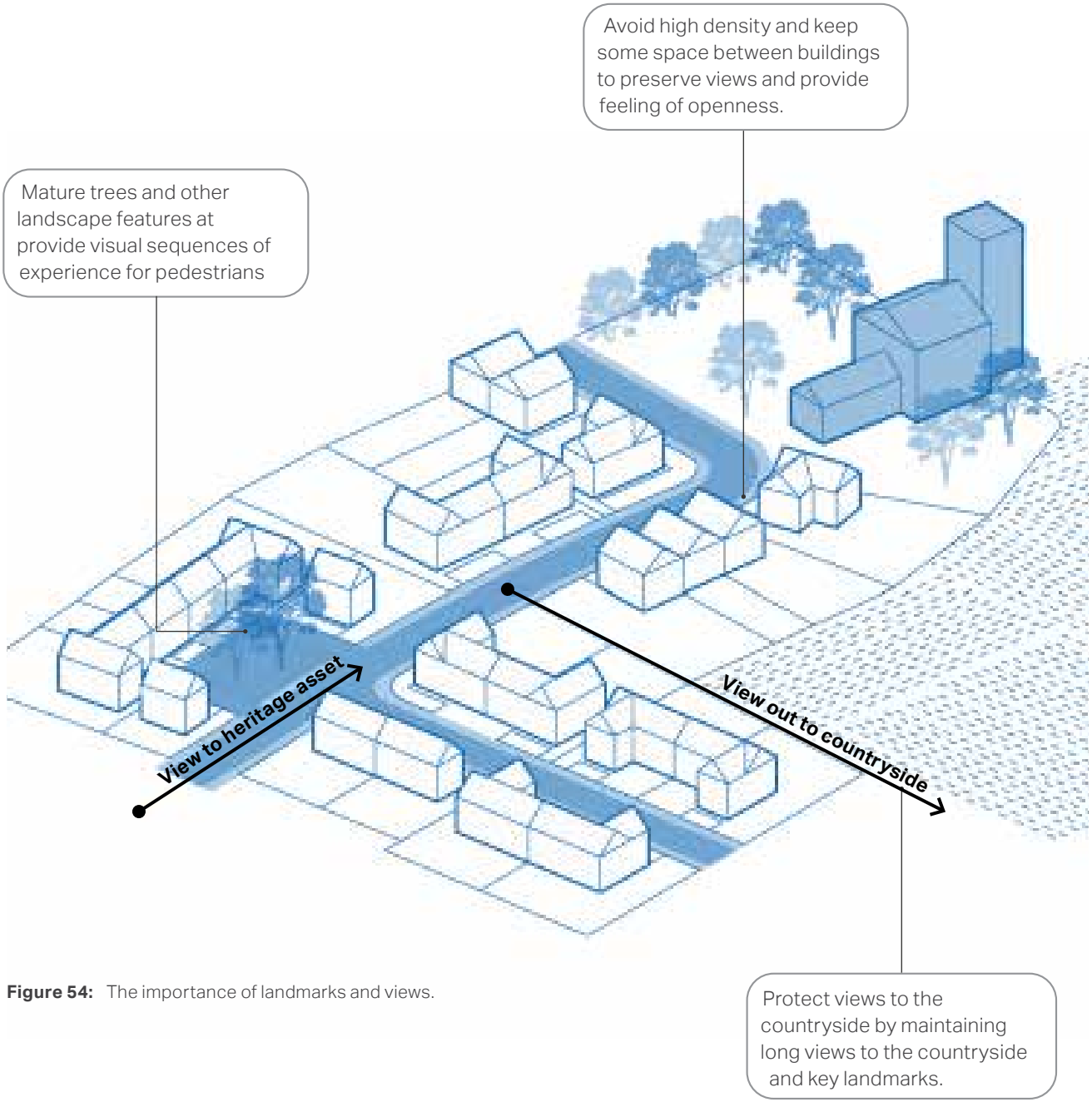

Figure 54: The importance of landmarks and views.

DG.4 Development affecting heritage assets

There are several elements of historic significance in Godstone Parish which make a positive contribution to the character of the area. In particular, the Grade I and II listed buildings, which are found across the parish, but especially with the two conservation areas. Therefore, the following guidelines are relevant:

- New development in close proximity to designated and non-designated heritage assets must propose distinct boundaries, in keeping with the local landscape setting in each case (e.g., tall hedgerows) to mitigate visual impact;
- New development in close proximity to a heritage asset must respect its significance and demonstrate how local distinctiveness is reinforced. For example, the new development should allow for a generous setback from the asset and be of a massing and scale that is sensible to the neighbouring structure. Views to that asset should also be maintained or created;
- New development should retain the existing open spaces, vegetation and trees to preserve the historic form and pattern of development in the parish; and
- New development should propose architectural details and materials that reflect the surrounding heritage assets, to preserve and respect the strong local vernacular. More details on the local vernacular and materials are analysed in DG.11.

Figure 55: Church Lane has a rich historic character and two significant heritage assets of the Church and Abbey buildings. Whilst this part of the lane is open in character there is a high level of tree cover along the rest of the lane. Therefore any new development in close proximity to this setting must be of low density, low height and set back from the road with natural boundary treatments, for example in the bungalow which sits on Church Lane as shown in the photograph on the right.

DG.5 Plot layout, building line and boundary treatment

As analysed in Section 3 there are variations in plot layout, building line and boundary treatments within the different character areas of Godstone. Thus, any new development should suggest design that matches the existing patterns of surrounding context and some design guidelines are:

- Vary plot widths to allow for a mix of housing types along the street. A mix of housing encourages a diverse community and creates visual interest;
- Orientate buildings generally parallel to and overlooking the street and public space;
- Establish a consistent building line, with subtle variations for visual interest. Infill development should be consistent with the existing average building line of the street;
- Maintain gaps between buildings for areas of landscaping and view to the rural landscape. These important green spaces maintain the balance between the rural and built areas of the villages in the parish;
- Building setbacks and building lines should respond to the existing context. Different character areas in Godstone have differing layouts. For example more consistent building lines with similar setbacks are appropriate in North Godstone where plot layout is more regular compared to Church Town where more informal building lines and set backs are appropriate to reflect the more rural character;
- The sizes of front and back gardens should not show great discrepancies with the front and back gardens of the surrounding properties which range across the character areas;
- Existing hedges, hedgerows and trees should be integrated into design, whilst more planting and vegetation is encouraged to form part of the green network strategy; and
- Backland development patterns should be avoided where possible in any new development. Buildings should front onto streets and should be designed to ensure streets and public spaces have good levels of natural surveillance.

Figure 56: Plot and building layout in Godstone Centre showing arrangement of buildings around the central green, areas of continuous building line and differing set backs within the village.

Figure 57: Plot and building layout in North Godstone showing many areas with continuous building lines, several examples of buildings overlooking open spaces and relatively consistent plot layout and set backs.

Figure 58: Plot and building layout in Church Town showing dispersed and informal plot layout, no continuous building lines and varied set backs.

Figure 60: Plot and building layout in Blindley Heath showing some areas of continuous building lines, an arrangement of buildings around Featherstone Open Space and differing set backs.

Figure 59: Plot and building layout in South Godstone showing many areas with continuous building line, overall consist plot layout and set backs.

KEY

Continuous building line

Overlooking public open space

Boundary treatments

The use of boundary treatments help to define public and private space and can contribute to the character of the street. Whilst trees, hedgerows and vegetation can enforce the rural character of the settlement, hard boundary treatments such as high fences, high walls and railings can erode the rural character.

Variations in street character within the parish mean there are different boundary treatments which should be used. For example on more rural roads with higher vegetation and enclosure levels natural boundary treatments are encouraged, especially trees, as they are more appropriate to the surrounding rural character. Within more built up areas of the parish a mixture of hard and natural boundary treatments can be used, for example low height brick walls with hedges and planting. There are also areas of the parish where streets have a more open character and other areas where there is higher enclosure. Therefore some guidelines related to boundary treatments are:

- Boundary walls and natural treatments should reinforce the sense of continuity of the building line and help define the street;
- Front gardens should be bordered with hedges, flowerbeds, bushes and trees to offer some soft landscaping and improve visual impact;
- In the case of edge development, natural boundary treatments can act as buffer zones between the site and the countryside; and
- Boundary treatment should be of forms and materials appropriate to the character of the parish, for example low height brick and stone walls, hedgerows and vegetation. High walls and timber panel fencing should be avoided.

Figure 61: Combination of low brick and stone wall and hedges as boundary treatment in North Godstone achieves a level of privacy and defines the public and private space whilst also contributing to an attractive and active street scene.

Figure 62: Panelled fencing without gaps should not be used in boundary treatments as it creates an inactive street scene, reduces natural surveillance on the street (which can reduce the feeling of safety for pedestrians) and also visually erodes the rural character of the area.

DG.6 Development edges in the rural landscape

Godstone Parish has a rural character and landscape as well as rich vegetation including woodlands, hedges, hedgerows, tree-lined and grass verge-lined streets and open fields. Those ecological assets should not be undermined by any new development. In particular, any new development set on the edges of the villages in the parish or next to existing woodlands needs to respect the existing nature and enhance it. Thus, some design guidelines on how new development should treat rural development edges are:

- New development should conserve existing native trees and shrubs along the lanes and within any potential developable site and incorporate any green/ecological asset within design, whilst any unnecessary loss of flora should be avoided;
- Abrupt edges with little vegetation or landscape on the edge of the development should be avoided. On the contrary, rich vegetation including native trees and hedgerows should be in place to provide a smooth transition from the built-up areas to the rural landscape;
- Edges must be designed to link rather than segregate existing and new neighbourhoods. Therefore, green corridors should be proposed to provide additional pedestrian and cycle links that will improve connectivity between neighbourhoods and contribute to the successful integration of any new development within the parish. A good existing example of this within the parish are the footpaths between Church Town and Godstone which connect to both the village centre and residential development in Godstone North via Bay Pond;
- New development adjoining public open spaces should face onto them to improve natural views and vistas; and
- New development adjoining open fields and countryside should have a soft landscaped edge to create a gradual transition into the surrounding rural landscape.

DG.7 Extensions

There are a number of principles that residential extensions and conversions should follow to maintain the character of the original building, as well as the character of the street and wider context:

- The original building should remain the dominant element of the property regardless of the scale or number of extensions. The newly built extension should not overwhelm the building from any given viewpoint;
- Extensions should not result in a significant loss to the private amenity area of the dwelling;
- Designs that wrap around the existing building and involve overly complicated roof forms should be avoided;
- The pitch and form of the roof used on the building adds to its character and extensions should respond to this where appropriate.
- Extensions should consider the materials, architectural features, window sizes and proportions of the existing building;
- In the case of side extensions the new part should be set back from the front of the main building to reduce visual impact; and
- Where possible, extensions should re-use as much of the original materials as possible, or alternatively use like-for-like materials. Any new materials should be sustainable and be used on less prominent parts of the building.

Many household extensions are covered by permitted development rights, meaning that they do not need planning permission. There are exceptions, though, that will be relevant here, such as Conservation Areas. Check the latest guidance here: https://www.planningportal.co.uk/info/200130/common_projects/17/extensions.

Rear extensions

- Single storey rear extensions are generally the easiest way to extend a house and provide extra living space. The extension should be set below any first-floor windows and designed to minimise any effects of neighbouring properties, such as blocking day light. A flat roof is generally acceptable for a single storey rear extension; and
- Double storey rear extensions are becoming more common but they can affect neighbours' access to light and privacy, however, sometimes the size and style of the property allows for a two-storey extension. In these cases, the roof form and pitch should reflect the original building and sit slightly lower than the main ridge of the building.

4. Built form

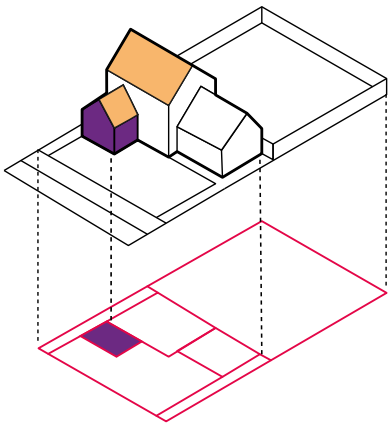

Figure 63: An example of a front extension.

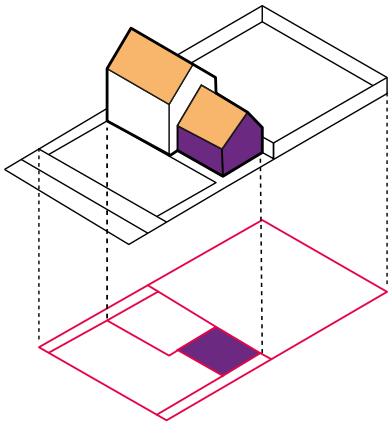

Figure 64: An example of a side extension.

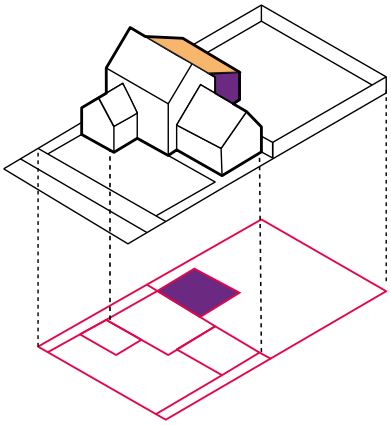

Figure 66: An example of a rear extension.

Figure 65: Example of a sympathetic small side extension on a property in South Godstone.

Figure 67: Example of a side extension on a property in South Godstone. The pitch of the roof and materials used match with the existing building; however a smaller scale would be more sensitive to the original building.

DG.7 Infill development

Infill sites will vary in scale, context and location within any given settlement. An infill can have significant impact on the character and appearance of the built environment. The following principles should be applied in any future infill site, if any do come forward in the future:

- Infill development should complement the street scene into which it will be inserted. Points of continuity in the streetscape can be created by material / colour palette, roofscape features (such as chimneys and ridge/eave heights), scale and massing;
- The above elements also need to be considered in relation to topography, views, vistas and landmarks. In particular, important views should not be blocked by any new development;
- The building line of new development should generally be in keeping with the existing. Building set backs should provide some defensible space and should not front straight onto the pavement edge. Very often, with terraced or dense groupings, the building line will be exactly the same, but it might be acceptable that it closely aligns with the existing arrangement of buildings where there is an irregular, meandering building line; and
- The density of any new infill development should reflect its context and its location in the parish. The different character areas require different densities and approaches to infill development. For example there is higher density in South Godstone than Church Town. The optimum density will respond to surrounding densities whilst making efficient use of land.

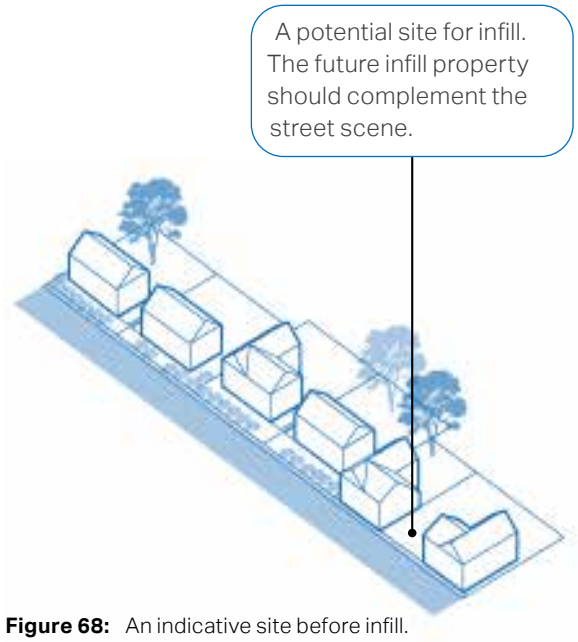

Figure 68: An indicative site before infill.

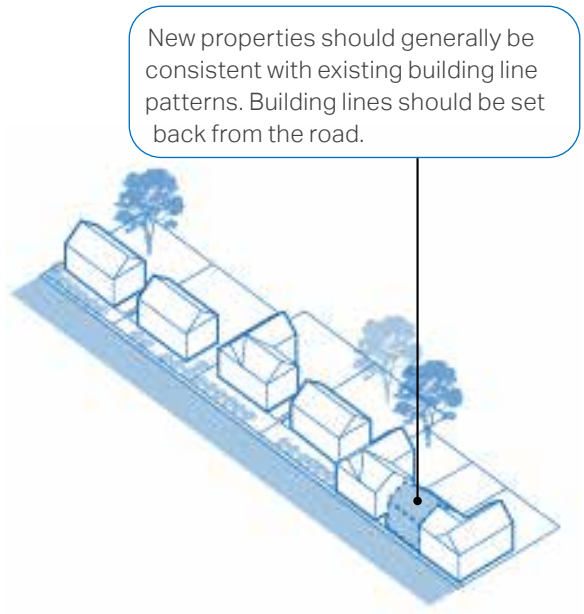

Figure 69: An indicative site after infill.

Backland development

Backland development, in particular tandem development, is generally discouraged due to the impact on the amenity of the dwelling at the front of the site and to preserve the existing patterns of development in Godstone. Where backland development is unavoidable the following design principles should be applied:

- Access roads to backland development should meet technical requirements to ensure sight lines are clear and use appropriate materials and boundary treatments to fit with surrounding context and incorporate attractive planting. To ensure good road safety backland development should not be accessed from main roads or at points in the roads with limited visibility for example junctions;
- Any new backland development should respect the neighbouring properties and avoid causing privacy, daylight or parking problems. This could be resolved by proposing appropriate massing that is sensitive to the surrounding properties, whilst parking should be accommodated on-plot;
- Green buffers are encouraged to mitigate visual impacts with surrounding properties;
- Distances between back to back properties should be minimum 19m, whilst distances between back to side properties could be reduced up to 15m. Lower distances could create privacy issues; and
- Any proposals must consider the effect on wildlife, biodiversity and amenity space of neighbouring properties.

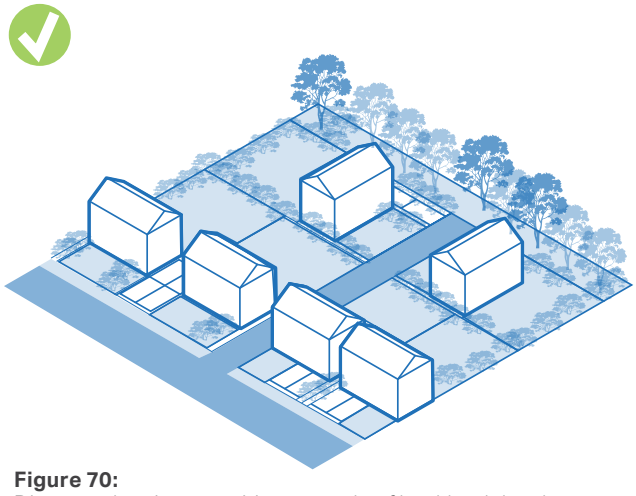

Figure 70:
Diagram showing a positive example of backland development.

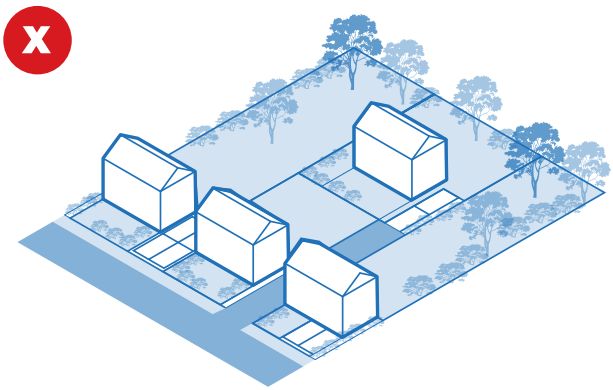

Figure 71:
Diagram showing tandem development which will generally be unacceptable due to unacceptable erosion of privacy and amenity.

DG. 9 Scale and roofscape

Development proposals should provide specification on the building scale, massing and roofscape, as well as the detailed architectural design, including materials, fenestration and detailing. Proposals should also demonstrate how the setting of the local context has been considered. The following section sets out design guidance on this.

Creating variety and interest in the roofscape is an important element in the design of attractive buildings and places.

Rooflines in Godstone are varied, with a mix of gable and hipped roofs, generally restrained to 1-2 storeys in height. There are character areas where terraces and therefore continuous rooflines are more common and other character areas where this is not commonplace.

Roof materials and detailing features are also varied, and include clay and slate plain and pan tiles. There are many examples of dormers and the design and scale of these should also be considered in terms of the roofscape of development.

Guiding principles for development to consider in order to achieve a well-designed roofscape include:

- Ensure the height of development responds to the surrounding buildings, street width and sense of enclosure, topography and mature vegetation. In general heights of 1-2 storeys are appropriate and reflect the existing heights of development;
- Consider how the roof design integrates with the surrounding development or creates a new roofscape;
- Design the scale and pitch of the roof to be in proportion with the dimensions of the building, and avoid overly complex designs; and
- Any dormers should be in proportion to the dimensions and roof of the building. In Godstone gabled dormers are generally more in keeping with the existing gabled roofscape. Dormer windows should also reflect the window rhythm.

4. Built form

Figure 72: Varied roofline along the High Street with the multiple chimneys creating variety and rhythm.

Figure 73: Row of houses with similarly pitched roof of approximately the same height creates a consistent roofline with chimneys which add visual interest..

Figure 74: Positive example of dormer window design in Godstone Village centre with a proportional scale to the roof and placement between the windows below which achieves a visually cohesive appearance.

Figure 75: Negative example of dormers which are proportionally too large and visually overwhelm the building.

DG.10 Fenestration and detailing

The intricacies of the architectural features and detailing in the parish are locally distinctive and define the unique built character of Godstone in particular. These elements provide visual interest and reduce the scale and bulk of the buildings.

Guiding principles for development to consider to achieve locally distinctive design include:

- Include locally distinctive fenestration and detailing in new development, drawing on examples from Godstone's vernacular architecture, particularly within the Conservation Areas and on listed buildings. Avoid mixing historic styles;
- Development involving multiple houses should ensure a variety of detailing is utilised across the development to provide visual interest along the street and avoid homogeneous building designs; and
- Include detailing on roofs and façades to minimise the bulk and scale of buildings, for example ornate brickwork around fenestration and across walls.

White painted timber sash windows with panels

Decorative timber framing.

Decorative brickwork, roof eaves and light-leaded windows.

Brick dental course and decorative use of grey brick.

Decorative use of black and red hung tiles.

Traditional shop front detailing with hanging signage.

Hipped roof porch with a timber door.

Brick dental course in white render.

DG. 11 Materials and Colour Palette

There are a range of materials used within Godstone Parish. The historical palette is most evident in the two conservations areas in Godstone village centre and along Church Lane. This includes typical Surrey architectural vernacular including hung tiles and white render with black timber framing. Commonly in Godstone a different material is used for the ground floor to the upper floor, for example white render ground floor with red brick upper floor or red brick ground floor with hung tile upper floor. Roofs are pitched or hipped and sometimes cross-gabled and use either clay or slate plain tiles.

Contemporary design in Godstone in general maintains a restrained material palette mostly using red or gault brick and pitched or hipped clay pantiles or plain tiles for the roofs. There are good examples of modern development in the parish where detailing and material palette have been used to provide interest across the development. For example houses in Linden Fields use a range of materials and detailing such as arch windows, whilst still in keeping with the local material and colour palette. Less successful modern developments such as Anchor Way repeat same materials across most of the estate, with no distinguishing detailing. There is also a lot of pale PVC cladding used which doesn't reflect the material or colour palette of the parish. Therefore to inform any new development some guiding principles are as follows:

- The choice of colour and finish of materials is an important design factor in reducing the impact of the buildings on the surrounding landscape. Generally large areas of intense strong colours do not blend well with the rural landscape. Thus, muted and darker tones could be a better option;
- The use of traditional, natural and preferably locally sourced materials is generally more appropriate than man-made synthetic, pre-coloured materials, as they lack the variation on colour and texture found in natural materials;
- Use of materials on roofs that encourage moss growth is favoured and any chemical treatment to remove moss growth should be discouraged; and
- Buildings should be finished with materials appropriate to the local context. Examples of materials found in Godstone Parish are shown on the following page.

4. Built form

Elevation

Red brick upper floor, rendered ground floor

Red brick ground floor, hung tiles on upper floor

Off-white painted render

White render and exposed black timber framing

Render and exposed timber framing

Rubble stone with red brick

Red and gault brick

Red brick with gault brick arch detailing over the porch

Timber panelling

Rendered ground floor, hung tiles on upper floor

Multi-coloured brickwork with stone

Gault brick

Roof

Clay plain tile hipped roof

Grey slate tiles

Clay plain tile pitch roof

Clay plain tile cat slide roof

DG. 12 Densities

The concept of density is important to planning and design as it affects the vitality and viability of the place. The density within the parish is overall quite low which is justified by its rural character. However density varies across the character areas: Church Town has a very low density, whilst other areas such as South and North Godstone have relatively higher densities. Therefore, some guidelines for new development to ensure existing housing density is respected are:

- The building densities of any new development should reflect the rural character of the parish; however each design should be treated separately based on the immediate surrounding context;
- Housing densities should be reduced towards development edges and along rural edges in order to create a gradual transition towards the countryside; and
- Small scale development and infills are encouraged because they follow the scale and pattern of existing grain and streets and therefore, retain the character of the area.

DG. 13 Biodiversity

This code focuses on design guidelines and suggestions that could be implemented in private properties, for instance front and back gardens or roofs, or public spaces.

Some design guidelines are:

- Biodiversity interventions in the public space could help improve the environment as well as inform and educate the community about the existing species and habitats. For instance, having hedgehog streets, wildlife friendly show gardens, community forests or designated areas within green space for wildlife could raise awareness about biodiversity;
- In private properties, smaller interventions could be proposed or implemented to provide species with cover from predators and shelter during bad weather. Some examples are bat boxes, bug hotels and frog houses. Those interventions can also help create new habitats and wildlife corridors;
- Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species, as well as to retain the rural character of the parish. For that reason, rich vegetation and plantation is suggested, whilst less permeable boundaries like brick walls and timber fencing should be used less and allow for regular gaps to facilitate movement for species. Timber fencing with no gaps between panels should not be accepted;
- Blue assets can also contribute to biodiversity connectivity. Therefore, the existing ditches and streams should be considered in design proposals, in the form of ponds or pollinator gardens when planning for wildlife corridors; and
- Green roofs could also help boost biodiversity as well as improve the aesthetics of the surroundings.

Figure 77: Example of a pollinator garden that could be placed in a communal green space within the built environment.

Figure 76: Bay Ponds, an important asset for Godstone's biodiversity.

DG. 14 Eco-design

This code will focus on some additional design guidelines and suggestions for properties to improve their energy efficiency.

Buildings contribute almost half (46%) of carbon dioxide (CO2) emissions in the UK. The government has set rigorous targets for the reduction of CO2 emissions and minimising fossil fuel energy use.

There is a good number of energy efficient technologies that could be incorporated in buildings. The use of such principles and design tools is strongly encouraged to future-proof buildings and avoid the necessity of retrofitting.

Energy efficient or eco-design combines all around energy efficient appliances and lighting with commercially available renewable energy systems, such as solar electricity and/or solar/ water heating.

Building orientation

- One of the main glazed elevations should be within 30° due south to benefit from solar heat gain. Any north-facing façades might have a similar proportion of window to wall area to minimise heat loss on this cooler side;
- If houses are not aligned east-west, rear wings could be included so that some of the property benefits from solar passive gain;
- Neighbouring houses to the east and west can provide protection from low east and west sun;
- Homes should be designed to avoid overheating through optimisation of glazed areas, natural ventilation strategies including high- and low- level openings, longer roof overhangs, deep window reveals and external louvres/ shutters to provide shading in hotter summer months;
- North facing single aspect units should be avoided or mitigated with the use of reflective light or roof windows;
- Vegetation could be used about the site to promote sheltering. Arcs across the north of the site offer protection from cold northerly winds;

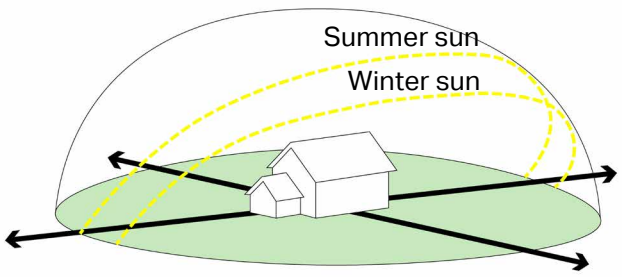

Figure 78: Diagram showing siting with the sun during summer and winter periods. In cooler months, the lower position of the sun can heat the indoors.

5. Green infrastructure and landscape

Eco-design features in dwellings

Figure 79 features an array of sustainable design features. Those on the top show the features that should be strongly encouraged in existing homes, while those on the bottom show additional features that new build homes should be encouraged to incorporate from the onset.

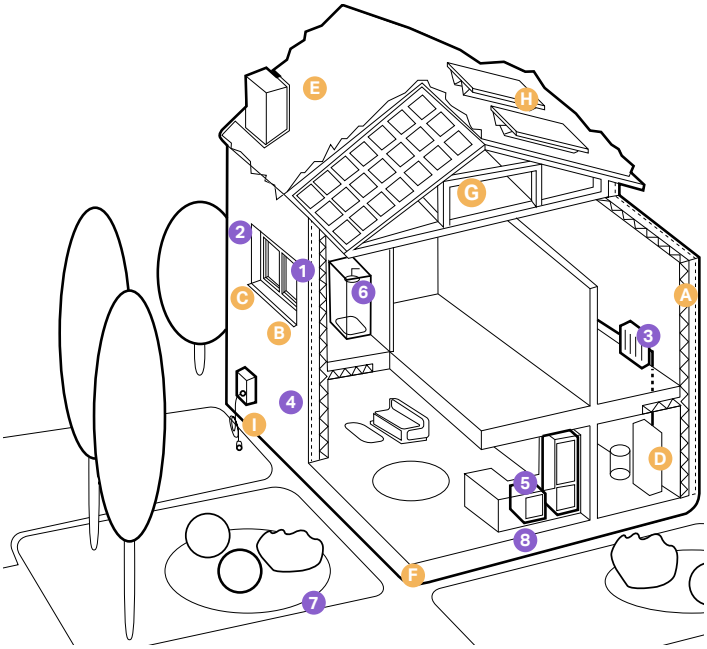

Figure 79: Diagram showing low-carbon homes in both existing and new build conditions.

Existing homes

1. **Insulation**
in lofts and walls (cavity and solid)

2. **Double or triple glazing with shading**
(e.g. tinted window film, blinds, curtains and trees outside)

3. **Low- carbon heating**
with heat pumps or connections to district heat network

4. **Draught proofing**
of floors, windows and doors

5. **Highly energy- efficient appliances**
(e.g. A++ and A+++ rating)

6. **Highly waste- efficient devices**
with low-flow showers and taps, insulated tanks and hot water thermostats

7. **Green space (e.g. gardens and trees)**
to help reduce the risks and impacts of flooding and overheating

8. **Flood resilience and resistance**
with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Additional features for new build homes

A. **High levels of airtightness**

B. **Triple glazed windows and external shading**
especially on south and west faces

C. **Low-carbon heating**
and no new homes on the gas grid by 2025 at the latest

D. **More fresh air**
with mechanical ventilation and heat recovery, and passive cooling

E. **Water management and cooling**
more ambitious water efficiency standards, green roofs, rainwater harvesting and reflective walls

F. **Flood resilience and resistance**
e.g. raised electrical, concrete floors and greening your garden

G. **Construction and site planning**
timber frames, sustainable transport options (such as cycling)

H. **Solar panel**

I. **Electric car charging point**

5. Green infrastructure and landscape

Minimising construction waste

As part of the environmental management system it is important that the waste generated during construction is minimised, reused within the site or recycled.

Developers should plan to re-use materials by detailing their intentions for waste minimisation and re-use in Site Waste Management Plans. The actions that this plan will include are:

- Before work commences, the waste volumes to be generated and the recycling and disposal of the materials will be described;
- On completion of the construction works, volumes of recycled content purchased, recycled and landfilled materials must be collated;
- Identify materials used in high volumes; and
- The workforce should be properly trained and competent to make sure storage and installation practices of the materials is done under high standards.

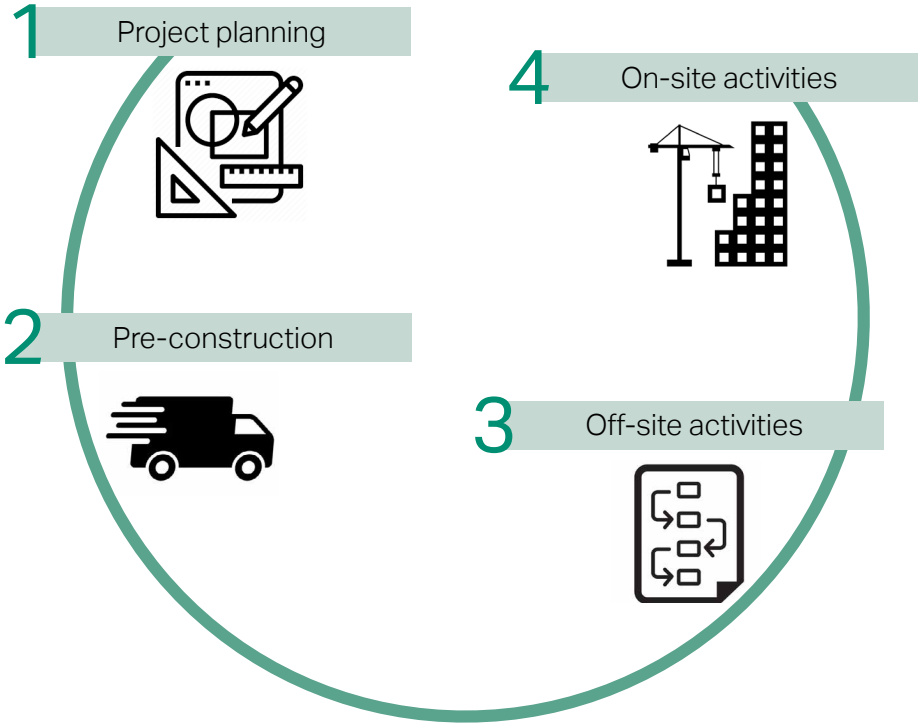

Figure 80: Diagram to illustrate the 4 main stages where waste management practices can be implemented.

5. Green infrastructure and landscape

Storage and slow release

Rainwater harvesting refers to the systems allowing the capture and storage of rainwater as well as those enabling the reuse in-site of grey water.

Simple storage solutions, such as water butts, can help provide significant attenuation. However, other solutions can also include underground tanks or alternatively overground gravity fed rainwater systems that can have multiple application areas like toilets, washing, irrigation. In general, some design guidelines to well integrate water storage systems are:

- Consider any solution prior to design to appropriately integrate them into the vision;
- Conceal tanks by cladding them in complementary materials;
- Use attractive materials or finishing for pipes; and
- Combine landscape/planters with water capture systems.

Figure 82: Example of a gravity fed rainwater system for flushing a downstairs toilet or for irrigation, elsewhere in the UK.

Figure 83: Examples of water butts used for rainwater harvesting in Reach, Cambridgeshire.

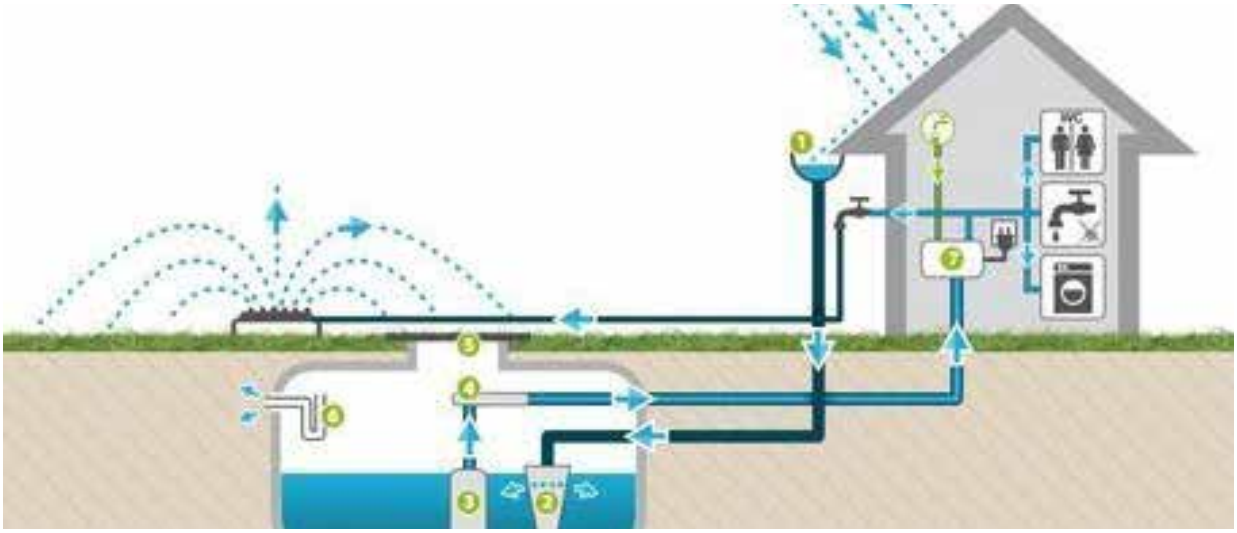

Figure 81: Diagram illustrating rainwater harvesting systems that could be integrated into open space and residential developments.

5. Green infrastructure and landscape

Permeable paving

Most built-up areas, including roads and driveways, increase impervious surfaces and reduce the capacity of the ground to absorb runoff water. This in turn increases the risks of surface water flooding.

Permeable paving offers a solution to maintain soil permeability while performing the function of conventional paving. Therefore, some design guidelines for new development are:

- The choice of permeable paving units must be made depending on the local context; the units may take the form of unbound gravel, clay pavers, or stone setts; and
- Permeable paving can be used where appropriate on footpaths, private access roads, driveways, car parking spaces (including on-street parking) and private areas within the individual development boundaries.

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

- Sustainable Drainage Systems - non-statutory technical standards for sustainable drainage systems[1].
- The SuDS Manual (C753)[2].
- Guidance on the Permeable Surfacing of Front Gardens[3].

1. Great Britain. Department for Environment, Food and Rural Affairs (2015). Sustainable drainage systems – non-statutory technical standards for sustainable drainage systems. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf
2. CIRIA (2015). The SuDS Manual (C753).
3. Great Britain. Ministry of Housing, Communities & Local Government (2008). Guidance on the Permeable Surfacing of Front Gardens. Available at:https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

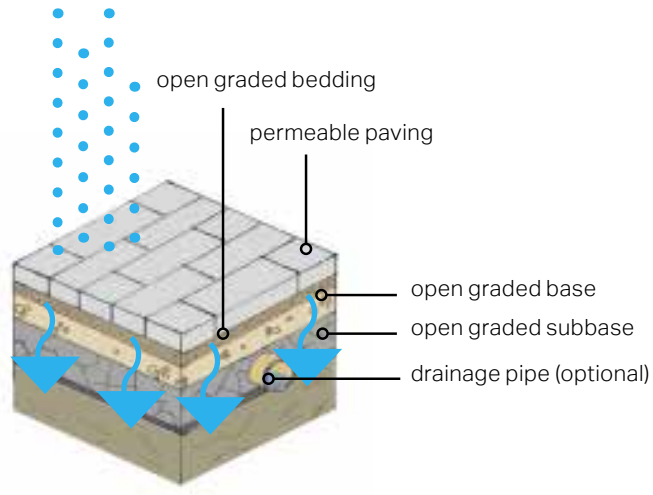

Figure 85: Diagram illustrating the function of a soak away,

Figure 84: Example of permeable paving elsewhere in the UK.

4.4 Checklist

Because the design guidance and codes in this document cannot cover all design eventualities, this chapter provides a number of questions based on established good practice against which the design proposal should be evaluated. The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has considered the context and provided an adequate design solution.

As a first step there are a number of ideas or principles that should be present in all proposals. These are found in parts 1 and 2 of Chapter 4. Following these ideas and principles, several questions are listed for more specific topics on the following pages.

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;
- 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;
- Positively integrate energy efficient technologies;
- 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?

3

Local green spaces, views & character:

- 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?
- Have opportunities for enhancing existing amenity spaces been explored?

3

Local green spaces, views & character:

- 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?
- 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 roofline:

- What are the characteristics of the roofline?
- 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?
- 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 biodiverse roof in its design?

DELIVERY

05

5. DELIVERY

The Design Guidelines & Codes will be a valuable tool in securing context-driven, high quality development in Godstone parish, especially on potential sites that might come forward in the future. They will give more certainty to both developers and the community in securing developments that are designed to the aspirations of the community and potentially speed up the planning process.

The table on this page summarises the various ways that this document can be used by each actor in the planning and development process.

Actors	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.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidelines are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

Table 03: Delivery

About AECOM

AECOM is the world's trusted infrastructure consulting firm, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private-sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivalled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities. AECOM is a Fortune 500 firm and its Professional Services business had revenue of $13.2 billion in fiscal year 2020. See how we are delivering sustainable legacies for generations to come at aecom.com and @AECOM.

aecom.com

Printed on recycled paper.