Newton on the Moor and Swarland

Design Guidelines & Design Codes

April 2024

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Quality information

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Revision History

Issue no.	Issue date	Details	Issued by	Position	Comments received	Comments / approved by
1	19.01.24	Sections 1 and 2	Joe Greenhalgh	Consultant Urban Designer	29.01.24	Donna Corbin
2	07.02.24	Sections 1 and 2 (incl. draft codes)	Joe Greenhalgh	Consultant Urban Designer	20.02.24	Donna Corbin
3	04.03.24	Full draft	Joe Greenhalgh	Consultant Urban Designer	05.03.24	Donna Corbin
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01

Introduction

1. Introduction

1.2 Background

The Newton on the Moor and Swarland Neighbourhood Plan Group (NSNPG) was allocated AECOM's support by Locality to establish a design guide with a number of design codes to influence the character and design of new development within the Neighbourhood Area.

The design codes and principles outlined in this report will cover topics relating to the context, issues and opportunities applicable to the area. The guidance and design codes are underpinned by a baseline assessment of the built character across the Neighbourhood Area's settlements as well as its landscape character.

This design code document covers the whole plan area, but with a focus on the villages of Swarland and Newton on the Moor. Both settlements are where a majority of planning applications are proposed, and where future development will be concentrated.

1.1 Aims

- To positively influence the character and design of new development within the Neighbourhood Area.
- To produce a detailed appraisal of the Neighbourhood Areas urban and landscape context.
- To identify the character and the opportunities for both commercial and residential design.
- Provide design guidance and codes to support context-sensitive development and proposals.

The following steps have formed the process for the production of this document:

1.3 Neighbourhood area

The Neighbourhood Area is host to two settlements; Newton on the Moor and Swarland. Northumberland is situated in the northeast of England, bordering Scotland to the north. These villages are part of the rural landscape of Northumberland, known for its picturesque countryside, historical sites, and proximity to the Northumberland National Park.

Swarland is the area's most significant settlement, having the largest population, number of buildings and highest concentration of facilities. It is located to the southeast of Newton on the Moor, and both villages are part of the wider Alnwick district. Alnwick, a market town known for its historic castle and gardens, is located a few miles to the northeast.

Newton on the Moor is a small village with a rural character, surrounded by farmland and greenery. It is situated approximately 30 miles north of Newcastle upon Tyne, one of the major cities in the region. The village is known for its charming architecture, including traditional stone-built houses.

The region is characterized by its rolling hills, open fields, and proximity to the North Sea. Residents and visitors to Swarland and Newton on the Moor enjoy a peaceful and scenic environment, while still having access to the amenities and cultural attractions of nearby towns and villages. The area is well-connected by road, with the A1 running through it north to south, making it accessible for those exploring the diverse landscapes and historic sites of Northumberland.

Key features of the Neighbourhood Area:

- Four settlements including two villages (Swarland and Newton on the Moor) and two hamlets (Hazon and Hartlaw)
- Swarland Wood and the Percy Wood Country Park and Golf Course
- Rural setting with landscape a key feature of the area's appeal and character
- Number of heritage assets (Conservation Area, Listed buildings and Scheduled Ancient Monuments) distributed across its settlements as well as across the open countryside

Figure 01: Typical Park Road 1.5 -storey cottage fronting Park in Swarland

Figure 02: Typical 1-storey cottage fronting the main street through Newton on the Moor

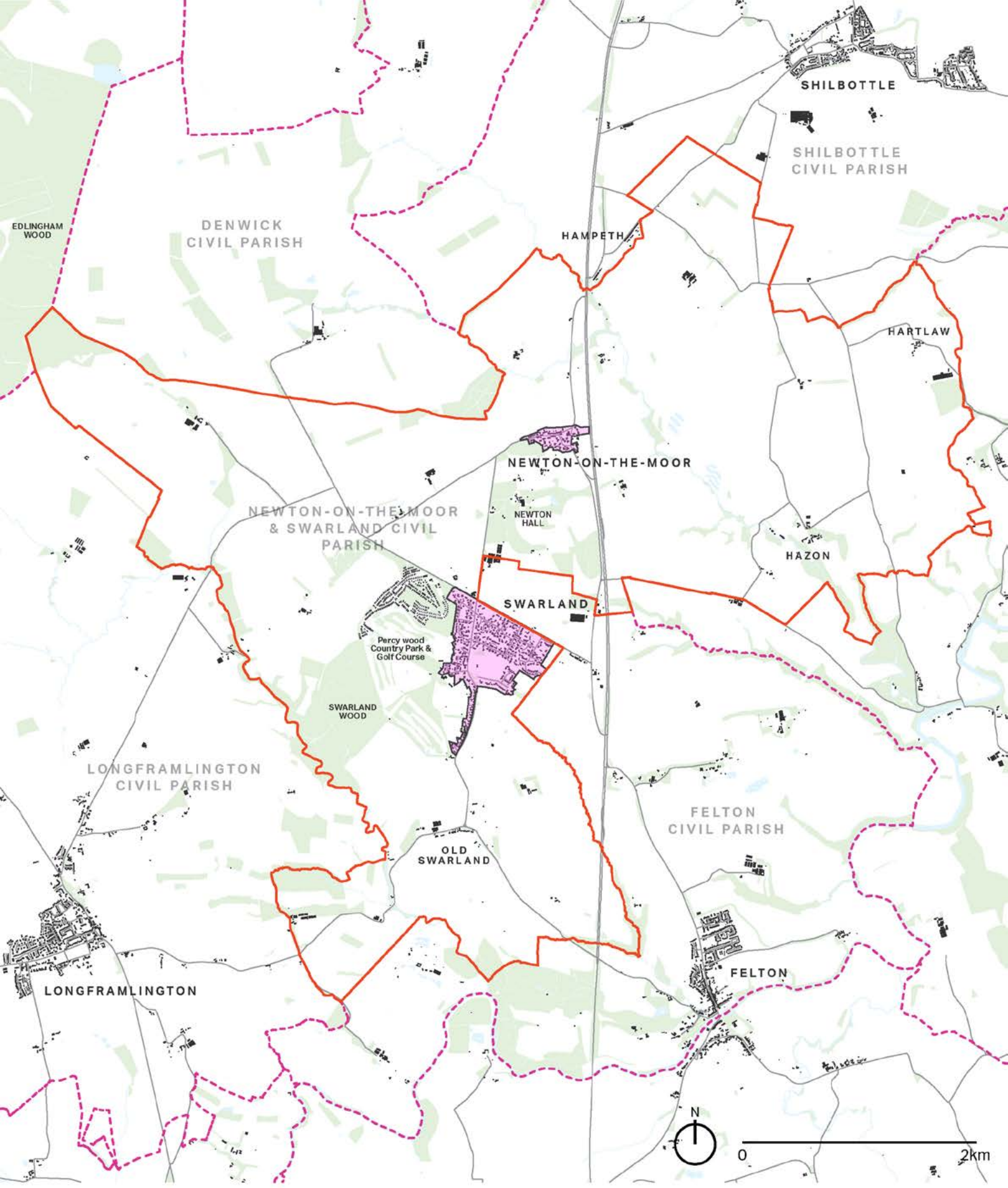


Figure 03: Map showing the Neighbourhood Area of Newton on the Moor and Swarland Civil Parish.

1.4 Who should use the guide and codes

This document is a valuable tool in securing context-driven, high quality development. It will be used differently by different people in the planning and development process. Table 01 below gives a brief summary of how this document may be used by key potential users.

This document will be effective when used as part of a co-design process, actively involving key stakeholders, to establish local preferences and expectations of design quality. Through active participation and conversation, key stakeholders can use the guide to shape the key issues and ways to adequately respond to them in future development.

This document alone will not automatically secure quality design outcomes, but it will help to prevent poor outcomes by creating a rigorous process that establishes expectations and raises the standards and expectations for design quality.

Potential users	How they will use the design guidelines
Applicants, developers, & designers	As a guide to community and Local Planning Authority expectations on design in order to establish a degree of certainty. This document must be followed as a material consideration when planning consent is sought.
Local Planning Authority	As a material consideration, embedded in policy together with the neighbourhood plan, against which to assess planning applications. This document should be considered during any pre-application discussions.
Parish Council	As a tool to help structure comments on planning applications by highlighting the issues of key importance, to assess whether applications are positive or negative, and to indicate where further considerations are required.
Community groups & local residents	As a tool to allow the local community to highlight their key issues and concerns and ensure that development has a positive impact on the character of the neighbourhood plan area.
Statutory consultees	As a reference point when commenting on planning applications by providing an overview on the neighbourhood plan area and its character and by indicating the local community's main areas of concern.

Table 01: User groups and how they will use the guidance.

1.5 Planning policy and design guidance

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

1.5.1 National frameworks and regulations

Levelling-up and Regeneration Act 2023

The Levelling-up and Regeneration Act 2023 (LURA) was enacted to "speed up the planning system, hold developers to account, cut bureaucracy, and encourage more counsills to put in place plans to enable the building of new homes". The LURA ensures new development is built beautifully, produces more local infrastructure, is shaped by local people's democratic wishes, enhances the environment and creates neighbourhoods where people want to live and work.

The LURA can be found at the following link: https://www.legislation.gov.uk/ukpga/2023/55/enacted.

National Planning Policy Framework (Revised December 2023)

The National Planning Policy Framework (NPPF) outlines the UK Government's overarching economic, environmental and social planning policies for England. It is a high-level document that attempts to make good design pivotal and to put communities at the heart of planning. The policies within the NPPF apply to the preparation of local and neighbourhood plan areas, and act as a framework against which decisions are made on planning applications.

The NPPF states that a key objective of the planning system is to contribute to the achievement of sustainable development.

The parts of the NPPF which are of particular relevance to this document are:

- Part 2: Achieving sustainable development;
- Part 5: Delivering a sufficient supply of homes;
- Part 8: Promoting healthy and safe communities;
- Part 9: Promoting sustainable transport;
- Part 12: Achieving well-designed and beautiful places;
- Part 15: Conserving and enhancing the natural environment; and
- Part 16: Conserving and enhancing the historic environment.

Part 12 (Achieving well-designed and beautiful places) emphasises the need to create high-quality, beautiful and sustainable buildings and places as fundamental to what the planning and development process should achieve.

The NPPF can be found at the following link: https://www.gov.uk/government/publications/national-planning-policy-framework--2.

Permitted Development Rights

Permitted development rights allow the improvement or extension of homes without the need to apply for planning permission where that would be out of proportion with the impact of the works carried out. For further information, please refer to the following link: https://www.gov.uk/government/publications/permitteddevelopment-rights-for-householderstechnical-guidance.

The Building Regulations 2010

The Building Regulations 2010 cover the construction and extension of buildings. Building regulations approval is separate from planning permission and both may be required. Building regulations approval may also be required for alteration projects including:

- replacing fuse boxes and connected electrics;
- installing a bathroom that will involve plumbing;
- changing electrics near a bath or shower;
- putting in a fixed air-conditioning system;
- replacing windows and doors;
- replacing roof coverings on pitched and flat roofs;
- installing or replacing a heating system; and
- adding extra radiators to a heating system.

The Building Regulations 2010 can be found at the following link: https://www.legislation.gov.uk/uksi/2010/2214/contents/made.

The Future Homes Standard (emerging)

The emerging Future Homes Standard (FHS) will complement the Building Regulations 2010 and aims to ensure that new homes built from 2025 produce 75-80% less carbon emissions than homes delivered under the existing regulations. The FHS aims to decarbonise new homes by focusing on improving heating, hot water systems, and reducing waste. This will be achieved in part by replacing current technologies with low-carbon alternatives.

To meet the specifications set out in the FHS, the Government updated Parts F and L of the current Building Regulations in 2021. These specifications must be adhered to when constructing, extending or renovating UK homes. Part F introduces new standards for ventilation, while Part L sets out minimum energy efficiency performance targets for buildings, airtightness requirements and improved minimum insulation standards.

For further information on the changes to Part L and Part F, please refer to the following link: https://www.gov.uk/government/consultations/the-futurehomes-standard-changes-to-part-l-andpart-f-of-the-building-regulations-for-new-dwellings.

1.5.2 National guidance

National Design Guide (2019)

The National Design Guide (NDG) sets the ten characteristics of a well-designed place and demonstrates what good design is in practice. The characteristics are: Context; Identity; Built Form; Movement; Nature; Public Spaces; Uses; Homes & Buildings; Resources; and, Lifespan.

The NDG should be used as an overarching reference for new development where topics are not covered in local guidance. The NDG notes that a well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings.

The NDG can be found at the following link: https://www.gov.uk/government/publications/national-design-guide.

Building for a Healthy Life (2020)

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

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

BHL can be found at the following link: https://www.udg.org.uk/publications/othermanuals/building-healthy-life.

Manual for Streets (2007)

Manual for Streets (MfS) aims to bring about a fundamental culture change in the way streets are designed and adopted. It comprises technical guidance focusing on lightly-trafficked residential streets. Many of its key principles may be applicable to other types of street, for example high streets and lightly-trafficked lanes in rural areas. MfS is used predominantly for the design, construction, adoption and maintenance of new residential streets, but it is also applicable to existing residential streets subject to redesign.

MfS can be found at the following link: https://assets.publishing.service.gov.uk/

Figure 04: The front cover of the National Design Guide.

Figure 05: The front cover of Building for a Healthy Life.

National Model Design Code (2021)

The National Model Design Code (NMDC) is the Government's detailed guidance on the production of design codes, guidelines and policies to promote successful design. It expands on the 10 characteristics illustrated in the adjacent graphic.

The NMDC and NDG are companion documents setting out characteristics of well-designed places. They support the ambitions of the National Planning Policy Framework (NPPF) to utilise the planning and development process in the creation of high-quality place-making. The NDG states that "specific, detailed and measurable criteria for good design are most appropriately set at the local level"

The guides are expected to be used by local authorities, applicants and local communities to establish further design codes and guidance (such as this document) that can deliver in line with local objectives.

The NMDC can be found at the following link: https://www.gov.uk/government/publications/national-model-design-code.

Figure 06: The 10 characteristics of a well-designed place from the National Model Design Code (2021).

Figure 07: The front cover of the National Model Design Code (Part 1: The Coding Process).

1.5.3 Local Planning Policy & Guidance

The Newton on the Moor and Swarland Neighbourhood Area is under the jurisdiction of two levels of local authorities with Northumberland County Council as Local Planning Authority (LPA) and Newton on the Moor and Swarland Parish Council at the civil parish level. The following local planning and design documents were reviewed to understand the policy context under which this document has been produced. The primary local planning policy and guidance documents include the Northumberland Local Plan and Northumberland Landscape Character Assessment.

F.1

Northumberland Local Plan 2016 - 2036

This document was adopted in March 2022 and provides an up-to-date basis for making planning decisions on the thousands of applications submitted to the LPA each year. The plan sets out a set of policies, proposals and allocations setting out how and where land is to be developed with new homes, places of employment, services and facilities. Both Local Plans and Neighbourhood Plans are development plans prepared by local communities and together form the statutory framework for future development of land and buildings.

F.2

The following policies are relevant to future development within the Neighbourhood Area based off Local Plan designations and those relevant to the remit of this design code report:

- Policy STP 4 - Climate change mitigation and adaptation
- Policy STP 6 - Green infrastructure
- Policy ECN - General employment land - allocations and safeguarding
- Policy ECN - Key general employment areas for main employment area
- Policy ECN 11 - Employment uses in built-up areas and home working
- Policy HOU 2 - Provision of new residential development
- Policy QOP 1 - Design principles
- Policy QOP 2 - Good design and amenity
- Policy QOP 3 - Public realm design principles
- Policy QOP 4 - Landscaping and trees
- Policy QOP 5 - Sustainable design and construction
- Policy ENV 2 - Biodiversity and geodiversity
- Policy ENV 3 - Landscape

Northumberland Landscape Character Assessment

Published in August 2010 this document outlines the landscape character features of Northumberland as well determining a number of landscape classifications as per a set range of landscape features appraised across the county. The document builds on the National Character Areas by dividing areas of Northumberland into Landscape Character Types and into the more geographically discrete Landscape Character Areas.

1.6 Site visits and engagement

An inception call between AECOM and representatives of the NSNPG took place on 22.11.23. The issues considered particularly important by the local community included:

- Rural location and access to the countryside
- Landscape character
- Building height and scale
- Village character (its buildings and history)
- Key views views looking into and out of the village
- The affect Percy Wood Country Park is having on the character of Swarland

A site visit led by members of the NSNPG and the Parish Council was undertaken on 20.11.2023. The visit covered the neighbourhood plan area including the main residential streets, key amenities, local green spaces and the surrounding countryside.

The visit allowed AECOM consultants to gather an extensive photographic survey and undertake a comprehensive place and character analysis based on a combination of quantifiable data and local insight. This has formed the basis of this document.

Figure 08: Nelson's at the Park - a popular community cafe located in Swarland's Vyner Park

02

Area-specific analysis & design codes

2. Area-specific analysis & design codes

This section includes analysis and area specific design codes for three area types; 1 - Villages (Swarland and Newton on the Moor); 2 - Rural settlements; and 3 - Percy Wood Country Park.

The analysis highlights positive and negative qualities, distinctive features and constraints for each area.

The design codes set out characteristic design responses for each area to retain and reinforce the character that makes these places special.

2.1 Swarland village character

Swarland is the Parish's largest settlement and is where a majority of local services and community facilities are concentrated, including Swarland Primary School, Village Hall and Vyner Park.

The Village Hall was built and opened in 1939 and in 1988 it became a Grade II Listed building.

Today the Hall is a charity which is run by Trustees and a committee of local residents; it is a much-valued village amenity.

Swarland is a modern village in comparison to Newton on the Moor. Whilst dating back in parts to the thirteenth century, for the most part it arose from a the philanthropical social experiment of a man called Clare Vyner who developed part of the Swarland estate as a land settlement scheme for unemployed tradesmen and their families from Tyneside.

The scheme was designed to provide smallholdings with housing and land for people suffering from the Great Depression of the 1930s. The intention was to provide not only housing (bungalows to a set design) but facilities for employment, education, leisure, health and general well being. An example of one of the original bungalows can be seen at fig.10.

This is reflected in its built form where an array of development periods front its streets. This said, the village has several housing types, materials and features contributing to its settlement character and distinctiveness. For example, the pale rendered cottages such as those in The Square and along Park Road constitute the area's local vernacular and historic development.

Figure 09: Grade II Listed Swarland Village Hall

Figure 10: Symmetrical alignment of the Park Road cottages

Figure 11: Flat roofed Grade II Listed building fronting Nelson Drive

Figure 12: North Lodge on Park Road

Figure 13: Limestone heritage asset fronting The Avenue

Figure 14: Park Road cottages

Figure 15: The Square - the village 'centre' of Swarland

2.1.1 Old Swarland

Located south of Swarland via Park Road and separated from Swarland's settlement boundary lies Old Swarland. The area is host to a small group of buildings of various development periods, including the historic Swarland Old Hall, farm buildings and eight dwellings.

The hall is a 17th century manor house that incorporates parts of earlier houses. Prior to the building of Swarland Hall it served as the manor house.

Figure 16: Grade II* Listed Swarland Old Hall in Old Swarland

Figure 17: Timber paddock fencing and drystone boundaries along the B6345

Figure 19: Agricultural buildings along the B6345

Figure 18: Limestone one-storey bungalow fronting the B6345

Local vernacular features: Swarland

Roof


Grey slate tiles


Red clay pantiles


High pitched roofs


Projecting gables

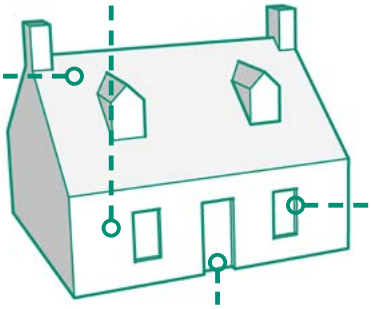

Chimney stack and clay pot

Facade


Pale render


Limestone


Timber cladding


Illustrative example of a typical Park Road cottage

Windows


Gable dormers are a common type of dormer


Limestone header and sils - found on most limestone bulidings within Swarland


Paned sash windows

Doors


Simple timber door


Timber door with wrought iron detail

Boundary treatments


Hedgerow


Timber paddock (open board horizontal) fencing and gates


Veritcal open board fencing


Limestone wall

Precedent development

Due to the size and rural character of Swarland, future planning applications coming forward will typically be infill development, conversions, single storey extensions and dormer windows. The following examples highlight 'good' and 'poor' design features of several infill developments and dormer window extensions in Swarland and Old Swarland.

Good design feature Poor design feature

- Locally used materials of red clay tiles for the roof and limestone facade
- Use of timber as feature on dormer windows
- 1.5 storey building height with vertically and horizontally aligned windows and dormer windows
- Combination of hedgerow and timber paddock fencing boundary treatment
- Masonry window detailing (i.e. brick header and limestone sils)

- 1-storey building height responding to rural character and countryside context within Old Swarland as well as the prevailing building height
- Appropriate use of grey slate for the roof and limestone for the facade
- Limestone detailing around door and window treatments
- High quality window and door treatment with use of panelled timber door and sash windows

- Scale of dormer is disproportionate to size of dwelling and dominates the distinctive pitched roof of the Park Road cottage
- Material choice strays from what is used within existing building as well as across Swarland

- Use of white timber contrasts with grey slate roof
- Vertically and horizontally unaligned with fenestration of existing dwelling

Swarland village character

The following design codes reference many of the local vernacular features outlined on the previous spread. While Swarland's built form represents a wide variety of styles, the local vernacular features highlight some of the village's more historic design features that reflect its heritage and origins.

As the largest settlement in the Parish, Swarland is where a majority of planning applications will come forward, both from its existing development (i.e. extensions) and prospective windfall sites (i.e. infill developments).

A1 - Architectural detailing: Only simple architectural detailing should be used to reflect the detailing of Swarland's built form. These features are outlined on pages 19-20 where Swarland's local vernacular features are highlighted. Significant buildings (i.e. civic buildings or buildings in landmark spaces) must have a higher degree of detailing such as the North Lodge where limestone ornation are used in the facade and roof treatments.

A2 - Boundary treatments: Due to the mix of boundary treatments across Swarland, boundaries within new builds should reference nearby precedent, whether that be low rise limestone walls, timber paddock fencing (not close board fencing) or hedgerow.

A3 - Retaining hedgerows: Hedgerows are a prominent streetscape feature and must be retained. They are particularly prominent along Park Road, Nelson Road, Leamington Lane and Kenmore Road. In exceptional circumstances where hedgerows cannot be retained, all planting should be replaced on a like for like (1:1 ratio) basis.

A4 - Retaining trees: Mature tree canopies are another prominent feature of Swarland. They are particularity prominent along The Avenue, Leamington Lane, Old Park Road, and in the space between Percy Wood Country Park. These areas must retain their mature tree canopy cover.

A5 - Door treatments: Door treatments should include simple limestone window headers. Doors themselves should be timber or timber affect to reflect the village's local vernacular.

A6 - Window treatments: Window treatments should include the use of limestone headers, sils, and mullions. Windows themselves should include paned glass and sash or imitation sash treatments.

A7 - Contextual backland development: There are several examples of backland development in Swarland, where larger plots have been divided and sold off to form smaller plots and dwellings. Backland developments should not be larger in height, massing, or scale than the existing dwelling. The privacy, integrity, and amenity of the existing dwelling must be maintained. Only on exceptionally large plots would it be deemed acceptable for any backland proposal to be larger or vary in character to that of the original dwelling.

A8 - Access and spacing within backland development: Backland development must avoid tandem development by ensuring appropriate spacing, access, and that the overall configuration does not adversely affect the amenity of the original (or surrounding) dwellings.

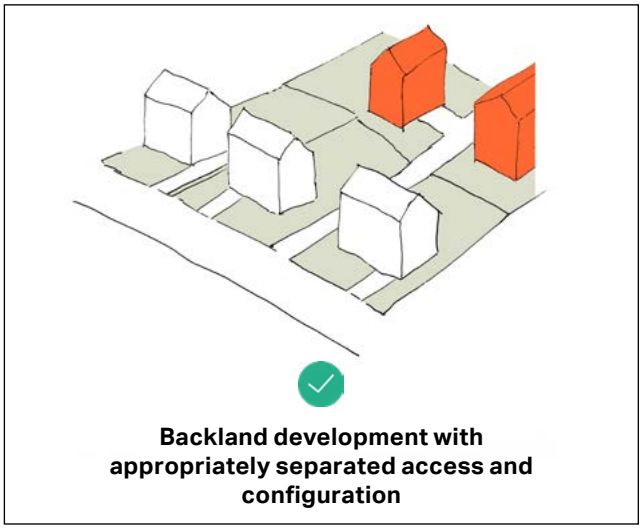


Figure 20: Proposed backland development needs to avoid tandem development which is where a dwelling placed immediately behind an existing dwelling and is served by the same vehicular access. Backland proposals should ensure there is appropriate spacing between existing dwellings.

Figure 21: Contemporary example of what could be achieved by referencing clay pantiles and timber materiality of Swarland's local vernacular

Figure 22: North Lodge garage - new build garage of North Lodge harmonising with the main dwelling by incporating character detailing from North Lodge

Figure 23: North Lodge extension - new build extension harmonising with the materials and style of the original lodge building

2.2 Newton on the Moor village character

Newton is the smaller of the two villages and has a distinct character reflected by its uniform materiality and 1-storey buildings. The village is host to the Parish's only conservation area.

A manor house was built in Newton on the Moor around the late 1600's and is Grade II Listed. By the late 1600's a two-storey townhouse was built by a prominent Alnwick family, the Strothers. This has since been reduced to one storey and a Victorian extension was added in the late 19th century; both are Grade II Listed and now known as the Jubilee Hall. The Jubilee Hall is a centre of the community with regular groups meeting here. The Cook & Barker Inn public house is another key building of the village.

The village has remained relatively unchanged with any expansion limited to small-scale developments such as the Hudson Croft bungalows and several single-dwelling infill dwellings on the adjacent plots.

Figure 24: Stone commemoration plaque

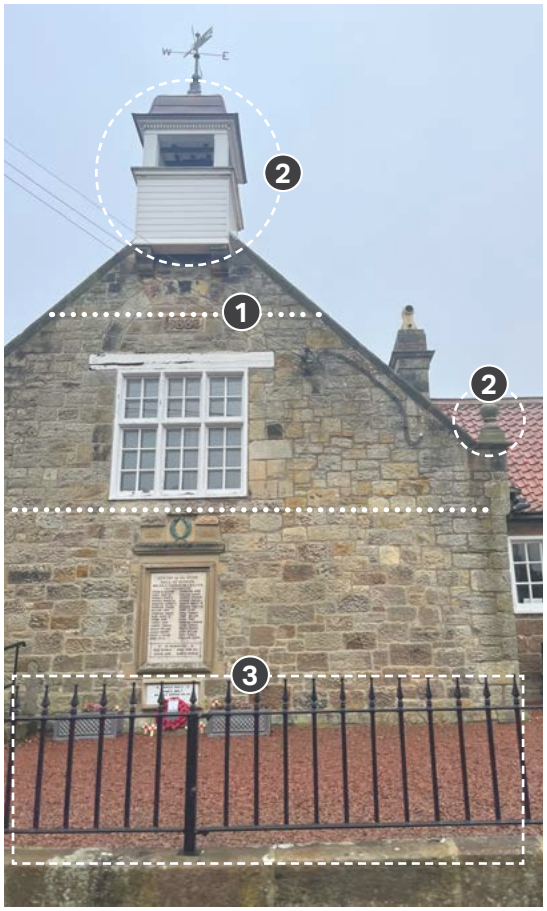


Figure 25: Grade II Listed Jubilee Hall fronting the village's main street

1. Two-storey buildings such as the Jubilee Hall are an exception, as a majority of buildings in the village are 1-1.5 stories
2. Ornate detailing such as stone finials and shapes/ patterns in the facade are limited to more significant buildings such as the Jubilee Hall
3. Low limestone wall with wrought iron fencing used for boundary treatments along the village's main street

Figure 30: Only larger or significant buildings such as the Cook and Barker Inn are 2-storeys in height

Figure 31: Typical one-storey cottage fronting the village's main street

Figure 32: One of several informal tracks leading off from the village's main street

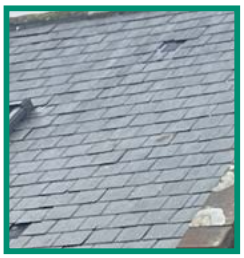
Figure 33: Former Methodist Church now converted into a residential dwelling

Figure 34: One of only several 2-storey buildings in the village

Local vernacular features: Newton on the Moor

Roof

Red clay pantiles (most commonly used along main street)



Slate tiles (occasionally used)

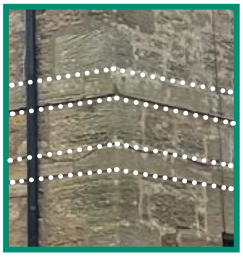
Limestone coping

Stepped roofline responding to topography

Limestone chimney stacks and clay pots

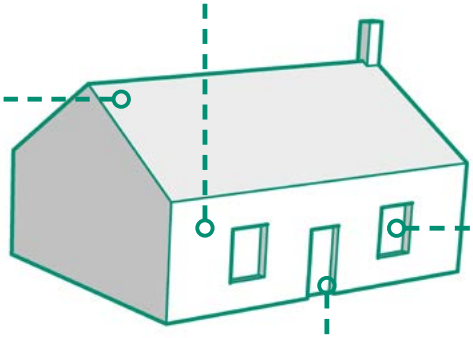
Facade

Limestone facade



Limestone course line

Simple facade ornation (i.e. date plaque)



Typical one-storey cottage along Newton on the Moor's main street

Windows

Mix of sash and casement windows (several imitation sash windows on newer windows)

Limestone header and sils - found on most buildings within the village

Limestone mullions (typically on civic / significant buildings)

Doors

Limestone header above most doors

Green timber doors (particularly along main street)

Ornate door header above door of civil and significant buildings

Boundary treatments

Low limestone wall with wrought iron fence (mostly along the main street and civic buildings)

Low limestone wall boundary typical of most plots

Timber paddock gate where private driveways are present

Houses along the main street have white timber gates or black wrought iron gates

Hedgerow

Precedent development

Due to the size and historic character of Newton, future planning applications coming forward will typically constitute small-scale development such as single storey extensions and dormer windows. The following examples highlight 'good' and 'poor' design features of several extensions as well as an infill development.

Good design feature Poor design feature

- Appropriately scaled extension in relation the existing dwelling
- Locally used materials of red clay pantiles for the roof and limestone for the facade
- Continuing fenestration alignment of existing dwelling as well as window treatment (i.e. limestone header and sil)

- Appropriately scaled (i.e. one-storey) infill dwelling in relation to surrounding dwellings
- Locally used materials with limestone facade and grey slate roof
- Incorporating locally found detailing such as limestone quoins and coping as well as limestone and wrought iron boundary treatment to the side of the dwelling
- Timber fencing used front boundary is not in keeping with the village's typical boundaries, nor is it an attractive or durable alternative

- Appropriately scaled extension in relation the existing dwelling
- Cohesion with existing dwelling by emulating overall design and materials
- Continuing fenestration alignment of existing dwelling as well as window treatment (i.e. limestone header and sil)

- Scale of dormer is disproportionate to size of dwelling and dominates the distinctive and historic red clay pantile roof
- Timber dormer detracting from red clay pantile of roof, straying from the village's local vernacular

Newton on the Moor village character

The following codes relate to the local vernacular features outlined on the previous pages. These features are unique to Newton on the Moor and differ to some of the features found within Swarland.

This represents the individuality and distinct built characers of each village and how future proposals should reflect this within their design response. Many of the below codes and local vernacular features reference the Newton on the Moor Conservation Area Appraisal document as well as additional design analysis.

B1 - Architectural detailing: Only simple architectural detailing should be used to reflect the subtle detailing of the village's historic cottages and buildings. However, significant buildings (i.e. civic functions) must have a higher degree of detailing such as the Jubilee Hall where further timber and limestone ornation are used in the facade and roof treatments. Refer to pages 26-27 for detail on the types of local architectural features.

B2 - Boundary treatments: Significant buildings (i.e. such as the Jubilee Hall and The Cook & Barker Inn) should have a low rise limestone wall with wrought iron fencing boundary treatment. This reflects the relative importance (i.e. community functions) of these buildings in relation to typical houses. All other buildings should have low rise limestone wall or hedgerow boundary treatments.

B3 - Setbacks: Along the main street plots should be setback from the road with front gardens or directly fronting the pavement. Several plots along the southern side of the main street directly front the street (with rear/ side access) whereas those along the north have garden setbacks.

B4 - Red clay pantile roofscape: Newton on the Moor's has a distinct red clay pantile roofscape which is outlined in the village's conservation area appraisal document. This must be protected by ensuring new development (i.e. infill development, dormer windows and extensions) does not obstruct or mitigate the visual identity of the village's red clay pantiles.

B5 - Chimneys: New homes or large extensions should include limestone chimneys with red clay chimney pots. Chimneys contribute to the village's distinctive roofscape.

B6 - Door treatments: Door treatments should include simple limestone window headers. Doors themselves should be timber with minimal glazing to reflect the prevailing door treatments of the village's cottages.

B7 - Window treatments: Windows treatments should include the use of limestone headers, sils, and mullions. Windows themselves should include paned glass and sash or imitation sash treatments.

B8 - Driveway and front garden materials: Driveways and/or front gardens should use red/ orange gravel as many plots within the village have this driveway treatment. This ties in with the village's distinctive red clay pantile roofscape.

Figure 35: Recent build in Swarland with an attractive frontage (paddock fencing and hedgerow boundary treatment) and use of local materials

Figure 36: Contemporary example of how new development can reference the build, style and materials of the area's historic buildings

Figure 37: Existing building and new build extension at rear mirroring the gable, materials, and overall design of the original building

Figure 38: Vertically aligned fenestration and attractive window treatments using panelling and subtle colour

Figure 39: Contemporary example of what could be achieved by referencing the clay pantiles and timber materiality of the area's local vernacular

2.3 Village edges & building height

The scale of buildings should respect their immediate context, particularly where landscape and green infrastructure are prominent features. Such features define the Newton on the Moor and Swarland Neighbourhood Area, making building scale an important consideration for any future development within the area.

The prevailing building height across the Neighbourhood Area ranges between 1 and 1.5 storeys. Newton on the Moor's buildings are characteristically single storey, whereas Swarland is host to a greater mix, albeit its traditional housing stock ranging between 1 and 1.5.

Figure 40: Vista down The Avenue, Swarland

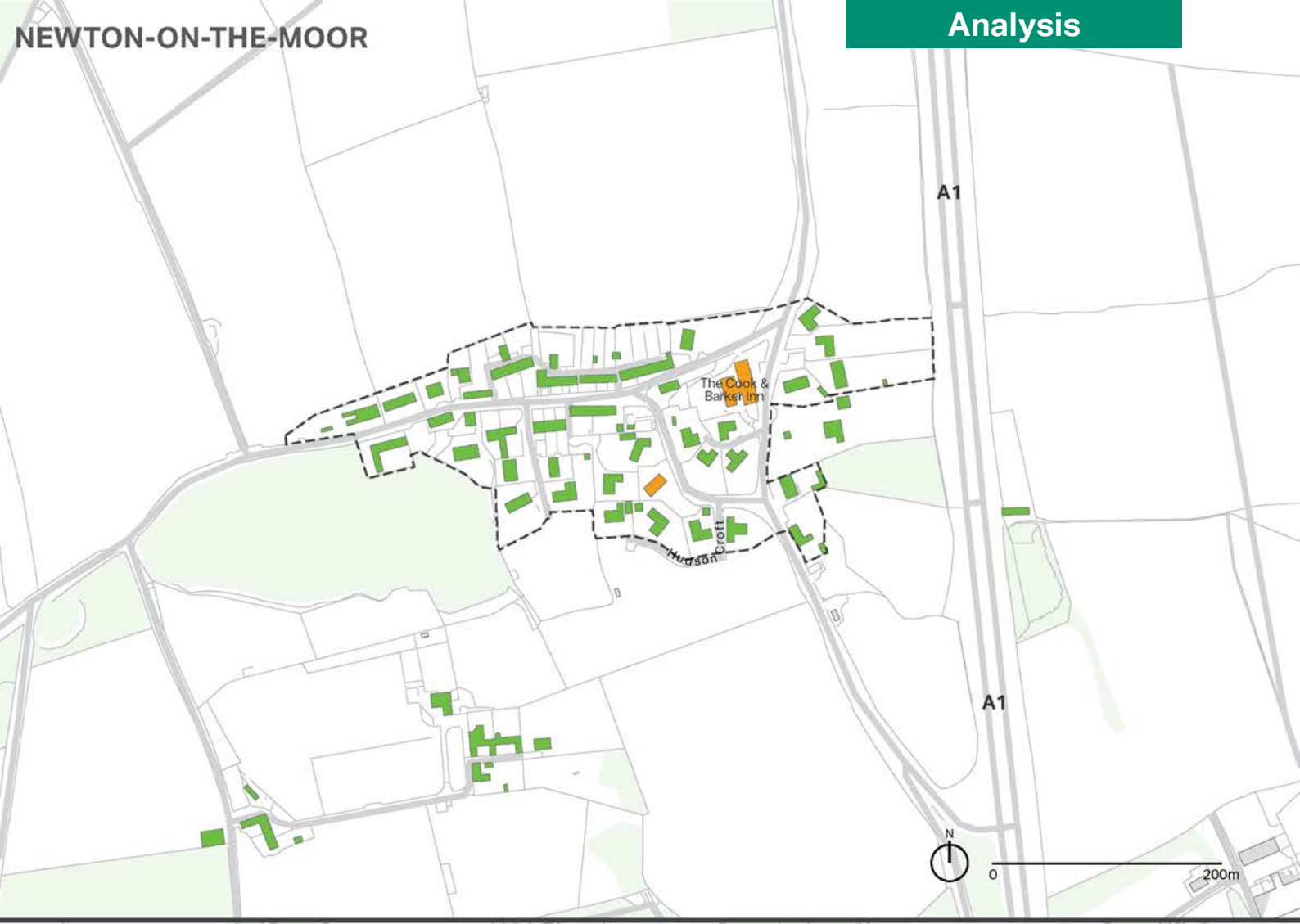
This average height responds to the topographical and rural context of the area, with the modest building scale ensuring a harmonious transition between built form and landscape. This contributes to the rural character of each settlement where the scale of most buildings are proportionate to their rural setting. This is particularly important at the edge of settlements such as along Park Road in Swarland where the one-plot-deep ribbon of homes are open to landscape on two sides making them more visible from the surrounding countryside.

More recent development, as well as recent planning applications/proposals, have begun to deviate from the prevailing scale of development, with some rising up to 2.5 storeys. These examples not only stand out but they diminish the rural charm and character of the area. Such buildings are overbearing to the prevailing villagescape and detract from the area's modest villages and traditional built form.

Smaller settlements like Newton on the Moor and Hazon have a strong relationship with the surrounding countryside due to their relative scale. Compared to the likes of Swarland, these settlements are much smaller, with their built form having a more sensitive relationship with the countryside.

DESIGN CONSIDERATIONS

- Converting bungalows should respect the prevailing storey height and scale of the existing building
- Proposals must consider the rural setting of the area and how bulidings can sensitively relate to the surrounding countryside
- Developers should inform the scale of proposals based off surrounding best practice (i.e. 1.5 storey building stock rather than 2+ storey homes)



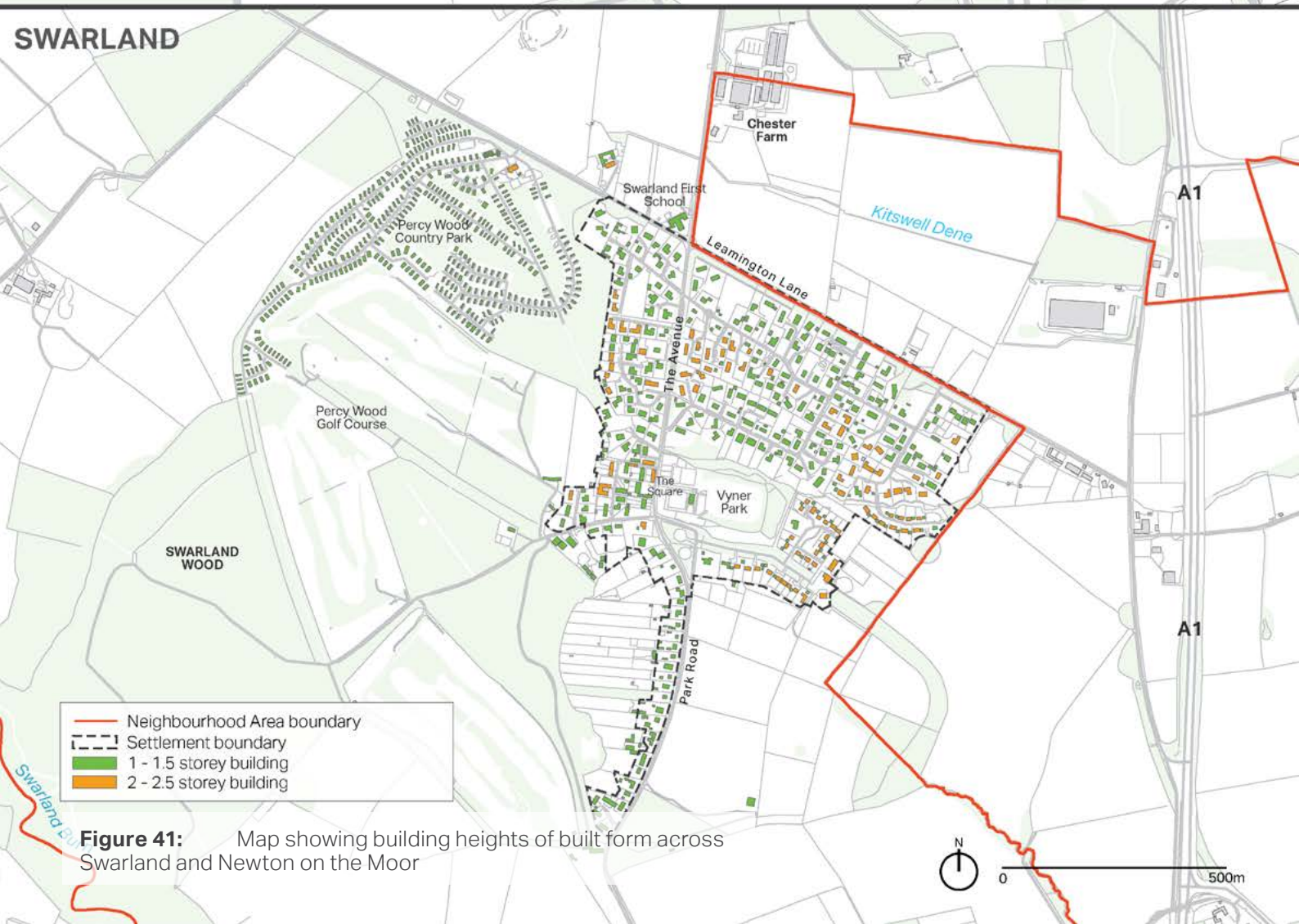


Figure 41: Map showing building heights of built form across Swarland and Newton on the Moor

Village edges & building height

The following design codes relate to the sensitive settlement edges of Swarland and Newton on the Moor, as well as the prevailing building height across the Parish.

Both are linked and should be considered together by proposals, as building height at the settlement edge will impact the transition between urban and natural landscapes. The Parish has a prevailing building height of 1 to 1.5 storeys and this should be achieved within new development, particularly along sensitive settlement edges.

C1 - Avoiding ribbon development: New development should be sensitive to the surrounding landscape. Inappropriate ribbon development away from the principal settlement and their settlement boundaries should be avoided where it has an adverse impact on landscape character.

C2 - Avoiding settlement coalescence: Landscape gaps between settlements should be retained to ensure the distinctiveness of each settlement and avoid coalescence. This includes between Percy Wood CountryPark and Swarland.

C3 - Maintaining distinctive settlement edges: Development should not be proposed which breaches a distinctive settlement edge such tree canopies and hedgerow. Such edges contribute to the rural character of the Parish as well as local biodiversity.

C4 - Planting buffers at the settlement edge: Settlement edge development should be buffered with natural screening to help mitigate the visual impact / impede key views. This can include hedgerow and trees as they are common boundaries found across the Parish.

C5 - Prevailing building height: As highlighted on the previous page's plan, most building are between 1 and 1.5 storeys. This informs part of the area's built character as well as respecting the area's undulating topographical landscape.

C6 - Lower density at the settlement edge: Consider using lower density development at the settlement edge in fostering a gentle transition between built form and landscape. This includes bungalow or 1.5 storey development. Anything above 1.5 storeys should be appropriately screened with planting to mitigate its scale against the backdrop of the surrounding landscape and the prevailing 1-1.5 storey building height of the Neighbourhood Area.

C7 - Proportional development: Overtly large dwellings that dominate streetscapes will not be supported. Dwellings or any other form of development, must respect the rural and village-scale character of both Swarland and Newton on the Moor.

Figure 42: The above plan highlights indicative boundaries for inner and outer Swarland. Outer Swarland constitutes the settlement edge and is the most sensitive area of the the village due to its relationship with the surrounding landscape. Proposals within this area need to consider building height and screening more than inner Swarland.

Figure 43: 1-1.5 storey buildings should continue to be the prevailing building height across the area, particularly at the settlement edge of Swarland and across all of Newton on the Moor due to its relative size and distinct one-storey built character.

2.4 Rural settlements

The Neighbourhood Area is host to two hamlets: Hazon and Hartlaw.

2.4.1 Hazon

Hazon has been an agricultural estate from Norman times through to the 20th century as part of Hazon Estate. Hazon Burn also to the west of the hamlet, by which it owes its name.

The hamlet remains a small rural settlement made of up predominantly historic buildings relating to its agricultural heritage, with any additions being agricultural buildings reflecting contemporary and larger-scale farming practices.

Hazon has 12 dwellings which are important to its 29 inhabitants. Residents enjoy the idyllic rural location amongst ancient fields in which there is still evidence of Medieval ridge and furrow farming.

2.4.2 Hartlaw

Hartlaw is the smallest of the hamlets, where remains of a medieval village were discovered. All that is left today are a farm house, cottages, garden and paddock walls which are Grade II Listed.

There are a number of isolated buildings distributed across the Parish's open countryside. These include historic residences and farms accessed via private driveways and local access roads.

2.4.3 Newton Hall estate

A notable development outside of the Parish's settlements includes the Grade II Listed Newton Hall, an 18th century country estate with associated buildings (i.e. working cottages) distributed across its estate.

The hall is the largest residence in the Parish and has been recently restored and renovated. It is surrounded by formal gardens and mature woodland.

2.4.4 Agricultural buildings

There are also multiple farmhouses and associated infrastructure dotted around the landscape. Many of the historic farmhouses are Grade II Listed, reflecting the area's agricultural heritage and landscape character. Some Grade II Listed farmhouses include Overgrass Old Farmhouse, Newton Greens Farmhouse and Villa Farmhouse.

Large commercial-scale agricultural buildings can be found at Chester Farm. These reflect larger-scale modern farming.

DESIGN CONSIDERATIONS

- Any form of development in the open countryside will be easily viewable, especially on hillside locations
- Development in rural hamlets and the open countryside will be proportional to the rural landscape and setting of the Parish
- The Parish has a prominent landscape character and rural context

Figure 44: Agriculture infrastructure, Hazon

Figure 45: Limestone cottages, Hazon

Figure 46: Limestone cottages, Hazon

Figure 47: Grade II Listed Hazon House, Hazon

Figure 48: Aerial view of the Newton Hall estate located south west of Newton on the Moor

Rural settlements

Landscape is a prominent feature of the Parish, reflected by its rural hamlets and isolated developments, mainly agricultural, distributed across its open countryside. While development will be focused within the settlement boundaries of Swarland and Newton on the Moor, small-scale and minor proposals will come forward in Hazon, Hartlaw and in the open countryside.

Such developments will have to mitigate the visual impact they have on the surrounding landscape, ensuring the Parish's rural character is not compromised.

D1 - Visual impact of agricultural development: Agricultural development should refrain from using materials and colours that contrast with the surrounding landscape. Muted and contextual colour palettes are encouraged so not to disturb the local landscape character.

D2 - Hamlet development: Proposals within the hamlets of Hazon and Hartlaw must be limited to extensions, outbuildings, change of use etc. , rather than the introduction of new buildings. The hamlets fall well outside of any settlement boundary and must maintain their rural character.

D3 - Types of development in the open countryside: Development outside of the Parish's settlement boundaries must be limited to small-scale residential development (i.e. conversion of existing building), agricultural development, road/ community infrastructure etc. Residential proposals will not be supported outside of the settlement boundaries of Swarland and Newton on the Moor.

D4 - Screening in the open countryside: Any development outside of Swarland and Newton on the Moor's settlement boundaries must be appropriately screened with natural buffers such as hedgerow and trees. This is to mitigate the visual impact of development when set against the backdrop of the surrounding landscape.

D5 - Converting existing buildings in the open countryside: There are several historic buildings distributed across the open countryside. The historic character of the buildings should be maintained and enhanced within any proposals to convert/regenerate them. This includes historic walls such as the drystone and limestone walls found throughout the Parish's rural lanes.

D6 - Boundary treatments: Rural boundary treatments such as hedgerow, dry stone walls, and limestone walls are an important feature of rural lanes and development within rural hamlets and the open countryside. Such treatments must be maintained or enhanced in proposals.

D7 - Landscape character: Proposals must enhance or maintain the landscape features outlined in the Northumberland Landscape Character Assessment (2010).

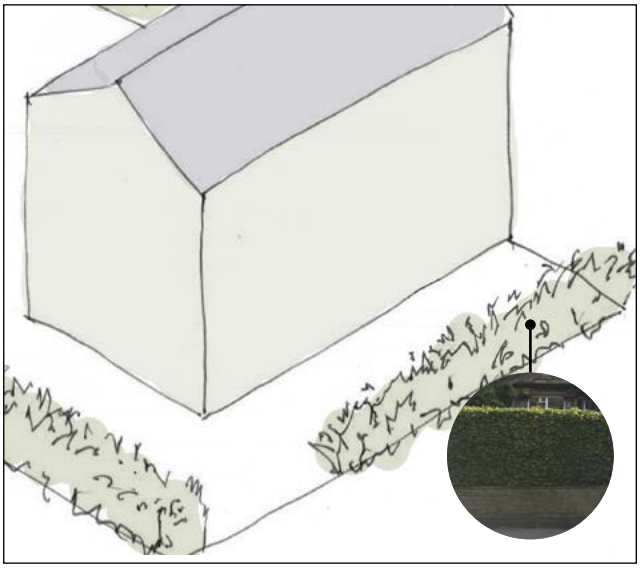


Figure 49: Hedgerow boundary treatments should surround buildings in rural hamlet or in the open countryside

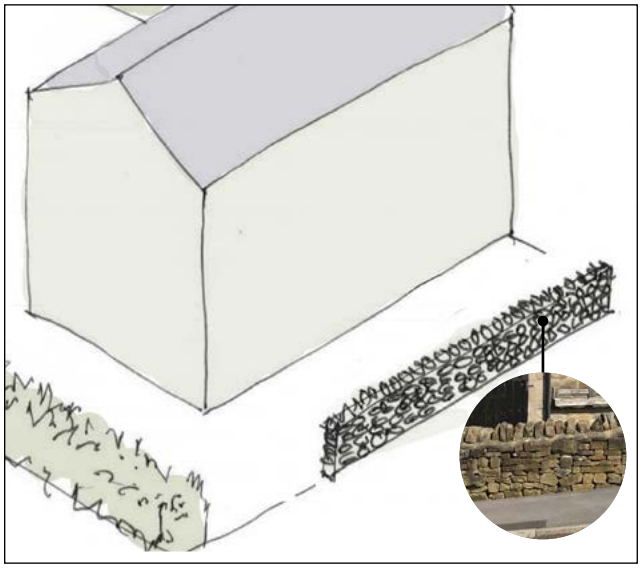


Figure 51: Limestone walls and/or drystone walls boundary treatment should surround buildings in rural hamlet or in the open countryside

Figure 50: Hazon aerial - cluster of homes and agricultural buildings distributed in an organic layout. Development and planning applications within Hazon will be limited to extensions, conversions and those relating to agricultural use. The hamlets rural character must be preserved by minimising development.

2.5 Percy Wood Country Park

Percy Wood Country Park is a caravan park and golf course spanning a large area of land to the north west of Swarland. There are some 449 individual accommodations (with plans to increase this to 500) on the site including a mix of static caravans and timber cabins as well as an 18 hole golf course. The golf course is currently in a poor state and is only used during dry conditions.

With being situated close to the Cheviot Hills and moors yet only a short drive from the coast, its parkland setting offers spectacular views of the North Sea and surrounding countryside.

Percy Wood Country Park is subsequently a large site and has seen growth over recent years begin to encroach on the amenity of Swarland village. For example, trees along Beech Wood have been removed to make way for additional units. The loss of this has reduced screening between the village and Percy Wood.

The continued expansion of the park is a particular concern of the Steering Group and Swarland residents due to the affect it may have on the amenity and rural setting of the village.

DESIGN CONSIDERATIONS

- Proposals must consider additional screening to mitigate the park encroaching on the visual and physical amenity of Swarland
- Percy Wood owners must consider the character, amenity and setting of Swarland when proposing future expansions or additions to the site
- The scale and holiday population of Percy Wood must be considered in relation to the rural setting and relative scale of Swarland and its services/facilities

Figure 52: Percy Wood Country Park reception building at its Leamington Lane access

Figure 53: Static caravans - the most common holiday home typology within the park

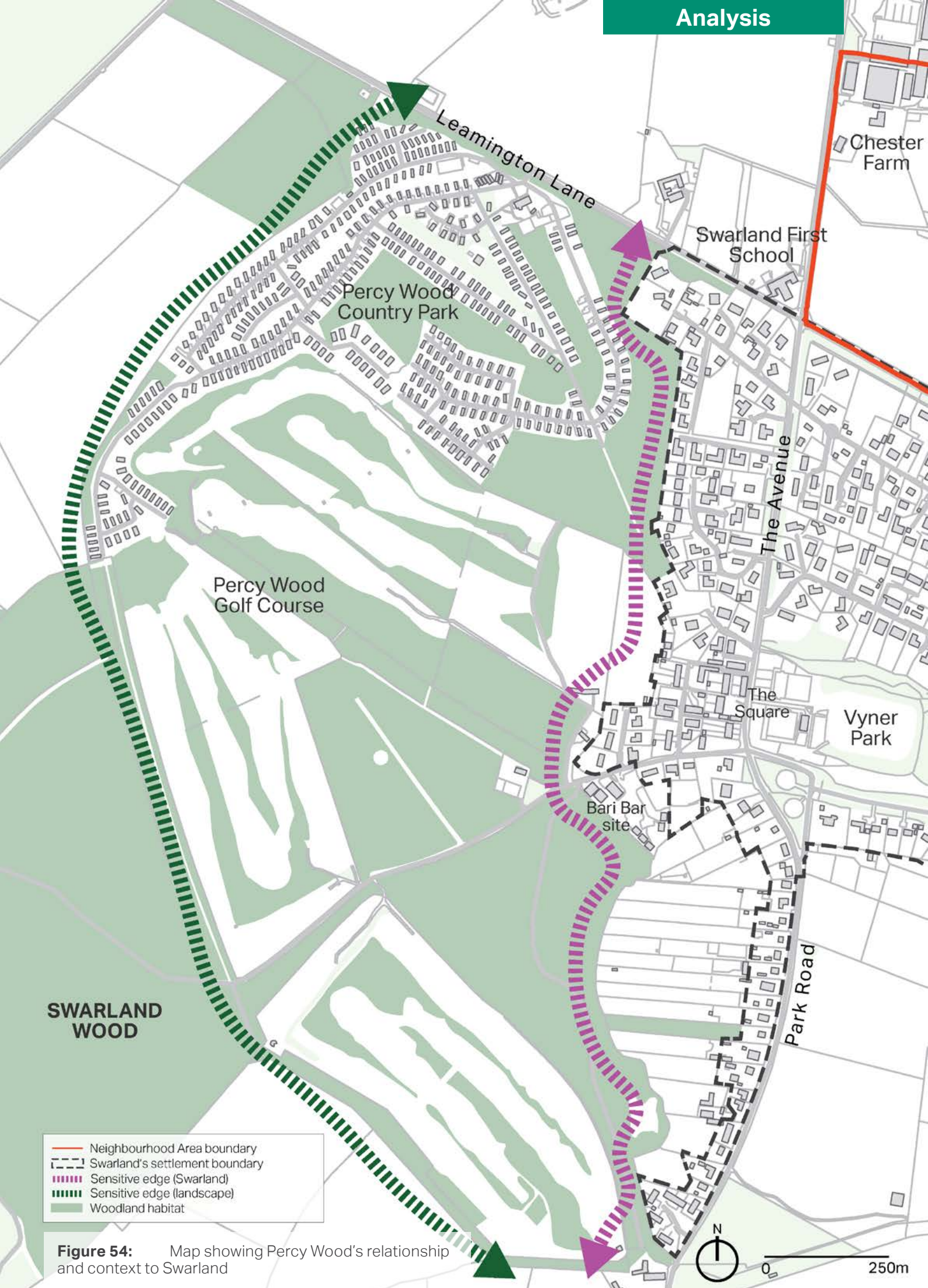


Figure 54: Map showing Percy Wood's relationship and context to Swarland

Percy Wood Country Park

As a large country park adjacent to Swarland, Percy Wood Country Park has a noticeable affect on the character of the area, both in terms of the influx of short-stay residents and the size and scale of the park's accommodation.

The local community are particularly concerned about the park's continued expansion and how this might cause further codes intend to mitigate this.

E1 - Avoiding coalescence between Swarland and Percy Wood : A separation between Percy Wood Country Park and neighbouring Swarland should be maintained to protect the amenity and character of Swarland.

E2 - Green buffer: The green buffer between Percy Wood and Swarland must be maintained. This includes the maintenance of the green buffer (i.e. existing trees and grassland) between the two areas. This also includes ensuring Percy Wood is screened from view from Swarland.

E3 - Relationship with surrounding countryside: As well as a sensitive edge with Swarland, the park is surrounded by the Parish's open landscape on its remaining sides. A green buffer/screen should be maintained to ensure the park does not dominate views into Swarland and so the park is generally obscured from the surrounding countryside.

E4 - Natural screening and buffers: Percy Wood must maintain a distinct separation between itself and Swarland by ensuring proposals do not breach existing natural buffers such as hedgerow and woodland. Additional buffers should be included within proposals (with at least a 2:1 replacement ratio) where retention is not possible.

E5 - Integrating green corridors: Green corridors are recommended so as to integrate new development with the surrounding landscape, as well as providing additional pedestrian and habitat links between Percy Wood and Swarland.

E6 - Proportional facilities: Any future proposals by Percy Wood Country Park must respect the rural village setting of Swarland, as well as the wider Neighbourhood Area. The Parish has modest services and amenity to accommodate the influx of short-stay visitors from Percy Wood, but the site must refrain from producing facilities/infrastructure disproportionate to the scale of Swarland.

E7 - Proportional scale and growth: Any future plans for expansion must consider how the character and setting of Swarland will be affected. The country park is large and should neither dwarf, dominate or encroach on the settlement boundary and character of Swarland.

E8 - Character of accommodation: In common with any other development proposed across the Neighbourhood Area, the character and design of holiday accommodation must respect the character of the Parish. This includes using colourways and materials sympathetic to the local vernacular, while also respecting the area's prominent landscape character.

E9 - Watercourses: Any expansion of Percy Woods must provide appropriate upgrades to the existing drainage/sewer systems as it is currently at capacity and resulting in frequent overspills.

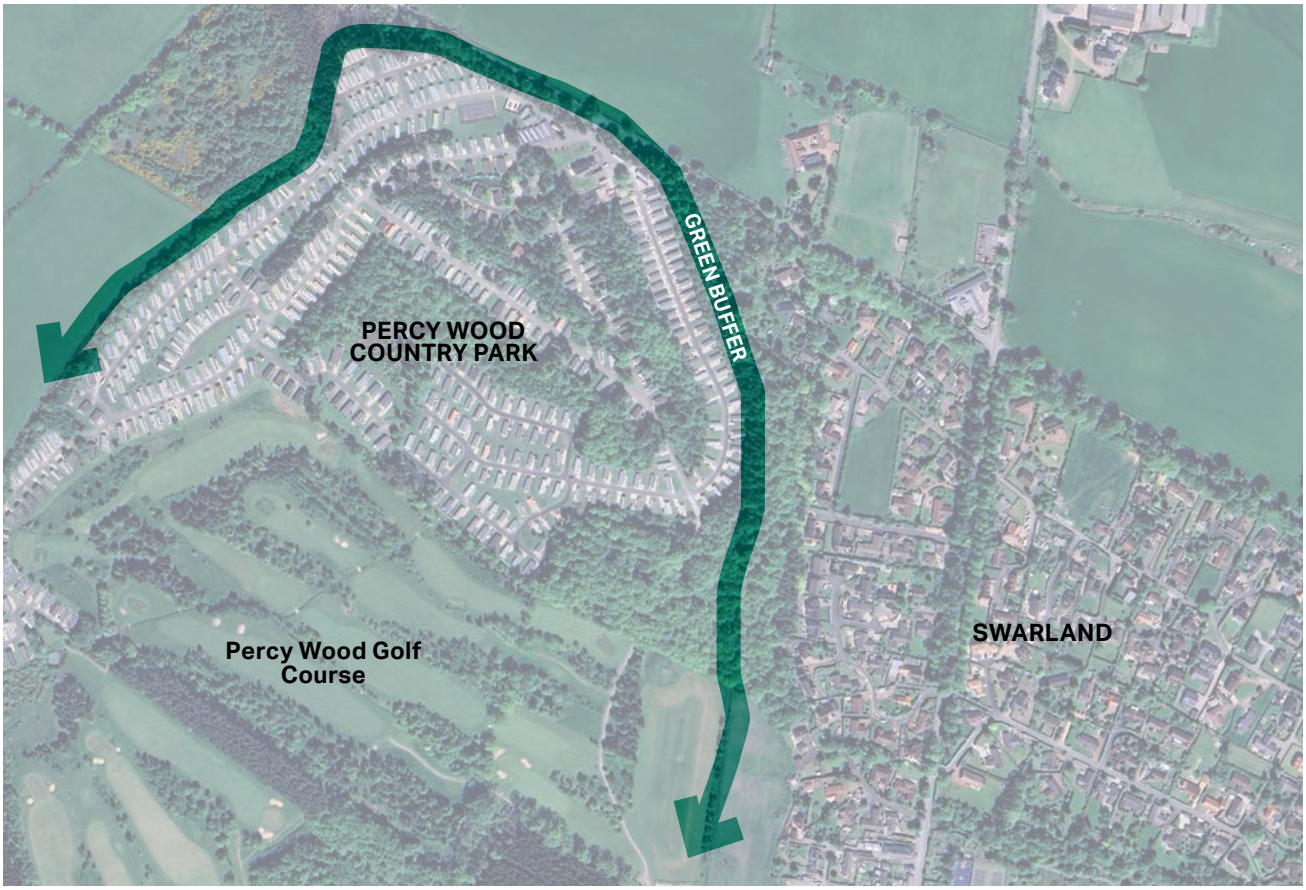


Figure 55: The green buffer separating Percy Wood Country Park from Swarland must be maintained to mitigate the affect the park has on the rural setting, character, and amenity of Swarland. As well as this, Percy Wood must ensure a green buffer is maintained between itself and the surrounding countryside. This is currently made up of hedgerow and tree canopies spanning bounding the roads adjacent Percy Wood.

Figure 56: Timber clad chalet with dark green roof produces a muted colourway that seamlessly blends into the surrounding landscape

Figure 57: Percy Wood is a large caravan holiday park with connecting roads running throughout it

03

Area-wide analysis & design codes

3. Area-wide analysis and design codes

This chapter outlines area-wide analysis by covering context relating to the whole Neighbourhood Area. It includes area-wide design codes to be applied across the neighbourhood area.

3.1 Heritage & character

The Neighbourhood Area's ancient origins are reflected by its historic designations distributed amongst its settlements and vast open landscape. These include man-made structures such as buildings and monuments, as well as landscape features such as ancient woodland, hedgerow, and tree canopies which equally contribute to the area's historic and natural environment.

Listed buildings

There are 48 Listed buildings in the Neighbourhood Area including a single Grade II* Listing (Swarland Old Hall) and the remainder being Grade II Listed.

3.1.1 Conservation Area

Designated in 1972, the Newton on the Moor Conservation Area encompasses the northern half of the village and includes three Grade II Listed buildings. The village has a distinct character reflected by a cohesive use of material and form which are almost entirely a single storey and made of limestone.

Several of its cottages date to the 18th century but the village itself was established as a borough in 1249, making it an ancient and historically important settlement.

Summary of historic features:

- Wide village street
- Single-storey buildings
- Use of locally made pantiles
- Estate village layout and character

3.1.2 Scheduled Ancient Monuments

There are 2 Scheduled Ancient Monuments (SAM) in the Neighbourhood Area.

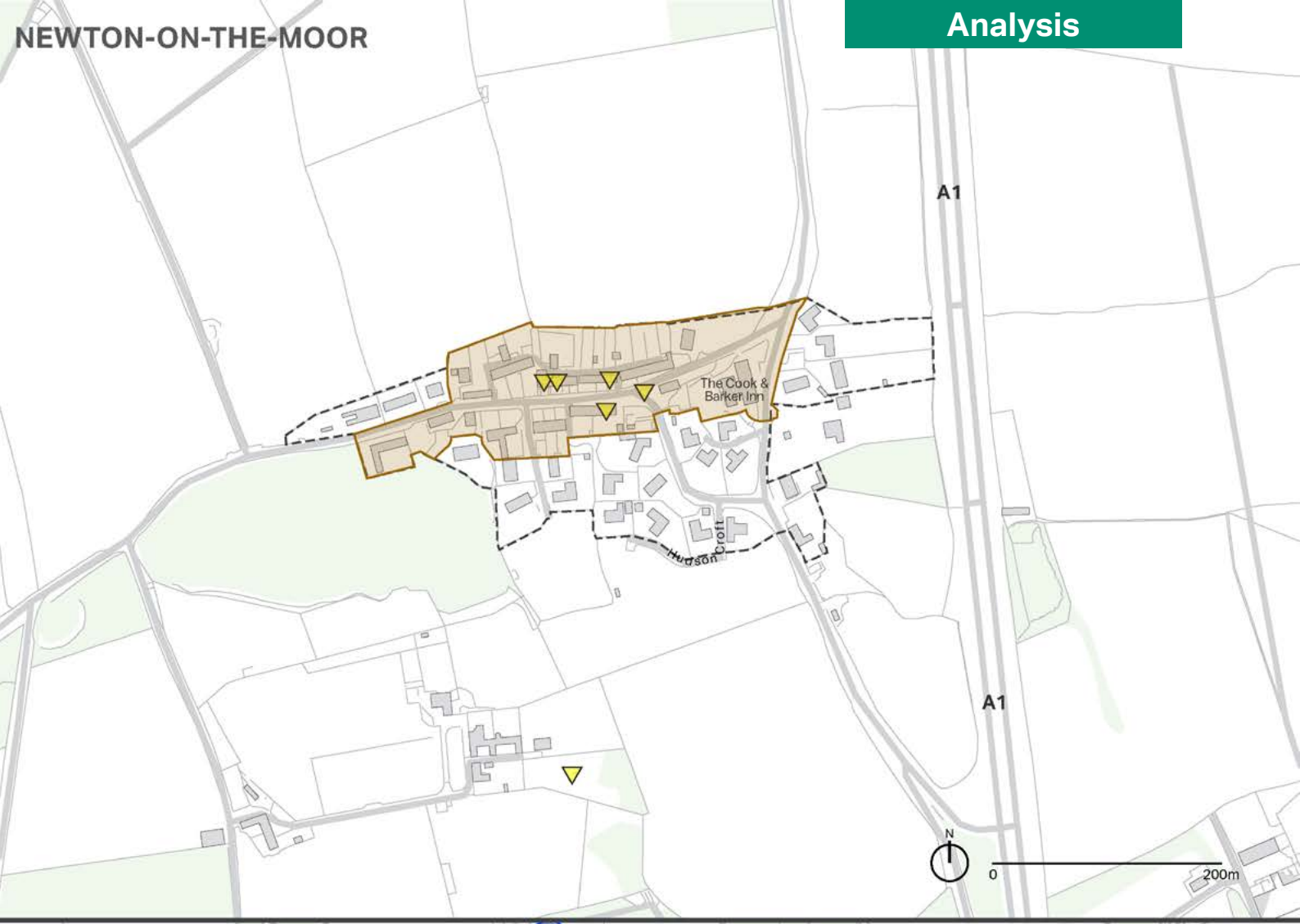
The smaller of the two lies at the summit of Swarland Hill to the north of Swarland Hill. The site is host to a defended settlement (or ancient camp) of Iron Age date.

It is surrounded by a single earth stone bank and ditch, with a fragmentary additional outer bank, all of which are preserved as low earthworks.

The second site is located to the far west of the Neighbourhood Area towards Bigges' Pillar and Edlingham Woods. The site is host to an extensive cairnfield of Bronze Age date, including a ring cairn and a group of cup and ring decorated rocks.

DESIGN CONSIDERATIONS

- Proposals need to consider their relationship to heritage assets in terms of their appearance and how they can positively contribute to local character
- Developers must consider prevailing materials, built character features and traditional build styles when designing any proposal



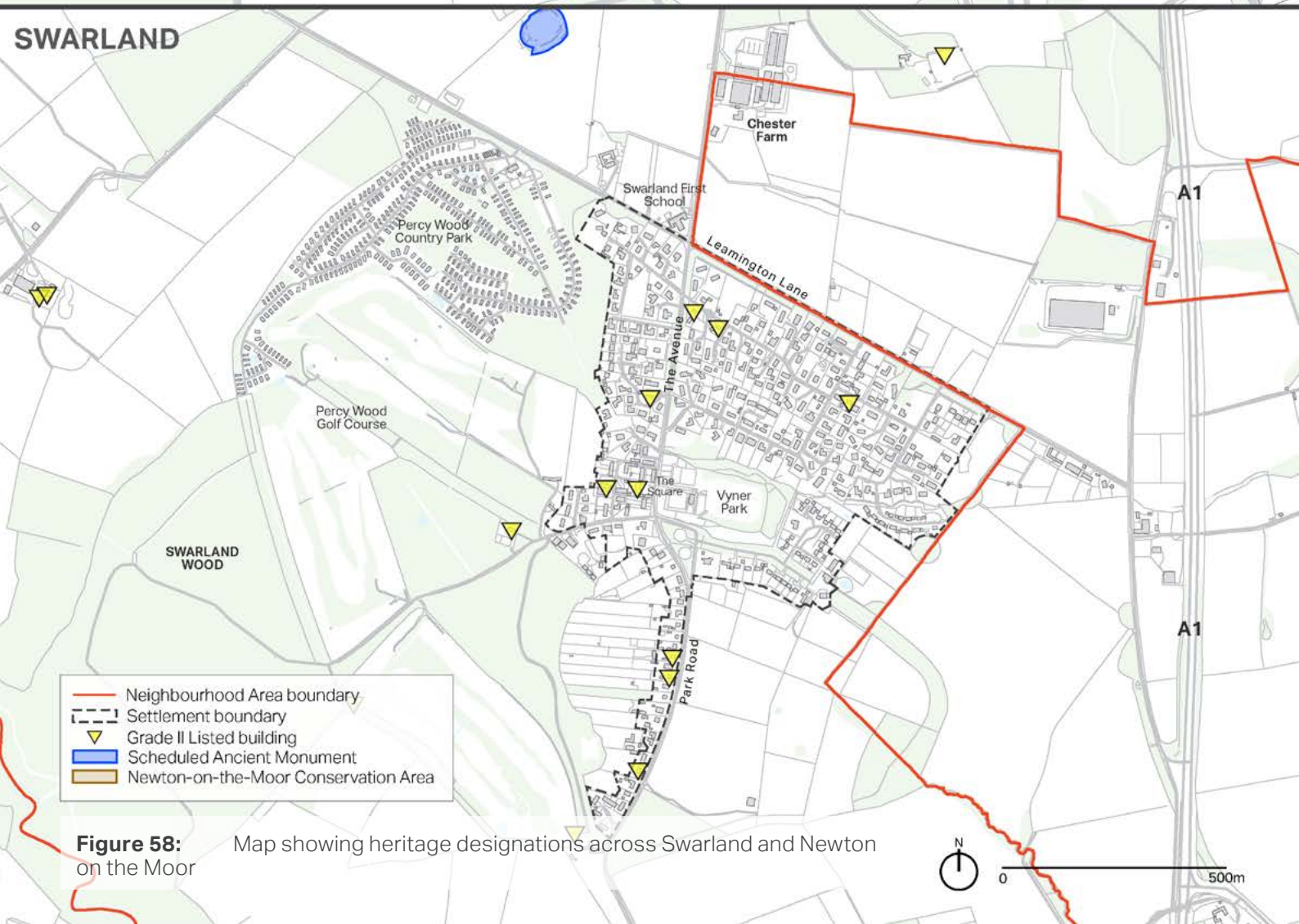


Figure 58: Map showing heritage designations across Swarland and Newton on the Moor

Heritage and character

The following codes relate to the overall character of the Neighbourhood Plan area, as well as codes relating to established urban design principles. The codes are therefore to be applied across the whole Neighbourhood Plan area.

Many of the codes are in response to locally identified design issues such as the size of dormers, the use of timber fence boundary treatments and how recent planning applications (and approved developments) have negatively affected the rural character of the Parish.

F1 - Contextual colourways: The choice of colour and finish is an important design consideration in mitigating adverse visual impacts. This includes within facade, roof and boundary treatments. Subtle or muted colours should be used to ensure cohesion with existing high-quality development. The colour of imitation materials should be as close to the natural material as possible to ensure cohesion with prevailing colour palette.

F2 - Timber fence boundary treatments: Close-board timber fencing boundary treatments should be avoided. Instead, vertical paddock fencing should be used or any of the other boundary treatments outlined earlier in this report, such as:

- Low rise limestone walls (incl. with wrought iron fencing)
- Hedgerow

F3 - Avoiding overly complicated design: Proposals should adopt a simple and focused palette that responds to the streetscape and space in which it relates. Overly complicated and random mixes of materials / palettes should be avoided.

F4 - Avoiding low quality precedent: Existing and/or nearby examples of low quality design should not be referenced or replicated. In planning applications, using existing developments that do not contribute to local character cannot be used as a reason for further poor design. Instead, proposals should refer to high-quality contextual features such as those outlined in the local vernacular study of both Swarland and Newton on the Moor.

F5 - Dormer windows: There are several examples of dormers being disproportionately large across both Swarland and Newton on the Moor. Dormer windows should be modest in size and either match, complement, or reference the existing building fenestration, materials and overall character.

F6 - Preserving green character: Due to the rural context of the Neighbourhood Area, landscape features such as trees, hedgerow and other green (and blue) infrastructure must be retained or incorporated within proposals.

F7 - Preserving rural setting of the villages and hamlets: Future proposals must respond to the rural character of the Parish by ensuring they are contextual and proportional to the scale of the settlement they are in. Proposals must consider how the design of built form will relate to the surrounding countryside and the landscape features both within and adjacent any given site boundary.

Figure 59: Green character along Kenmore Road, Swarland where hedgerow and grass verges are key features of the streetscape

Figure 60: Appropriately sized and proportional dormer windows on Park Road, Swarland

Figure 61: Recent development in Swarland reflecting local heritage and character wth its limestone facade, red clay pantile roof and limestone quoins, window headers and cils.

Figure 62: Original historic barn (right) and new build dwelling in Swarland. The new dwelling and its driveway and access are sensitive to the scale and character of the original barn building.

3.2 Topography

Topography is a prominent feature of the Neighbourhood Area and has a substantial contribution to informing its landscape character. As such, its important that buildings within the area respond to the topographical context in which they lie.

This is particularly important in places like Swarland where the settlement's hillside location on Swarland Hill affords it attractive views of the surrounding landscape. This also makes the village particularly visible from the east and south with the peak of the hill being to the north-west of Swarland.

Figure 63: Hazon Burn

Swarland Hill peaks at circa 188m around the northern end of Leamington Lane. Newton on the Moor is also located on the hillside, siting at around 145m, giving it a fairly prominent position on the hill and visible from the north, east and south.

The hill on which both villages sit on is surpassed by the land leading up to Bigges' Pillar, a hill situated further north-west from either village. While the peak (269m) of Bigges' Pillar is outside of the Neighbourhood Area, the section within the area sits at circa 260m, making it the highest point within the Newton on the Moor and Swarland Neighbourhood Area.

By contrast, the lowest point in the area lies at circa 45m where the Hazon Burn flows southerly past the hamlet of Hazon, by which it owes its name. This minor watercourse flows down a tight steep ravine before joining the River Coquet further downstream, although outside of the Neighbourhood Area.

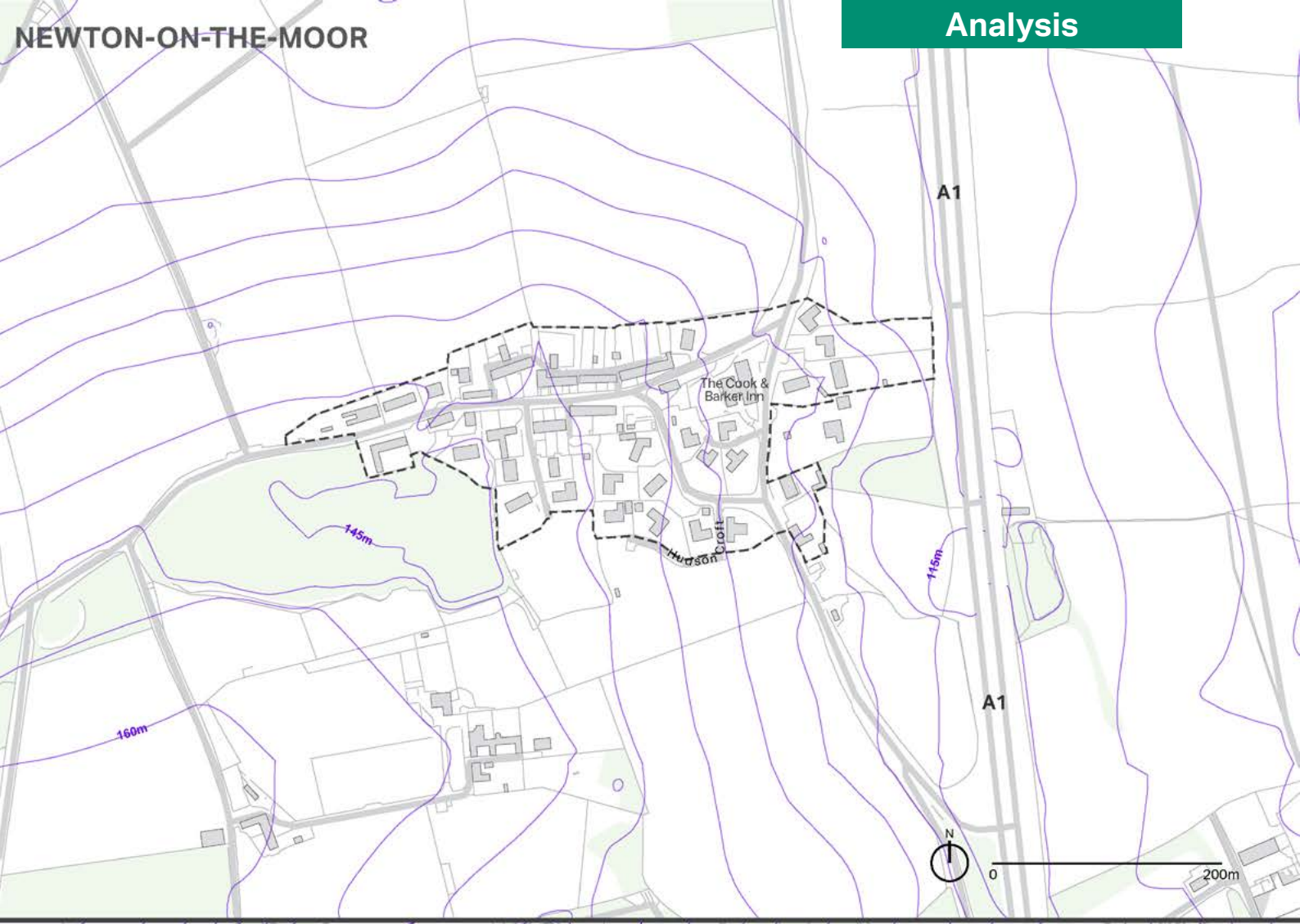
3.3 Watercourses and flood risk

As per the Environment Agency's flood risk mapping, a majority of the Neighbourhood Area is free from Flood Zone 2 and 3, making flooding a minor issue within the area.

The area is host to a network of minor watercourses including streams, burns, and denes. Many of these are concentrated around Swarland, such as the Kitswell Dene and Swarland Burn.

DESIGN CONSIDERATIONS

- As well as Environment Agency flood mapping localised flooding and wetland areas should be appraised during the design stages of any proposal
- Proposals must consider rainwater run-off due to the varied landform of the area, as well as the position and direction of flow of the area's network of watercourses (burns and streams)



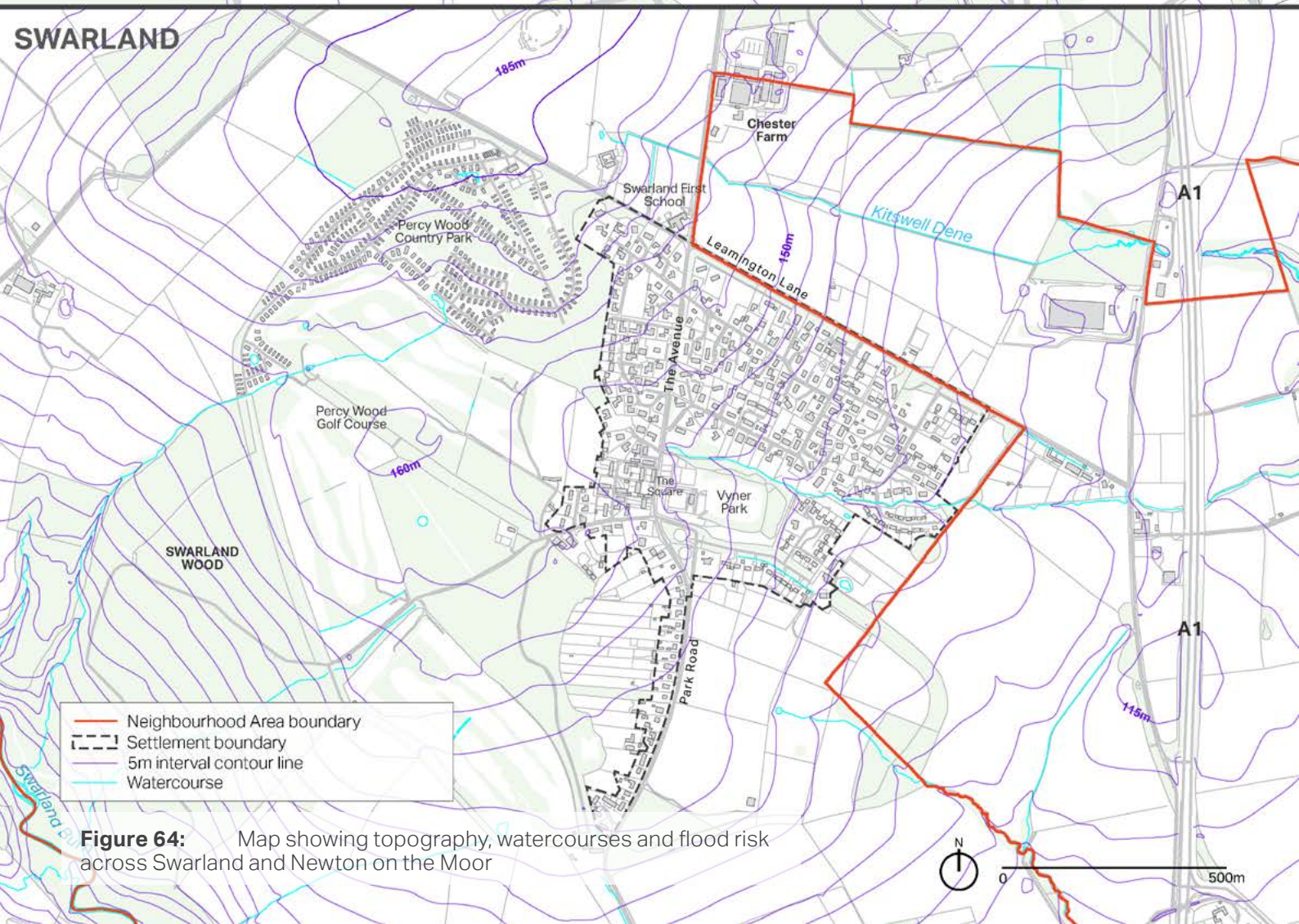


Figure 64: Map showing topography, watercourses and flood risk across Swarland and Newton on the Moor

Topography, watercourses & flood risk

Topography is a key feature of the Parish's landscape and proposals need to ensure they consider how this will affect local character, particularly in relation to visibility and flood risk. The following design codes relate to topography and water management, and how proposals should consider water run-off and a change in level.

G1 - Hillside locations and orientation: The Parish's primary settlements are located on a hillside. Buildings on a slope should be orientated to maintain and enhance views of the surrounding landscape, but should adopt appropriate screening measures to ensure privacy of other units is maintained.

G2 - Responding to level change: Buildings should seek to adopt appropriate design solutions to address level changes. Buildings should not appear out of scale in comparison to their surroundings.

G3 - Mitigating prominence in the landscape: Low-lying dwellings ranging between 1-1.5 storeys are typical to the local Newton on the Moor and Swarland vernacular and are appropriate responses to the area's topography and subsequent building prominence on hillsides.

G4 - Privacy of surrounding dwellings: Development in elevated positions should be aware of its position above other units and consider the privacy of those below.

G5 - Sustainable Urban Drainage Systems (SuDS): SuDS should be integrated into developments to help address surface water run-off. The degree of SuDS needed will depend on the topography and flood risk of the site and surrounding spaces. SuDS should be designed in accordance with The SuDS Manual, CIRIA. Drainage should be considered early in the development planning and design process.

G6 - Drainage strategy: Existing watercourses, existing surface water flow routes across the site, and existing drainage systems, must be taken into consideration and the drainage strategy should mimic natural drainage patterns as closely as possible.

G7 - Permeable paving: Adoption of permeable paving solutions instead of tarmac is encouraged. Gardens and soft landscaping should be maximised to reduce the overall area of impermeable hard surfacing that might increase surface water volumes and increase local flood risk. Further, green space can be used for natural flood protection e.g. permeable landscaping, swales etc.

G8 - Sustainable water collection: The installation of water butts within new residential developments is encouraged to collect rainwater (rainwater harvesting) from roofs and reduce the overall rainwater runoff impact of any development.

G9 - Sustainable water use: Buildings should incorporate domestic water saving measures such as aerated taps, thermostatic mixer valves, low-flow showers, dual flush WCs and water-efficient white goods.

Figure 65: Precedent image - Optimising permeability in public spaces and front gardens by incorporating permeable paving and surfaces

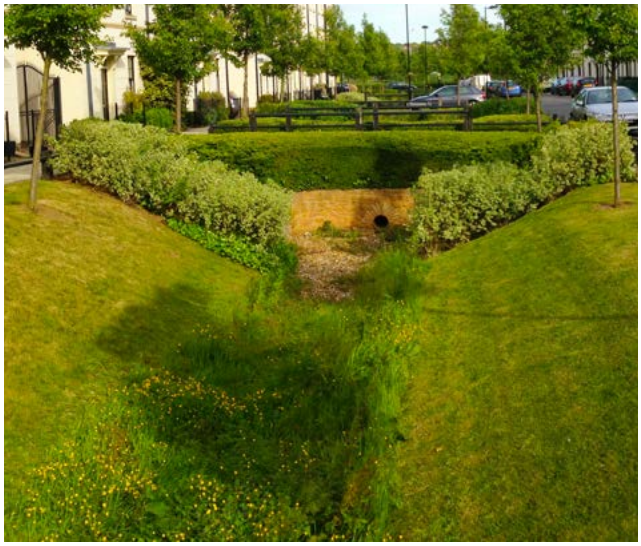


Figure 66: Precedent image - Illustrating how integration of sustainable urban drainage solutions can be incorporated into streetscapes

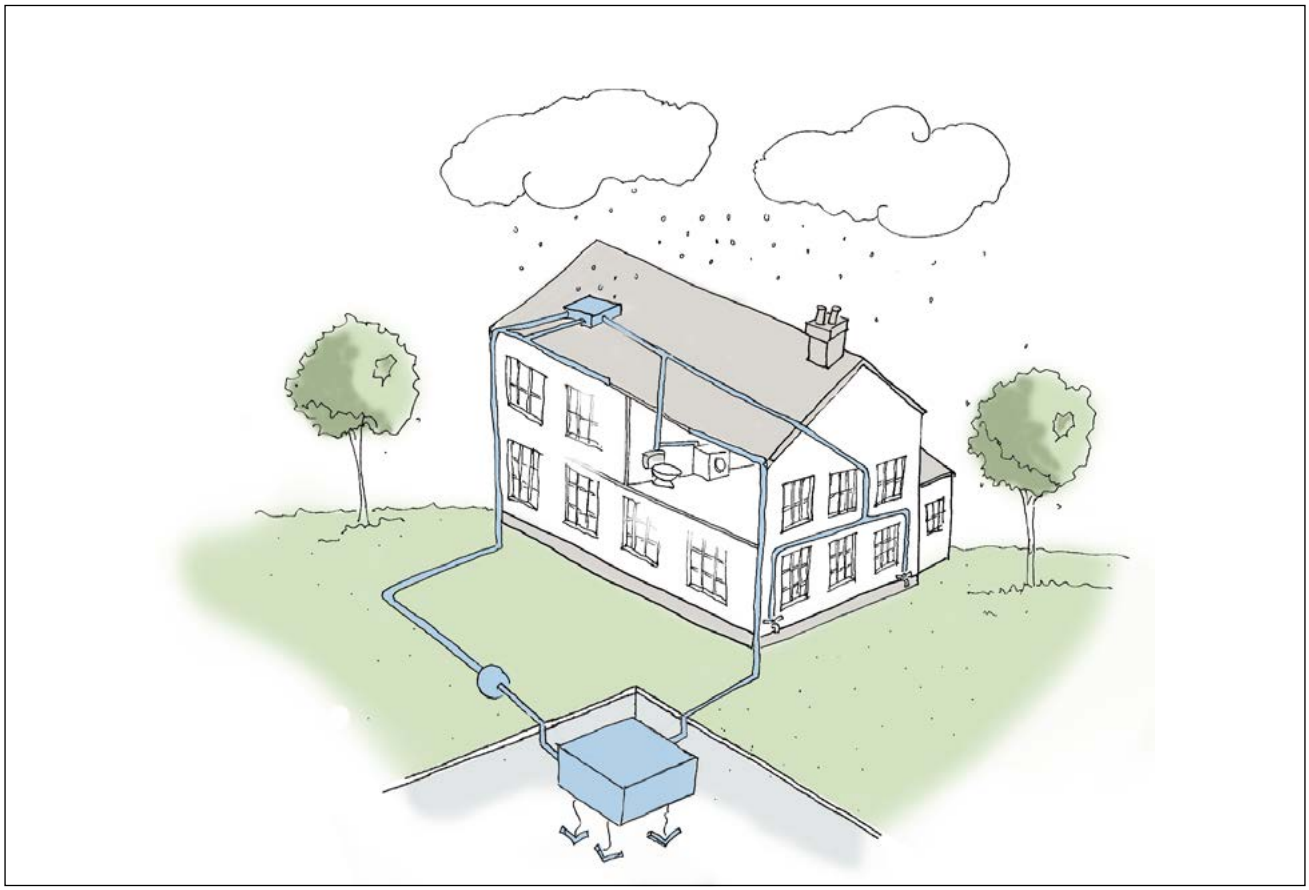


Figure 67: Sustainable water collection - harvesting rainwater by incorporating water butts is encouraged to enhance water sustainability and reduce the overall rainwater runoff of new development

3.4 Key views

The area is host to an array of valued views and vistas. These are highlighted on the adjacent plan after consultation with the Swarland and Newton on the Moor residents.

Vistas are a prominent feature of Swarland due to its long linear routes, including The Avenue and Leamington Lane. Both are lined with mature tree canopies and hedgerow, giving the vistas a strong green and historic character.

As well as being attractive features of any villagescape or landscape, views contribute to local wayfinding, improving legibility for those who live and visit an area.

Key views include:

1. Swarland Wood - panorama toward the Simonside Hills and Atheys Moor
2. Newton on the Moor - views north and west to Shiel Dykes
3. Old Swarland - panorama across the Coquet Valley and to North Sea
4. Chesterhill top, Swarland - view east to Coquet Island and Warkworth
5. Swarland School - view east to Coquet Island
6. Overgrass looking north across open farmland
7. Hazon - panoramic views
8. The lane at Glantlees looking west to the hills
9. Dyke Head looking north west
10. Old Park Road - looking east across the fields toward coast
11. Park Road - panorama over fields looking to coast and Felton
12. The Avenue - vista down the road The Avenue
13. Newton on the Moor - view from back of northern houses to the north across field to the A1 and beyond
14. Newton on the Moor - view into village from the A1 motorway

Figure 69: Vista down The Avenue, Swarland

DESIGN CONSIDERATIONS

- The vista on The Avenue are a prominent feature of Swarland and proposals should respect its framing, amenity and green character
- Proposals need to respect key views identified by the Neighbourhood Plan Steering Group
- Prominent views of both natural and built features should be protected or enhanced
- Developers must consider the visibility

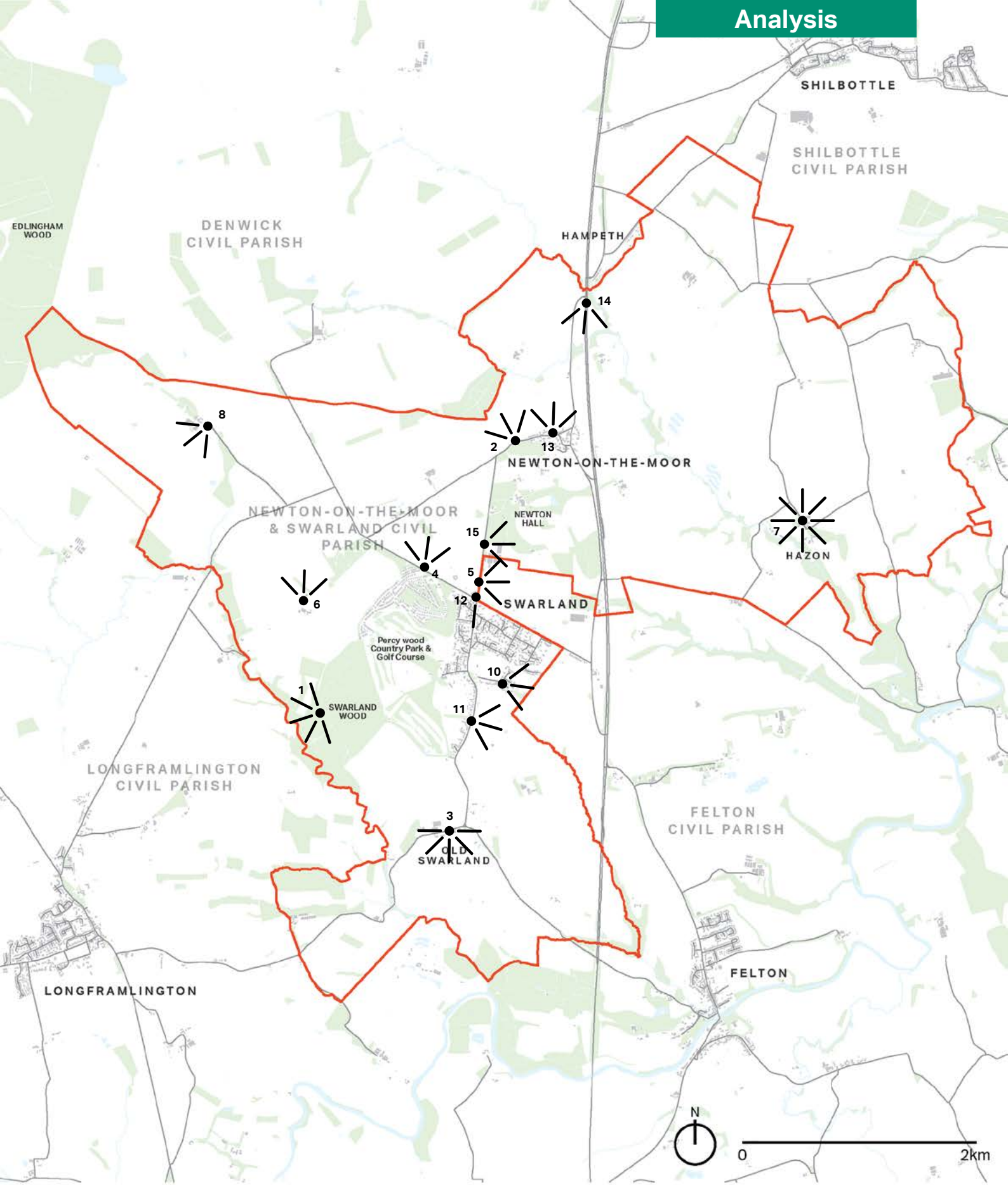


Figure 70: Map showing identified key views across the Neighbourhood Area.

Key views & vistas

A by product of the Parish's landform are the key views and vistas created by the landscape. With Swarland and Newton on the Moor located on hillsides, their elevated positions afford extensive views.

As the plan on the previous page highlights, there are a set of views/vistas that are particularly important to the local community. Proposals must adhere to the following design codes when considering how a development may affect views/vistas.

H1 - Protecting views at the settlement edge: Proposals on the settlement edge should be unobstructive of key views looking both inwards and outwards of the settlement. Views of the Neighbourhood area's landscape and built form are a locally defining feature that contribute to the legibility and way-finding of the area.

H2 - Protecting key views/vistas: As per the fourteen views outlined on Figure 49, proposals must not obstruct any of the identified views/ vistas. These are locally defining features highlighted by the community.

H3 - Utilising lower densities: Proposals that include buildings of lower densities (i.e. 1 - 1.5 storeys) should be considered in areas with key view and landscape sensitivities.

H4 - Transitioning between village and landscape: Proposals on the settlement edge should be configured to produce a harmonious transition between both the surrounding landscape and the built form of the settlement. This can be achieved via a mixture of lower density development and using natural screening (i.e. hedgerows, tree cover, green roofs etc.) to soften a developments visual impact.

H5 - Protecting and creating views for way-finding: Buildings should be oriented to maintain existing key views or to create new views/vistas which can contribute to local way-finding. Views of both landmark buildings (i.e. church spires) and landscape features (i.e. hills) should be utilised to promote legibility within the area.

H6 - Protecting The Avenue's vista: The Avenue in Swarland is a key feature and asset to Swarland's villagescape. The view down it as well as the trees, grass verges and low timber fencing contributing to its amenity and boundary must be protected. A group Tree Preservation Order (TPO) exists along The Avenue. These trees along with other trees and planting closely relating to the TPO must be protected.

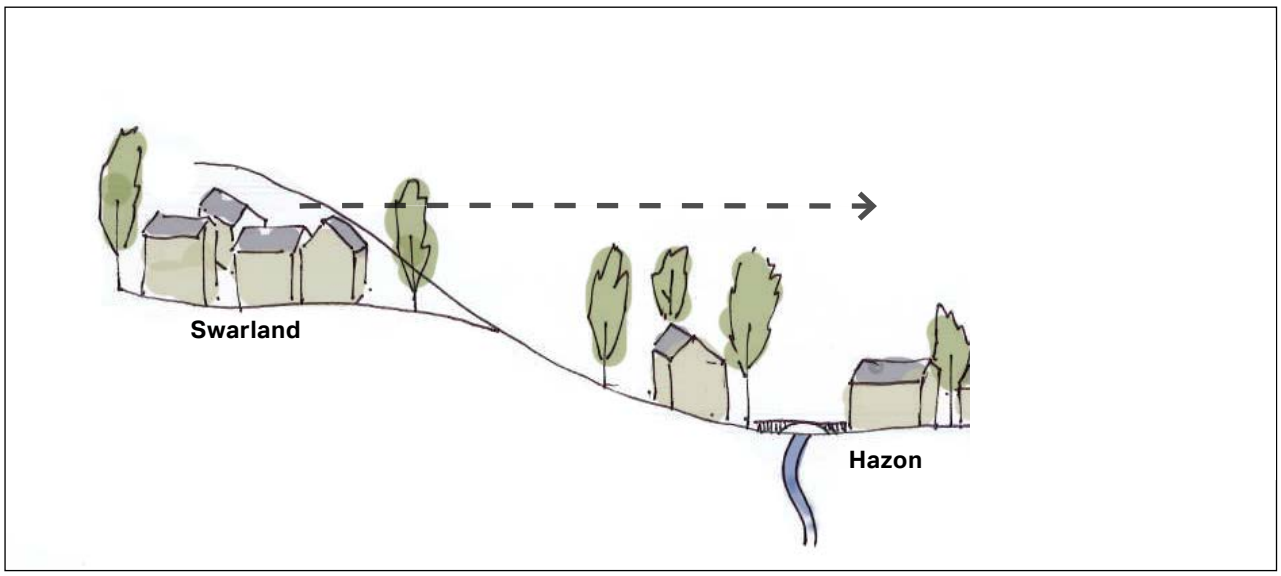


Figure 71: The views identified on page 41 should be unobstructed by any future development. This includes the long distance views from upon the escarpment which are an important character feature that should be conserved.

Figure 72: View from Park Road over equestrian fields looking to the North Sea in the far background, one of the several views identified by the group as an important view to be protected

Figure 73: Views over the moors surrounding Newton on the Moor

04

Checklist of design considerations

4. Checklist of design considerations

1

General design considerations for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Positively integrate energy efficient technologies;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

Street grid and layout:

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

3

Local green spaces, views & character:

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

3 (continued)

Local green spaces, views & character:

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

4

Gateway and access features:

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

5

Buildings layout and grouping:

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

5 (continued)

Buildings layout and grouping:

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

6

Building line and boundary treatment:

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

7

Building heights and roof-line:

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

8

Household extensions:

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

9

Building materials & surface treatment:

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

9 (continued)

Building materials & surface treatment:

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

10

Transport:

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

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