



Neighbourhood Plan Appendix C

Design Codes

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1) Introduction

The Reepham Neighbourhood Plan (RNP) seeks to preserve the character and heritage of Reepham whilst giving opportunity for development and possibilities to improve all aspects of community living from local services to public open spaces.

This document summarises key features of each of the identified Character Areas of Reepham and provides practical guidance for developers to follow, in order to comply with the provisions within the Reepham Neighbourhood Plan

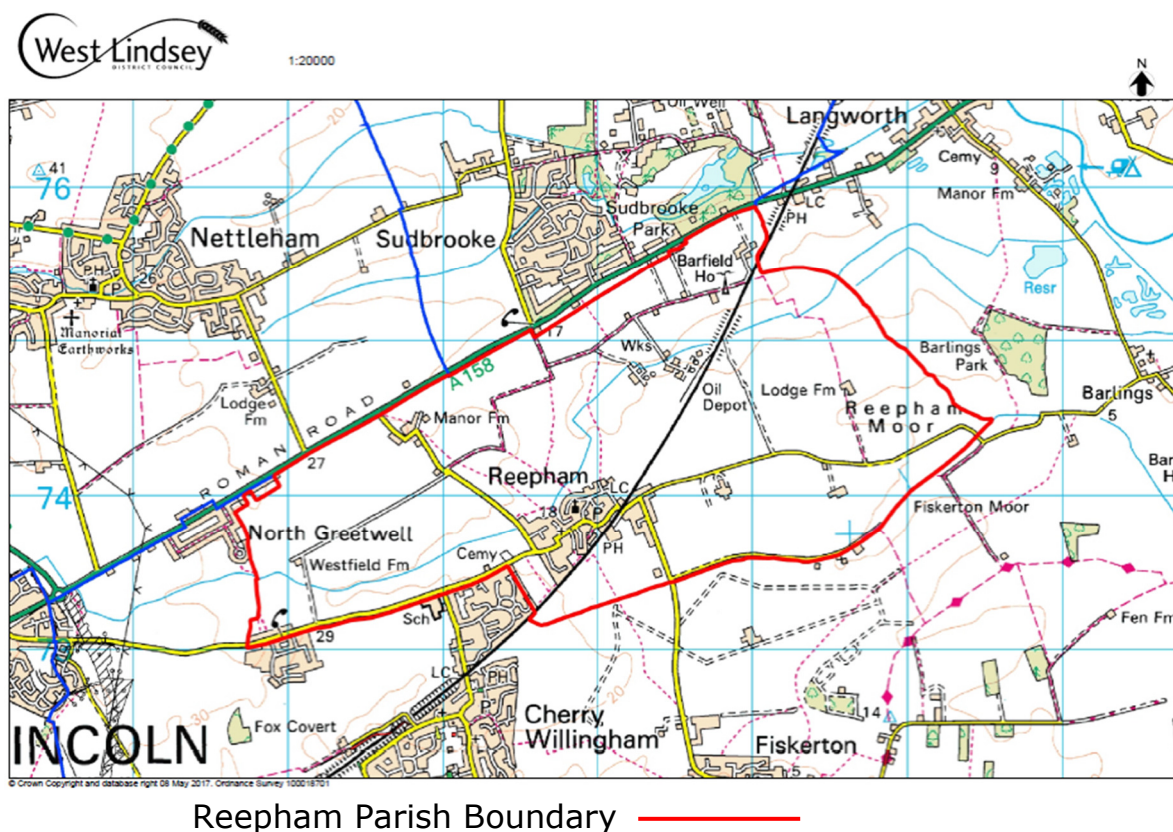
Community issues raised during the consultation process relating to the design of new development include:

Community Issues	NP Opportunities
Pedestrian safety.	Optimising design.
Public footpaths and cycle way access (especially to countryside and wider connectivity).	Optimising access to countryside and wider connectivity.
Wildlife and habitats relating also to biodiversity.	Optimising design.
Maintaining historic character, heritage and Conservation Area.	Amendments to Conservation Area Appraisal. Subject to WLDC input.
Negative impact of new development.	Optimising design.
Loss of views into and out of the settlement and key feature setting e.g. Church.	Site locations and design.

The contents of this document relate solely to the Reepham Neighbourhood Plan area and should be read in conjunction with the following documents and the policies therein:

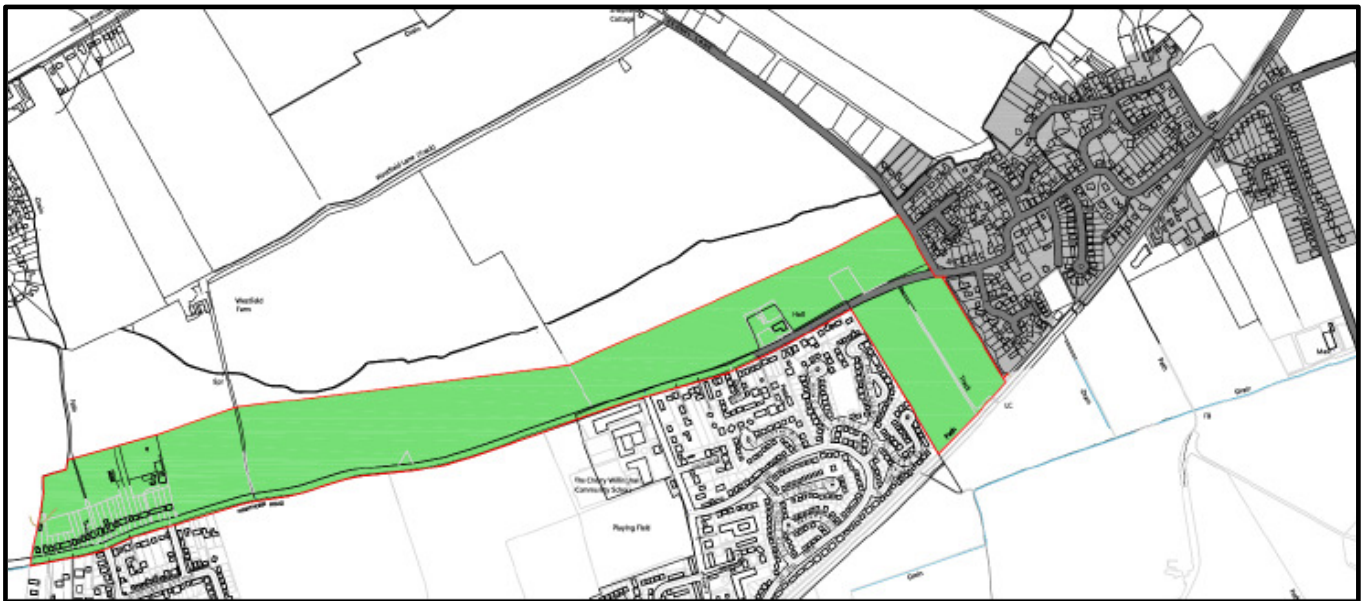
- Reepham Neighbourhood Plan 2023-2048
- Reepham Character Appraisal 2023

Figure 1: The Neighbourhood Plan Area



2) Design Codes by Character Area

Hawthorn Road



Summary Character Area A- Key Characteristics and Features

Layout.	Linear, following the line of Hawthorn Road.
Topography	Slightly undulating, predominantly farmland surrounding the area.
Spaces.	No public open space in this area.
Roads/Streets/Routes.	Single width road frontage development with a single field path accessible from Hawthorn Road north to Wragby Road.
Green/Natural Features.	Good hedge cover to the front of most of the properties and initial hedge at Parish boundary is a strong feature. Front gardens give rural character.
Landmarks.	Villa style housing gives contrast to the predominant bungalows.
Buildings & Details.	Twentieth Century houses mostly built mid-century.
Streetscape.	Predominantly brick built housing, with development softened by planting and hedging, wide pavement. Bungalow roof lines have a unity with the placement of the properties in a row.



Land Use.	Housing, farming land use and community facilities. (Village Hall, Tennis Courts & Cemetery).
Views.	View from the west end towards the city of Lincoln and at the eastern end views include open countryside to the north and east in particular and views of Reepham village and Church.
<u>Summary</u>	
Nature.	This area comprises an area of transition to countryside, as well as green corridors. Planning needs to take account of biodiversity net gains and designs that will encourage nature, as well as open space provision for people.
Use	Important for housing mix in particular.

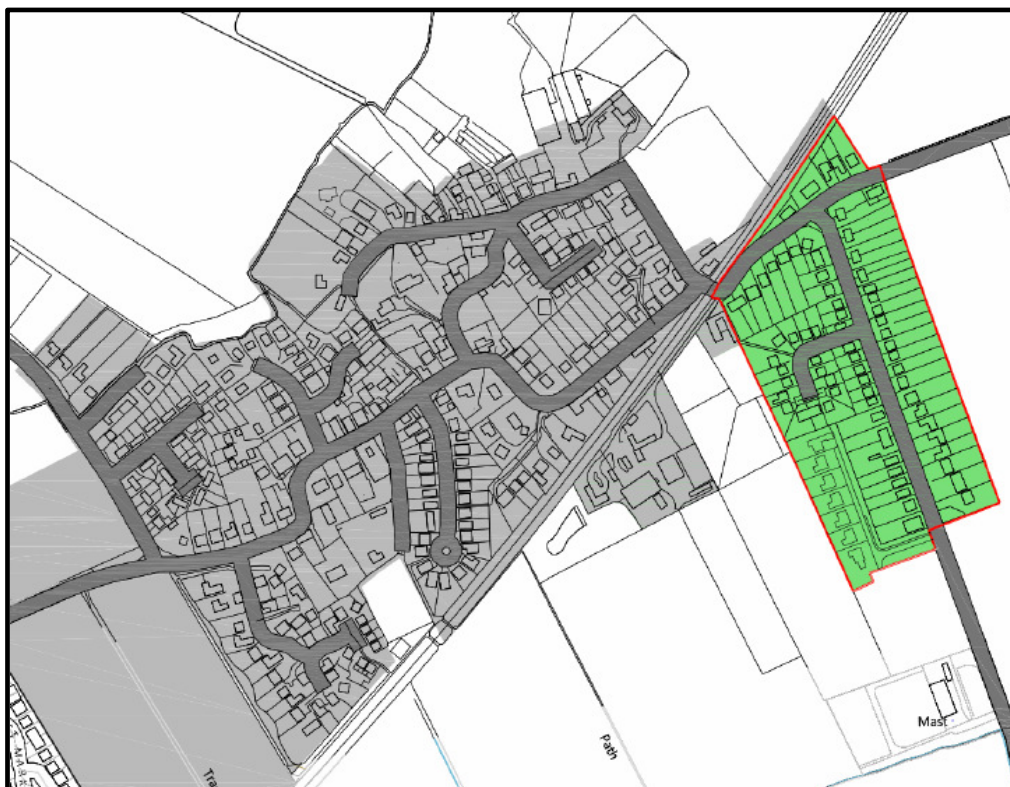
In terms of any other future development on the Reepham Parish side of the road this should be carefully considered in line with development policies to avoid ribbon development and to ensure that character is preserved. The distinction of Reepham being a rural village could be adversely affected by too much development in this area generally. When surveyed residents liked the rural feel that Reepham has.

Design Guidance – Area A – Hawthorn Road

There are no allocated sites within this Character Area within the Reepham Neighbourhood Plan. Design Guidance refers Infill (Windfall) and unallocated sites.

1. Developments in this area should be sympathetic to the immediate surrounding properties.
2. Existing public rights of way will be incorporated into development sites and in the case of unallocated sites of 3 or more dwellings, links to existing public rights of way and new link routes should be incorporated.
3. The ridge heights of existing properties shall be respected with no new development exceeding the height of existing properties in the immediately surrounding area.
4. No significant trees shall be removed to make way for development. Minor trees / saplings should be replaced in appropriate locations within the development proposal.
5. Pavement setback – This should be in line with that of the adjacent properties maintaining existing verge / pavement widths and features.
6. Boundary treatments should be similar to those of adjacent properties and wherever possible should favour the re-use of existing green boundaries which provide green corridors and the creation of new.
7. Architectural styles & materials should follow existing styles which are predominantly bungalows and villa style 2-storey houses with timbered gables.
8. Identified important views in this character area shall be maintained. (As listed in Character Assessment Section 6 & Neighbourhood Plan Section 17 – Policy 11)
9. The clear separation between Reepham and North Greetwell shall be maintained.
10. Contrasting development should be avoided in this character area including the use of radical materials & architectural styles.

Fiskerton Road/Meadow Close/Moor Lane



Summary Character Area B- Key Characteristics and Features

Layout	Linear, following the line of Fiskerton Road. The railway line is a significant feature marking the northern boundary of this area.
Topography	Flat land, historic start of moorland, predominantly farmland surrounding the area.
Spaces	One small patch of public open space, next to the road.
Roads/Streets/ Routes	Single width road frontage development on the eastern side, to the west side Meadow Close and the 2021 development are situated behind the houses on this side of Fiskerton Road.
Green/Natural Features	Good hedge cover to the front of most of the properties. No strong Village Boundary feature. Front gardens give rural character especially where houses are set back. A path connects Meadow Close with Station Road and there is one field path that runs through the area to the west of the Stuffin's farm towards the Airfield in Fiskerton Parish.



Landmarks	The wooden fingerpost direction sign on the junction of Moor Lane and Fiskerton Road.
Buildings & Details	Twentieth Century houses, including a small number of social houses, most properties built mid-century apart from the newer Executive style homes.
Streetscape	Predominantly brick built housing, with development softened by planting and hedging, wide pavement. The majority of the older properties on the east side are built in a neat row.
Land Use	Housing and farming land use.
Views	View to the east over historic moorland to Lime Woods and the Wolds, view south to Fiskerton Airfield.
<u>Summary</u>	
Nature	This area comprises an area of transition to countryside, as well as green corridors, planning needs to take account of biodiversity net gains and designs that will encourage nature, as well as open space provision for people.
Public space	This would be an aspiration for this area.
Use	Important for housing mix in particular.

Design Guidance – Area B – Fiskerton Road

There are allocated sites within this Character Area within the Reepham Neighbourhood Plan. Design Guidance is categorised for infill (Windfall) sites and allocated sites.

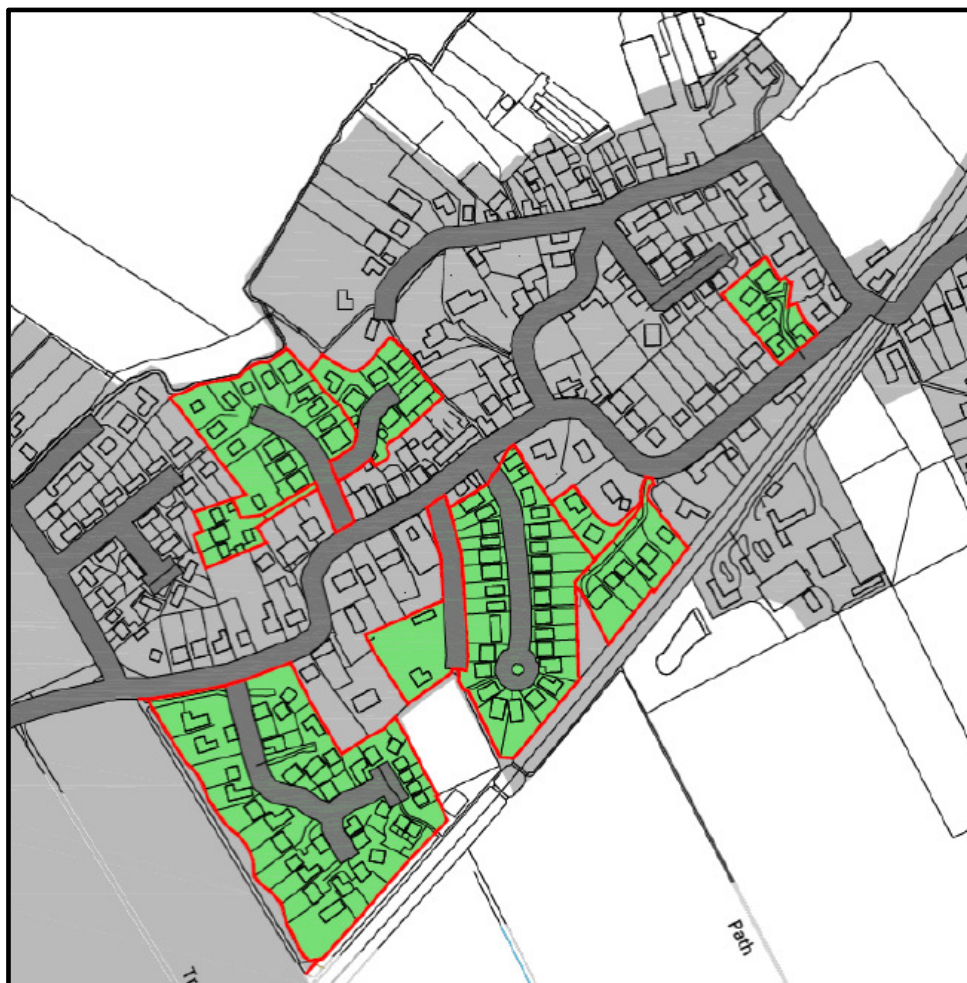
Infill (Windfall) & unallocated sites.

1. Developments in this area should be sympathetic to the immediate surrounding properties.
2. Existing public rights of way will be incorporated into development sites and in the case of unallocated sites of 3 or more dwellings, links to existing public rights of way and new link routes should be incorporated.
3. The ridge heights of existing properties shall be respected with no new development exceeding the height of existing properties in the immediately surrounding area.
4. No significant trees shall be removed to make way for development. Minor trees / saplings should be replaced in appropriate locations within the development proposal.
5. Pavement setback – This should match that of the adjacent properties maintaining existing verge / pavement widths and features.
6. Boundary treatments should be similar to those of adjacent properties and wherever possible should favour the re-use of existing green boundaries which provide green corridors and the creation of new.
7. Architectural styles & materials should follow existing which vary across the character area. The use of radical materials / styles should be avoided.
8. Identified important views in this character area shall be maintained. (As listed in Character Assessment Section 6 & Neighbourhood Plan Section 17 – Policy 11)

Allocated Sites

1. Development policies for allocated sites within the Reepham Neighbourhood Plan shall be adhered to. Specific policies can be found within Reepham Neighbourhood Plan for the following allocated sites.
 - Policy 5: H1.1 Allocation of Land to the South of Leigh Farm
 - Policy 6: H1.2 Allocation of Land North of Moor Lane
 - Policy 7: H1.3 Allocation of Land West of Fiskerton Road
2. No part of this design guidance document supersedes or overrides the policies 5, 6 & 7 of the Reepham Neighbourhood Plan.

Infill developments off High Street/Station Road



Character Area C - Key Characteristics and Features

Layout	Individual cul-de-sacs comprising buildings of a similar style for each development. Mellows Close consists of bungalows and Chapel Close and Laburnum Court have bungalows at the entrance to the development with houses to the rear. Manor Rise, Beck Hill and The Chase consist of only houses with no bungalows.
Topography	Chapel Close runs slightly downhill towards The Beck, Manor Rise rises slightly up towards the railway. Most are built on previous farmyards.
Spaces	Linear space adjacent to the east (1) and south (2) side of Manor Rise, the south side includes a children’s play area. The triangle space (3) between Mellows Close and Station Road. All three are noted on the map above.

Roads/ Streets/Routes	All these developments are cul-de-sacs with no through road access. Beck Hill has a private gate access to a footpath that runs from The High Street to Church Lane, Mellows Close has a connecting footpath that runs from Manor Rise to Station Road.
Green/Natural Features	Green features are primarily the gardens and open spaces mentioned above.
Landmarks	No historic landmarks. Manor Rise and Mellows Close areas abut the railway line on the north side.
Buildings & Details	Twentieth Century houses, all brick with concrete tiles roofs being the primary roofing material. Beck Hill has some slate roof houses.
Streetscape	Each cul-de-sac has its distinct character and appearance and all have a quietness to their character. Planting has supported a softening of streetscape features except in The Chase and Beck Hill.
Land Use	Village housing.
Views	View are primarily to open countryside from Chapel Close and Manor Rise. Beck Hill, The Chase, Mellows Close and Laburnum Court are all contained within the village so views out of the village are restricted, views of the village Church are possible from each location Relevant Design Code Characteristics.

Summary

Movement	There is little movement between each area within this character area. An aspiration might be to improve connection to allow for improved movement.
Public space	This would be an aspiration for this area, but it is recognised there are limits in this particular area.
Use	Important for housing mix in particular.

Design Guidance – Area C – Infill developments off High Street / Station Road

There are no allocated sites within this Character Area within the Reepham Neighbourhood Plan. Design Guidance refers Infill (Windfall) and unallocated sites.

1. Infill / Windfall developments in this area should be sympathetic to the immediate surrounding properties.
2. Existing public rights of way will be incorporated into development sites and in the case of unallocated sites of 3 or more dwellings, links to existing public rights of way and new link routes should be incorporated.
3. The ridge heights of existing properties shall be respected with no new development exceeding the height of existing properties in the immediately surrounding area.
4. No significant trees shall be removed to make way for development. Minor trees / saplings should be replaced in appropriate locations within the development proposal.
5. Pavement setback – This should be in line with that of the adjacent properties maintaining existing verge / pavement widths and features.
6. Boundary treatments should be similar to those of adjacent properties and wherever possible should favour the re-use of existing green boundaries which provide green corridors and the creation of new.
7. Architectural styles & materials should follow existing styles which vary between the individual pockets of development off Reepham High Street and Station Road.
8. Identified important views in this character area shall be maintained. (As listed in Character Assessment Section 6 & Neighbourhood Plan Section 17 – Policy 11)
9. Contrasting development should be avoided in this character area including the use of radical materials & architectural styles.

Kennel Lane/Spring Hill



Summary Character Area D- Key Characteristics

Layout	Linear alongside Kennel Lane with the cul-de-sac of Spring Hill to the east. Kennel Walk runs alongside The Beck.
Topography	Flatter alongside The Beck with a gentle eminence to south side up to Manor Rise. Springs existed in this area giving Spring Hill its name.
Spaces	No open space in this area.
Roads/Streets/ Routes	A footpath runs from Kennel Lane between two houses to open fields behind towards Church Lane and another route then runs across open countryside to the north.
Green/Natural Features	Green features are primarily the gardens with open countryside on the west side of Kennel Lane.
Landmarks	The old Kennel buildings now converted to two houses. Views across open countryside to the Cathedral and The Beck is a key landmark running through the village in this area.

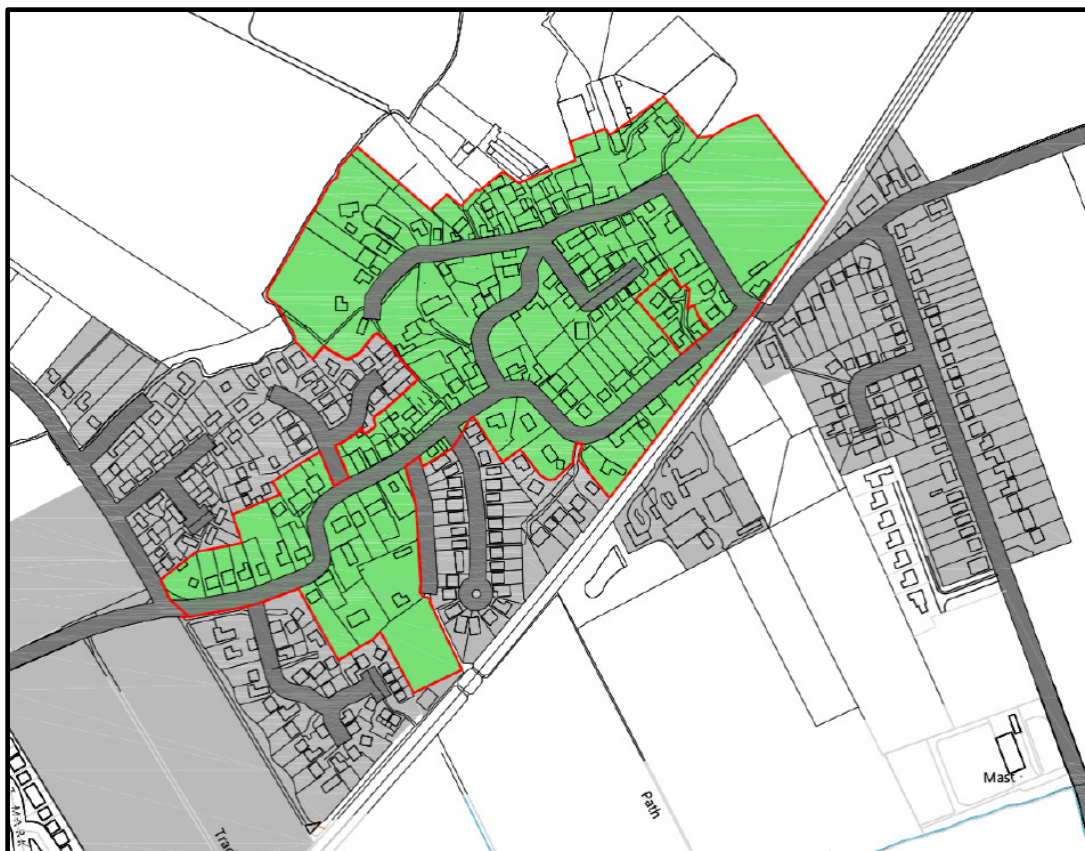
Buildings & Details	Mixed period housing with no predominant style. Spring Hill was a social housing development.
Streetscape	Wide pavement along Kennel Lane with soft planting and gardens adding to the rural feel along with trees planted on the west side.
Land Use	Village housing.
Views	West to the Cathedral over open countryside and east to the village Church.
<u>Summary</u>	
Movement	There is little movement between each area of this character area. An aspiration might be to improve connection to allow for improved movement.
Nature	Again as this area comprises an area of transition to countryside, as well as green corridors, planning needs to take account of biodiversity net gains and designs that will encourage nature, as well as open space provision for people.
Public space	This would be an aspiration for this area, but it is recognised there are limits in this particular area.
Use	Important for housing mix in particular.

Design Guidance – Area D – Kennel Lane / Spring Hill

There are no allocated sites within this Character Area within the Reepham Neighbourhood Plan. Design Guidance refers Infill (Windfall) and unallocated sites.

1. Infill / Windfall developments in this area should be sympathetic to the immediate surrounding properties.
2. Existing public rights of way will be incorporated into development sites and in the case of unallocated sites of 3 or more dwellings, links to existing public rights of way and new link routes should be incorporated.
3. The ridge heights of existing properties shall be respected with no new development exceeding the height of existing properties in the immediately surrounding area.
4. No significant trees shall be removed to make way for development. Minor trees / saplings should be replaced in appropriate locations within the development proposal.
5. Pavement setback – This should be in line with that of the adjacent properties maintaining existing verge / pavement widths and features.
6. Boundary treatments should be similar to those of adjacent properties and wherever possible should favour the re-use of existing green boundaries which provide green corridors and the creation of new.
7. Architectural styles & materials should be sympathetic to the adjacent properties as there is no predominant style in this character area.
8. Identified important views in this character area shall be maintained. (As listed in Character Assessment Section 6 & Neighbourhood Plan Section 17 – Policy 11)
9. Contrasting development should be avoided in this character area including the use of radical materials & architectural styles.

Historic Area



Summary Character Area E- Key Characteristics and Features

Layout	Sinuous network of roads and quiet lanes.
Topography	Generally level ground running down towards The Beck on the north side, forming well-reputed 'gentle eminence' on which the historic part of the village is situated.
Spaces	The Green, The Community Garden behind the Church, privately owned spaces include the Allotments, Cricket field/Hollow and Horse Paddock.
Roads/Streets/ Routes	The quiet rural nature of routes through this part of the village largely determine the character of the whole area, as one leaves the High Street.

Green/Natural	Green features are primarily the gardens with open features countryside on the west side of Kennel Lane. Three popular field paths lead to open countryside from Church Lane and The Green. Mature trees are an important part of the historic character of this area. The Green is a key historical feature, both the triangle of grass that comprises the current village green, and the lane, The Green, along with the important grass verges.
Landmarks	Predominance of historic properties in this area, including listed and landmark buildings. The setting of St Peter and St Paul’s Church is an important landmark.
Buildings & Details	Limestone and pantile roofed buildings predominate in this area, with a lower roofline of the older properties echoed with sensitive bungalow infill. Two modern developments are situated in this area; Plough Lane and Carpenter’s Close with each having their own distinct character.
Streetscape	The lanes are on the whole not paved adding to the rural character with green verges predominating. Soft planting and trees along The Green add to the rural feel. Historic trees and tree cover on Smooting Lane give the lane an enclosed and aged feel.
Land Use	Village housing and a farmyard.
Views	To the north and east views of open countryside, which are integral to the northeast quarter. Views within the village of the Church has a major impact on the area due to the height of the tower and sensitive building around it. The setting of this Grade II listed building is of supreme importance. The number of mature trees generally in this area add to view stops and are fundamental to the character along with the views of green verges along The Green and other quiet lanes.

Summary

Context, history and character	Context- immediate surroundings of the site, neighbourhood in which it sits and wider setting, including C2 cultural heritage “well-designed development adds a new layer to the history of a site, while enhancing and respecting its past, with the expectation that new development will be valued for its heritage in the future as heritage assets are today”.
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Movement	The area includes the northeast quarter, a historic link to field paths, so pedestrian movement is a crucial consideration in this area.
Nature	This area comprises an area of transition to countryside, as well as green corridors, planning needs to take account of biodiversity net gains and designs that will encourage nature, as well as open space provision for people.
Built Form	Density that echoes the surrounding buildings is expected.
Identity	In this case particularly respecting and enhancing the existing character.
Public space	This would be an aspiration for this area, but it is recognised there are limits in this particular area.
Use	Important for housing mix in particular.

The Conservation Area is a pivotal area for the Character of Reepham and in particular the Northeast Quarter. The connection with the countryside is part of its charm along with its key characteristics of quiet lanes, greenery and mature tree cover, with houses set back from the lanes.

Design Guidance – Area E – Historic Area

There are no allocated sites within this Character Area within the Reepham Neighbourhood Plan. Design Guidance refers Infill (Windfall) and unallocated sites.

1. Infill / Windfall developments in this area should be sympathetic to the immediate surrounding properties.
2. Existing public rights of way will be incorporated into development sites and in the case of unallocated sites of 3 or more dwellings, links to existing public rights of way and new link routes should be incorporated.
3. The ridge heights of existing properties shall be respected with no new development exceeding the height of existing properties in the immediately surrounding area.
4. Pavement setback – This should be in line with that of the adjacent properties maintaining existing verge / pavement widths and features. Soft road edges should not be replaced with kerbed edges.
5. Boundary treatments should be similar to those of adjacent properties and wherever possible should favour the re-use of existing green boundaries which provide green corridors and the creation of new. Street facing boundaries should be in brick or stone and of re-used brick or natural stone.
6. Architectural styles & materials – Roofing materials should follow the predominant use of limestone and pantiles in this area. Lower rooflines should be utilised. Stone and brick wall finishes should be favoured in this area.
7. Identified important views in this character area shall be maintained. (As listed in Character Assessment Section 6 & Neighbourhood Plan Section 17 – Policy 11)
8. Contrasting & radical development should be avoided in this character area.
9. The use of “manufactured” or fake stone should not be considered in this sensitive character area.

Outlying Farms



Summary Character Area F- Key Characteristics and Features

Layout	Primarily isolated farm complexes and 2 industrial developments.
Topography	Undulating farmland with The Beck running through the Parish from west to east and land falling slightly to it on either side.
Spaces	No specific open space as the area is open countryside.
Roads/Streets/Routes	Historic field paths and Bridleways intersect the Parish around the farms and businesses.
Green/Natural Features	Open countryside.
Landmarks	Agricultural land with views to Lincoln Cathedral, Reepham Parish Church, the lime woods and Wolds beyond. The Beck and Railway line intersect this area.
Buildings & Details	Mix of stone and brick farm buildings, primarily 19th and 20th Century. Reepham Manor and Manor Farm are especially noteworthy with Reepham Manor being a listed property.

Streetscape	Country lanes give access to these businesses from A and B roads.
Land Use	Agricultural and industrial by way of the Welton Gathering Station and Sewage Works.
Views	Agricultural land with views to Lincoln Cathedral, Reepham Parish Church, the lime woods and wolds beyond.

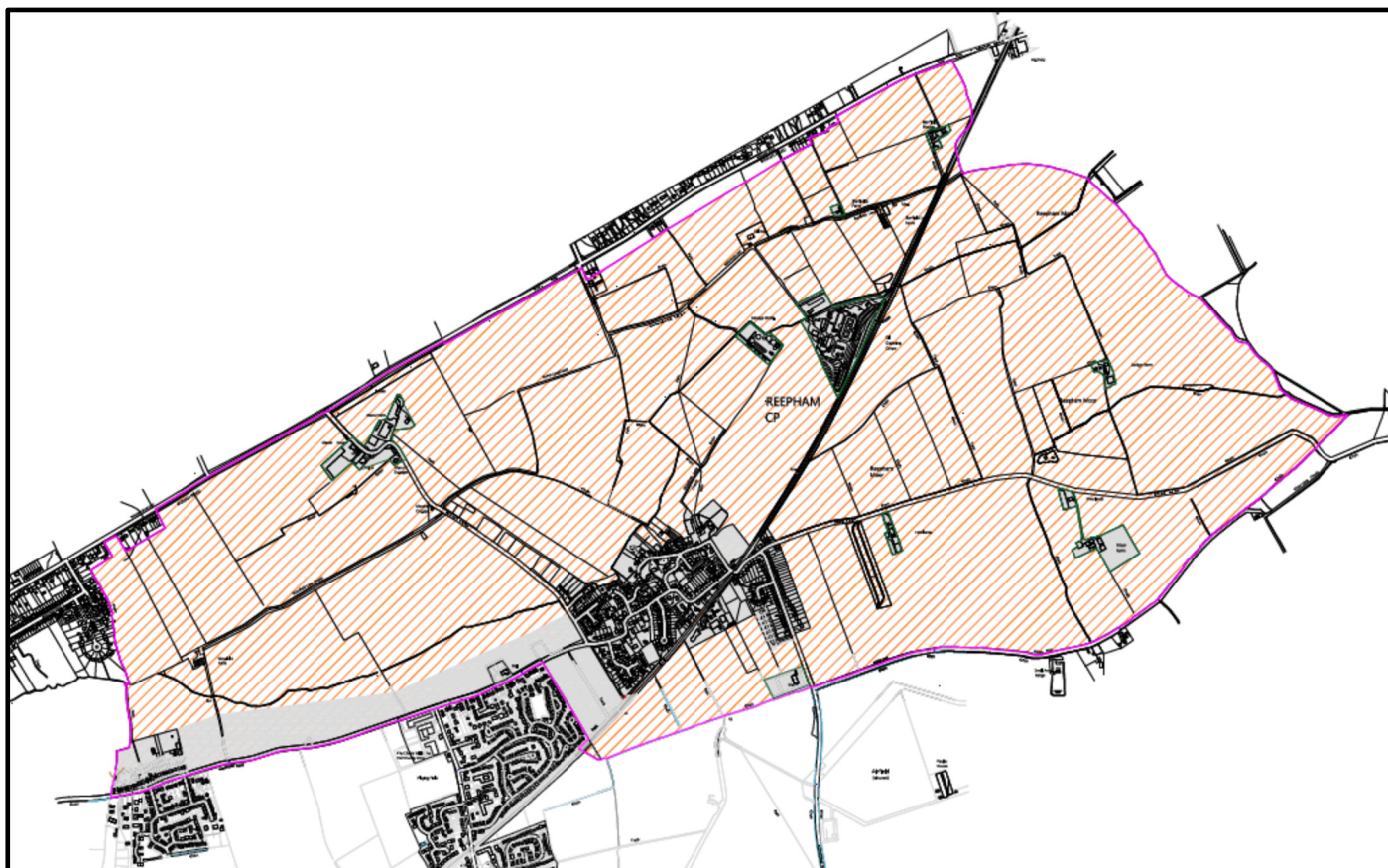
Design Guidance – Area F – Outlying Farms & Business

There are no allocated sites within this Character Area within the Reepham Neighbourhood Plan. Housing development would need to satisfy an identified & agreed business need. Agricultural development is subject to Permitted Development.

Design Guidance

1. Permitted development in this area should be sympathetic to the immediate surrounding properties and buildings.
2. Existing public rights of way should not be obstructed.
3. Pavement setback – This should match with that of the adjacent properties maintaining existing verge / pavement widths and features.
4. Boundary treatments should be similar to those of adjacent properties and wherever possible should favour the re-use of existing green boundaries which provide green corridors. Planting and earth bunding should be used to reduce the visual impact of larger agricultural buildings.
5. Identified important views in this character area shall be maintained. (As listed in Character Assessment Section 6 & Neighbourhood Plan Section 17 – Policy 11)
6. Contrasting & radical development should be avoided in this character area for housing.
7. Agricultural buildings should be of appropriate scale to their setting and be no larger than for the identified business need.

Open Countryside



Summary Character Area G- Key Characteristics and Features

Layout	Open Countryside
Topography	Undulating farmland with The Beck running through the Parish from west to east and land falling slightly to it on either side.
Spaces	No specific open space as the area is open countryside.
Roads/Streets/ Routes	Historic fieldpaths and Bridleways intersect the Parish around the farms and businesses and village settlement.
Green/Natural Features	Open countryside, Hedgerows and trees
Landmarks	Agricultural land with views to Lincoln Cathedral, Reepham Parish Church, the lime woods and wolds beyond. The Beck and Railway line intersect this area.
Buildings & Details	Agricultural land with few buildings.

Streetscape	Agricultural land with a few lanes. One A road to the north.
Land Use	Agricultural.
Views	Agricultural land with views to Lincoln Cathedral, Reepham Parish Church, the lime woods and wolds beyond.

Design Guidance – Area G – Open Countryside

There are no allocated sites within this Character Area within the Reepham Neighbourhood Plan.

Development proposals for this character area would be of either an agricultural or energy production nature. Any proposed areas would then be re-classified as Area F – Outlying Farms & Business and as such be subject to the design guidance provided for character area F.

3) Summary – The View of The Community

While it is recognised that Reepham needs to grow, residents have expressed support through the consultation process for retaining the small-scale ‘village’ feel which is valued and enjoyed by residents. When the community were asked about their observations of the village there was a consistency with the wording ‘small village feel’. So, although Reepham is characterised in the CLLP as a medium sized village, it retains the feel of a small village and the community are keen to retain that character. The small village feel is retained even though there have been several different character areas identified. Each Character Area identified in the Character Assessment has its own distinct characteristics which should be respected in future development.

The Community told us that they see maintaining the historic character, heritage and Conservation Area as being priorities. 72% of residents see the Church/Chapel as important and 45% of people see Historic Reepham generally as being of importance. 79% of residents are concerned about change to the Parish’s character and 72% of residents are concerned about loss of heritage features and the impact of change.

Over the next 20 years, the community’s vision is that Reepham continues to be an aspirational place to live with a distinctly rural feel and a character that is preserved and enhanced by new development. New development will help maintain it as a medium sized village and meet local need in terms of housing type and affordability in the locations guided by community criteria and priorities within a statutory framework. It will also contribute toward improved social infrastructure such as the provision of additional public open space and footpaths to help connect these new areas with the existing community. Greener technologies and design materials will help support the transition towards a low-carbon community.

The separation of the village from its neighbours will be maintained by the Green Wedge and the Settlement Break between Reepham and Cherry Willingham.

Existing community facilities and public open spaces will be preserved to maintain our sustainability, whilst the local environment is enhanced to protect our valued wildlife and historic buildings and spaces.