

# Belchford & Fulletby Design Code

A supporting document to the Belchford &  
Fulletby Neighbourhood Plan

August 2022

## Quality information

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## Revision History

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4	17/08/2022	Final report	Elliot Joddrell	Senior Urban Designer

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Introduction

01

# 1. Introduction

**This section provides context and general information to introduce the project and its location**

## 1.1 Background

The villages of Belchford and Fulletby in East Lindsey District Council (ELDC) have established a Neighbourhood Plan Steering Group (NPSG) in order to shape and influence development within their area. The Belchford & Fulletby Draft Neighbourhood Plan was written in July 2022.

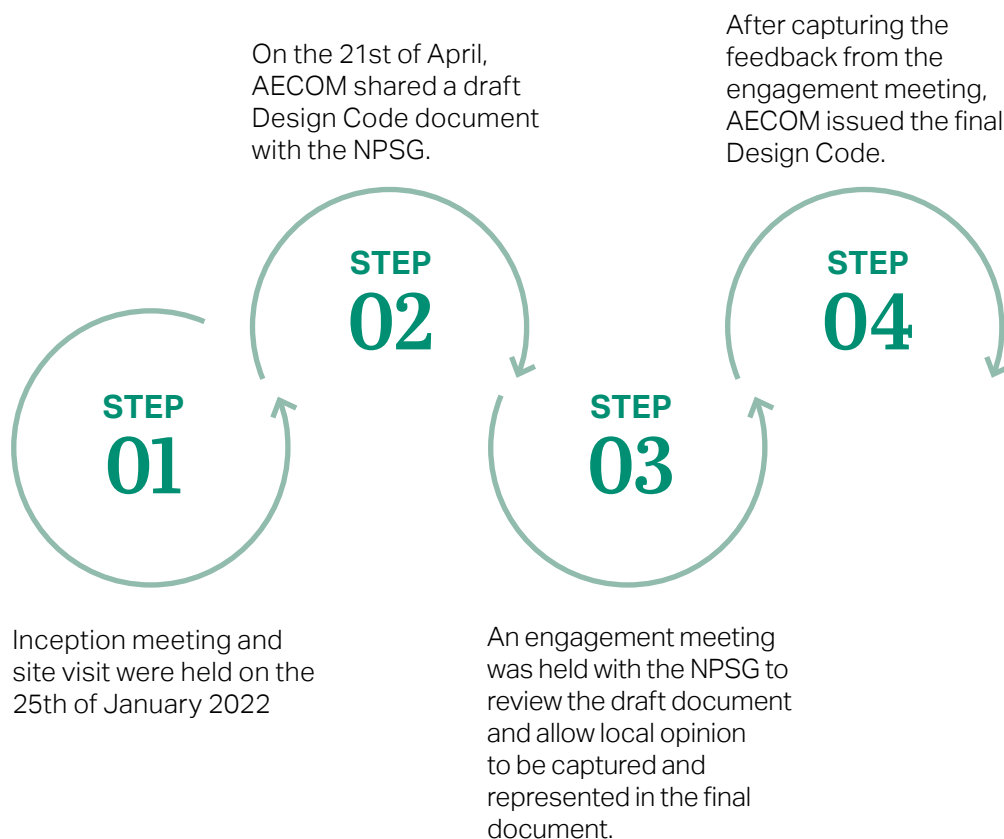
Through the Department for Levelling Up, Housing and Communities (DLUCH) Neighbourhood Planning Programme led by Locality, AECOM has been commissioned to provide design support to Belchford and Fulletby NPSG to prepare this Design Code document which will form part of the evidence base for their Neighbourhood Plan.

## 1.2 Objective

The purpose of this document is to provide an appreciation of Belchford and Fulletby Parishes' existing character in order to create a set of design codes which will apply to any future housing development. This will help to ensure that as any new development comes forward, it responds to its context and supports and enhances the quality of the village's existing character.

## 1.3 Methodology

The process that was undertaken to produce this Design Code document is as follows:



## 1.4 Area of study

The map on the next page shows the neighbourhood plan area boundary and some key place names within. Additionally, roads, footpaths, woodlands and topography are illustrated.

The plan area includes both Belchford and Fulletby civil parishes. The area is mostly defined by natural features, such as field boundaries and watercourses. In detail, The River Waring is the border of the plan area for a short section to the west, and it is also the boundary line between Belchford and Fulletby civil parishes (for 25% of the boundary), always on the western portion of the neighbourhood plan area. Bluestone Heath Road, located in the north-east of Belchford, is the only non-natural element to define the boundary of the plan area. The remaining boundary segments are outlined by field boundaries, mostly marked by the presence of hedgerows.

Both the civil parishes include the main settlements of Belchford and Fulletby and other farms or cottages immersed in the natural landscape of the Lincolnshire Wolds AONB.

This design code will focus on the main built up areas of each village, even though the natural landscape, which is a fundamental element in the neighbourhood plan area, will be always considered and involved in the development of the codes.



**Figure 01:** Aerial views of Belchford



**Figure 02:** Aerial views of Fulletby



**F.3** | **Figure 03:** Map of the Neighbourhood Plan area

## 1.5 Who will use the guide?

The Design Code should be a valuable tool in securing context-driven, high-quality development in Belchford and Fulletby Parishes. It will be used differently by different players in the planning and development process, as summarised in the table below.

A valuable way they can be used is as part of a process of co-design and involvement that seeks to understand and takes account of local preferences and expectations for design quality. As such the guidance and codes can help to facilitate conversations on the various topics to help align expectations and aid understanding and the balancing of key local issues. A design code alone will not automatically secure optimum design outcomes but should help all involved.

Actors	How they will use the design guidelines
<b>Applicants, developers, &amp; landowners</b>	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
<b>Local Planning Authority</b>	As a reference point, embedded in policy, against which to assess planning applications.  The Design Guidelines should be discussed with applicants during any pre-application discussions.
<b>Parish Council</b>	As a guide when commenting on planning applications, ensuring that the Design Guidelines are complied with.
<b>Community organisations</b>	As a tool to promote community-backed development and to inform comments on planning applications.
<b>Statutory consultees</b>	As a reference point when commenting on planning applications.

**Table 01:** who will use the Design Code



## 1.6 Planning policy and guidance

This section outlines the national and local planning policy and guidance documents that have influenced this design guide and codes.

### 1.6.1 National Planning Policy & Guidance

#### National Planning Policy Framework

The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019 and 20 July 2021. It sets out the government's planning policies for England and how these are expected to be applied. The NPPF outlines the Government's overarching economic, environmental and social planning policies for England. These policies apply to the preparation of local and neighbourhood plans, and act as a framework against which decisions are made on planning applications.

The sections of the updated NPPF which are of most relevance to design and this design code are:

#### 2. Achieving sustainable development

*...(a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;*

#### 12. Achieving well-designed places


*126. The creation of high quality, beautiful*

*and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*

#### 16. Conserving and enhancing the historic environment

*190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.*

Recent national design guidance documents that should influence the design quality of the built environment are; the National Model Design Code and Building for a Healthy Life (see inset focus boxes).



**2021 - National Model Design Code**  
DLUHC

National Model Design Code

Ministry of Housing, Communities & Local Government

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government's priorities and provides a common overarching framework for design.

## 2020 - Building for a Healthy Life Homes England



### Building for a Healthy Life

A Design Toolkit for neighbourhoods, streets, homes and public spaces



Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the crucial 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 (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

### 1.6.2 Local policy and guidance

Belchford and Fulletby neighbourhood plan area is located north-east of Horncastle and south of Louth. The area is part of the East Lindsey District Council, included in Lincolnshire county. The following planning documents were reviewed to understand the policy context which will influence this design code document.

#### **Core Strategy, Adopted Local Plan (ELDC, 2018)**

This document was adopted by the East Lindsey District Council in July 2018 and defines the vision and strategic policies

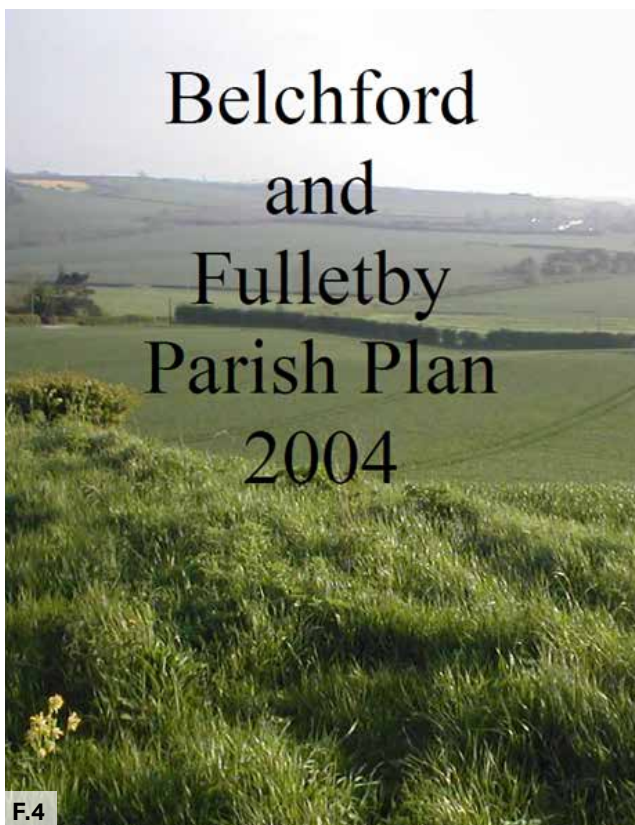
for the development of the District in the period 2016 – 2031. The Core Strategy replaces entirely the 1995 (amended 1999) East Lindsey Local Plan. It includes the definition of an overall spatial vision for the District up to 2031, objectives to achieve the vision, strategic policies to meet the objectives and targets that assure the achievement of the planned changes. In the development of this Design Code, policies regarding Sustainability, Housing, Single plot exceptions, Design, Landscape, Historic Environment and Flood Risk have been particularly considered.

#### **East Lindsey Core Strategy Sustainability Appraisal, Supporting Economic Growth for the Future (ELDC, 2016)**

The Sustainability Appraisal (2016) promotes sustainable development in the District through the integration of social, economic and environmental considerations in the preparation of plans and programmes. The document achieves this aim by assessing how the objectives and policies of the plan meet and contribute towards the sustainability objectives for East Lindsey. In particular, the Scoping Report defines the baseline characteristics of the District and develops 13 Sustainability Objectives which were considered in the development of this Design Code. The document also details the social, economic and environmental characteristics of the District. All these considerations are brought together in the Sustainability Appraisal Framework, which assesses the effects of the content of the plan.

### **Belchford and Fulletby Parish Plan, (Belchford and Fulletby Parish, 2004)**

The Belchford and Fulletby Parish Plan 2004 represents the latest available parish-level plan for the two villages. The document was developed according to the results of a questionnaire that was distributed to all the households of the villages, and thus it provides a representative picture of residents' opinion (level of responses was 75% circa). This Design Codes focus especially on the responses relating to Housing, Environment, Transport and The Appearance of the Village, which provide an insight into the local community's expectations for the future of the Belchford and Fulletby.



**Figure 04:** Belchford and Fulletby Parish Plan (2004) cover

### **Alterations to a Listed Building (ELDC, no date)**

This document is considered a reference for the treatment of Listed Buildings in the area of the District. Particularly, it states the necessity of Listed Building Consent for works of internal and external alteration, demolition or extension to Listed Buildings. The specified types of works are the following: Extensions, Demolition, Fixtures, Decorative Alterations, Repair and Restoration Works, Interiors.

### **NDP Belchford & Fulletby - Draft, July 2022**

This Design Code also considers the draft of the new Neighbourhood Development Plan for Belchford and Fulletby. The document enables local people to influence future development in the Area for the benefit of the whole community and the surrounding natural environment. To achieve this aim, a vision, objectives and key execution themes are identified in the document, disclosing the key issues of the area related to Sustainability, Landscape, Heritage and many other relevant topics. The Neighbourhood Development Plan defines a set of policies to regulate Design and Rural Character, Housing Style and Green standards for properties.



**Neighbourhood Area  
Context Analysis**

**02**

# 2. Neighbourhood Area Context Analysis

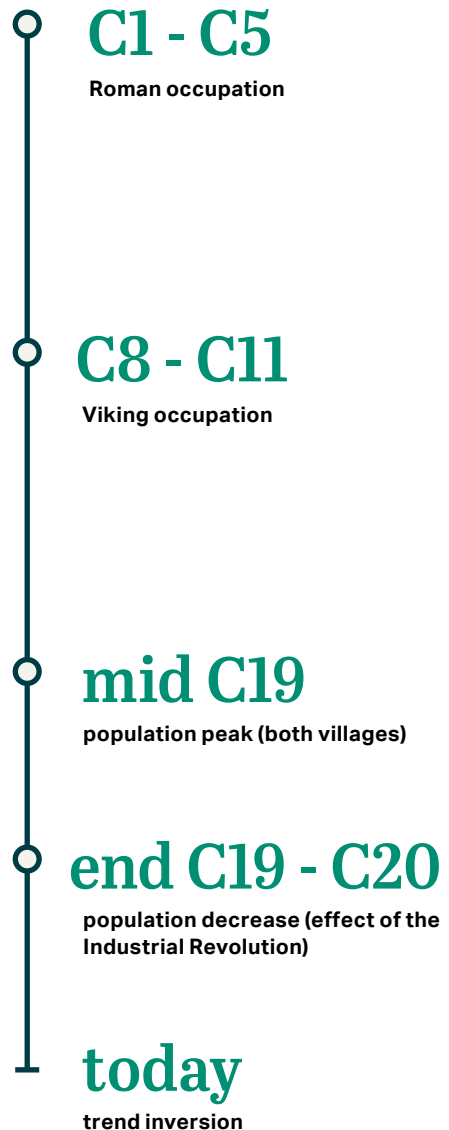
**This section outlines the broad physical, historic and contextual characteristics of the Neighbourhood Plan Area**

## 2.1 Historic growth

The villages of Belchford and Fulletby have a thousand-year-old history, with evidence of occupation during Roman and Viking times. The Viking Way, which crosses both the villages, is a national long-distance public footpath and commemorates the Viking influence in the area.

In the middle of C19, Belchford and Fulletby reached their peaks in population, having respectively 700 and 360 inhabitants. Moreover, the villages were virtually self-sufficient, as many local farms and smallholdings were thriving. A chapel, church, school and postal service were all available in both the settlements. Fulletby mainly consisted of Mud-and-Stud cottages, of which Lizzie's Cottage is a fine example.

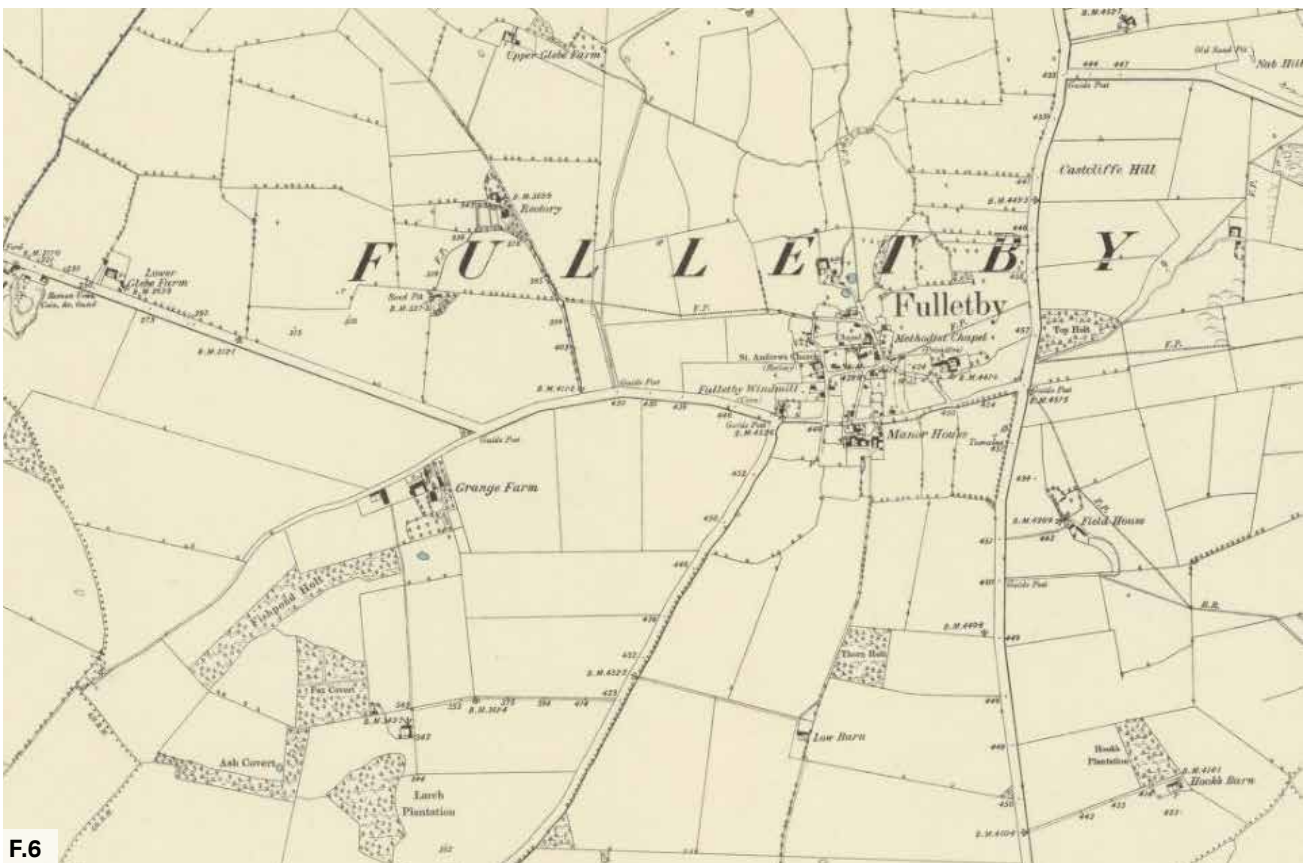
After that time, the Industrial Revolution and related changes in agriculture caused a steady decrease in population. Nevertheless, the Belchford and Fulletby Parish Plan (2004) shows how in recent years this trend has inverted, with an increase in community-oriented activities.





F.5

Figure 05: Historic map of Belchford from 1887



F.6

Figure 06: Historic map of Fulletby from 1887

## 2.2 Listed Buildings

Within the neighbourhood plan boundary there is a total of five Grade II Listed Buildings, three in Belchford and two in Fulletby.

In Belchford, the Grade II Church of St Peter and St Paul is the main landmark of the village, while Yew Tree and Dial cottages represent the other two Listed buildings, both located on Main Rd. White House Farm, The Old Smithy, The Blue Bell Inn, Medieval Chapel, Methodist Church, Church View, White Cottage, Splash Cottage, The Cottage and the site of 'Old Village Cottages' as well as the village's two open green centres and three grass triangles have all been nominated for Local Listing.

The Church of St Andrew is the most significant building in Fulletby, followed by Lizzie's Cottage (Grade II). Blacksmiths Cottage and iron railings, Old School House, Winn Cottage, New Manor House, Stone Barn, Vere Farm, the site of a medieval village and five of Fulletby's grass triangles have been nominated for Local Listing.



F.7

Figure 07: Church of St Peter and St Paul



F.8

Figure 08: St Andrew's Church



F.9

Figure 09: Lizzie's Cottage



F.10

Figure 10: Listed buildings in Belchford

**Grade II**

1. Yew Tree Cottage
2. Church of St Peter and St Paul
3. Dial Cottage

**Nominated for Local Listing**

4. The Old Smithy
5. White House Farm
6. 3 grass triangles
7. 2 open green centres
8. Blue Bell Inn
9. Blue Bell Inn Sign
10. Medieval Chapel
11. Methodist Chapel
12. Church View and railings
13. White Cottage
14. Splash Cottage
15. The Cottage
16. Site of 'old Village cottages'



F.11

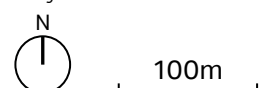
Figure 11: Listed buildings in Fulletby

**Grade II**

6. St Andrew's Church
7. Lizzie's Cottage

**Nominated for Local Listing**

8. Blacksmith's Cottage
9. Old School House
10. Winn Cottage
11. New Manor House and Victorian Farm Buildings
12. Stone Barn
13. Vere Farm
14. Site of medieval village
15. 5 rural enhancing grass triangles at road junctions





## 2.3 Landscape character

Belchford and Fulletby sit in the Lincolnshire Wolds AONB almost entirely, with the western corner of Belchford parish (beyond A153) being the only excluded part.

The Lincolnshire Wolds are characterised by rolling agricultural land and a series of unified features such as chalk escarpments and arable plateau hilltops. The solid geology includes a combination of sandstones, clays, sandy limestones, ironstones and chalk, which are used as local building materials.

The natural landscape covers the majority of the parish areas, indeed Belchford and Fulletby have a strong rural character, reflected in the presence of several farms. Therefore, the area is mostly covered by farmland, with the presence of patchy woodlands. As it is possible to see from the map on the next page, topography expresses Lincolnshire Wolds' typical character, with low hills that reach an elevation of 139m. Examples are Castlecliffe Hill, Hoe Hill and Nab Hill in Fulletby and Park Hill, Juicetrump Hill and Rosin Hill in Belchford. The local landscape includes small steep slopes, such as the ones generated by Hoe Hill and Stained Hill.

Other significant landscape features are the prominent large sycamore tree on the corner of Fulletby Road and Narrow Lane in Belchford (locally known as 'Pig hanging tree') and the undulations of the medieval village foundations in Vere Farm field alongside the Viking Way (Fulletby).

The parish areas are also crossed by watercourses. The main ones are River Lymn and River Waring, with the latter crossing the village of Belchford in correspondence with Fulletby Road. The other watercourses are drainage ditches for the fields, and they are mostly distributed in the parish of Belchford. Minimal ponds are also located in proximity to the watercourses both in Belchford and Fulletby.



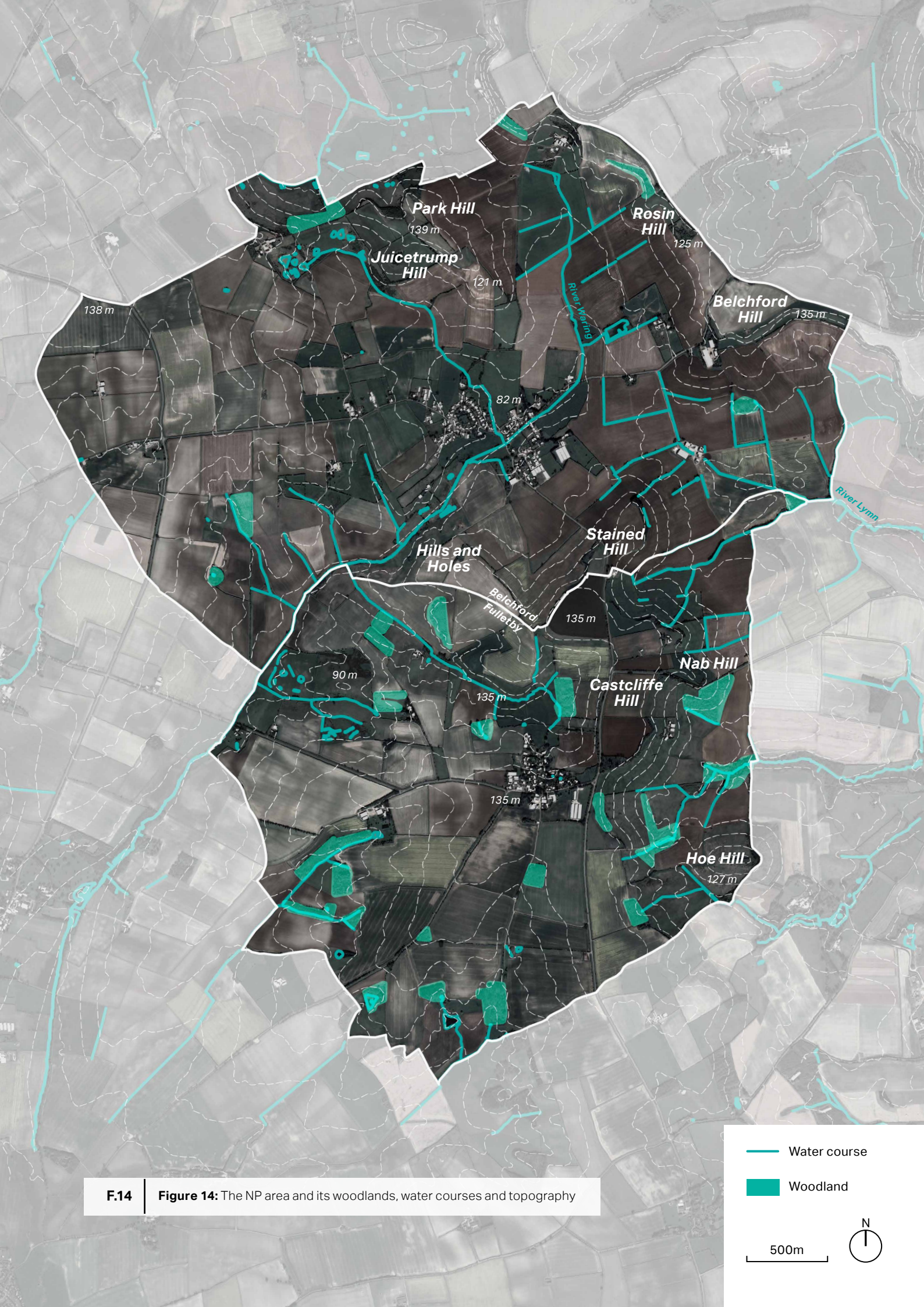
F.12

Figure 12: Hoe Hill, Fulletby



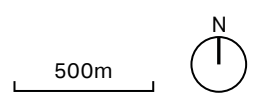
F.13

Figure 13: View over Belchford and its surrounding landscape



**F.14** | **Figure 14:** The NP area and its woodlands, water courses and topography

- Water course
- Woodland



### 2.3.1 Flood risk

The plan below shows how flood risk is mainly distributed along the River Waring in the Belchford parish area, although it doesn't affect dwellings and other buildings directly. In detail, the Environmental Agency Flooding Risk Map identifies Flood Risk 2 and 3 areas along the watercourse that include minor areas of local farms, such as White House Farm and Dams Farm.



Figure 15: Flooding in Ings Lane, Belchford



Figure 16: Flood risk zones in the area

## 2.4 Route Hierarchy

Belchford and Fulletby are both located in a rural area, thus major routes (e.g. highways) are not located within the parish boundaries.

This study classifies routes into three categories basing on their relevance on a local and county scale. The main route is represented by A153, which runs in the western corner of Belchford parish and connects the villages to Horncastle southward and Louth northward. Secondly, Main Road, Lowfield Lane and Bluestone Heath Road are identified as secondary routes, as they link Belchford to A153 and Tetford. All the remaining lanes, even if they provide connection to surrounding towns or villages, are defined as tertiary routes. These include Furlongs Lane, which connects Belchford and Fulletby, High Street, and other lanes that give access to farms located in the area (e.g. Dams Lane).

Footpaths can also be found in Belchford and Fulletby. The most significant one is the Viking Way, a nationally recognised Long Distance Footpath which connects Oakham (Rutland) to Barton-upon-Humber (Lincolnshire), crossing both Belchford and Fulletby. Also, a number of Public Rights of Way (PRoW) are located within the parish areas, and they are mainly footpaths crossing the countryside. Amongst these, the Roman Road connects Belchford (Lowfield Lane) to Tetford.



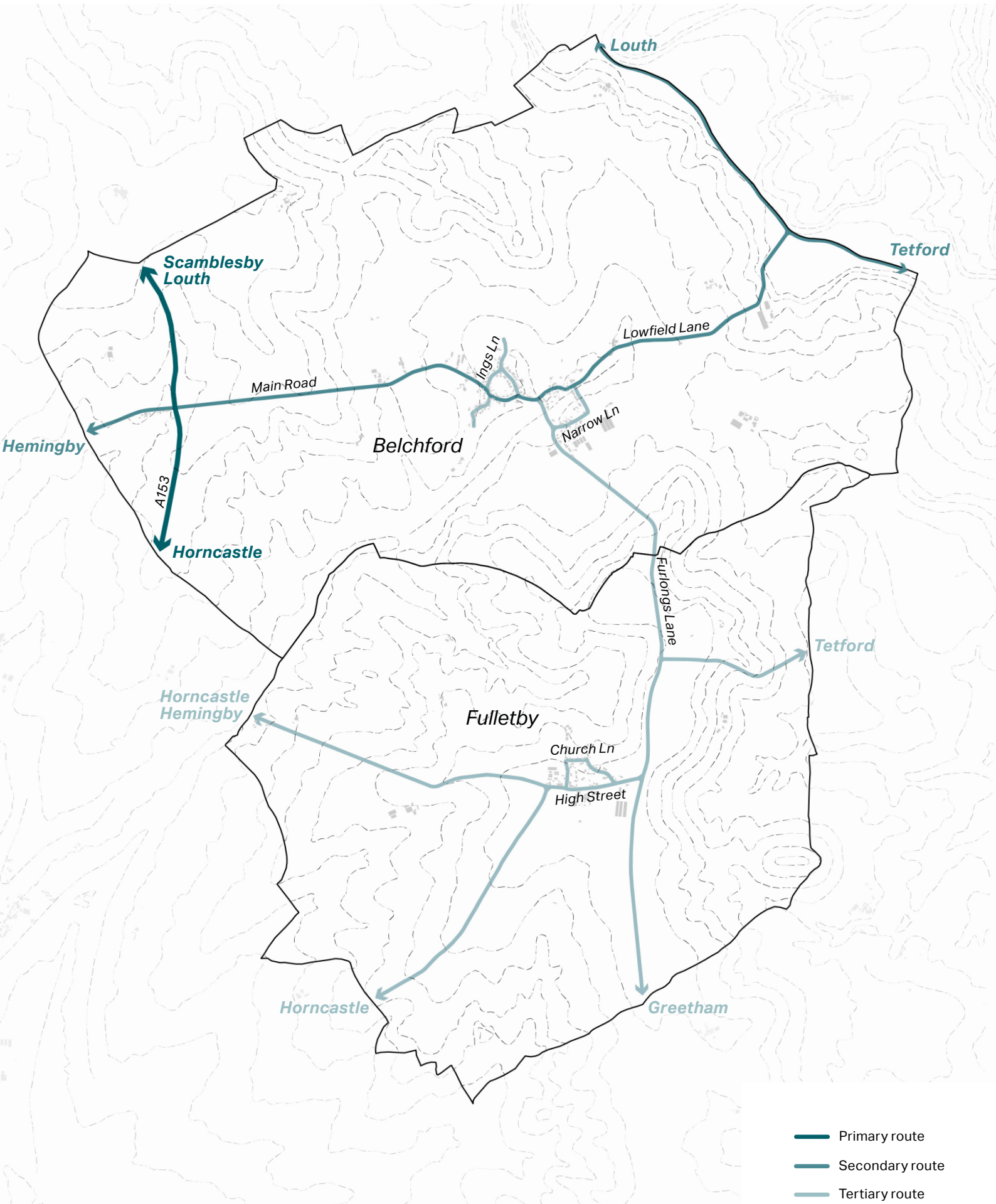
F.17

Figure 17: Complete plan of the Viking Way



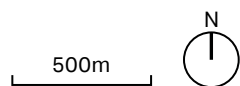
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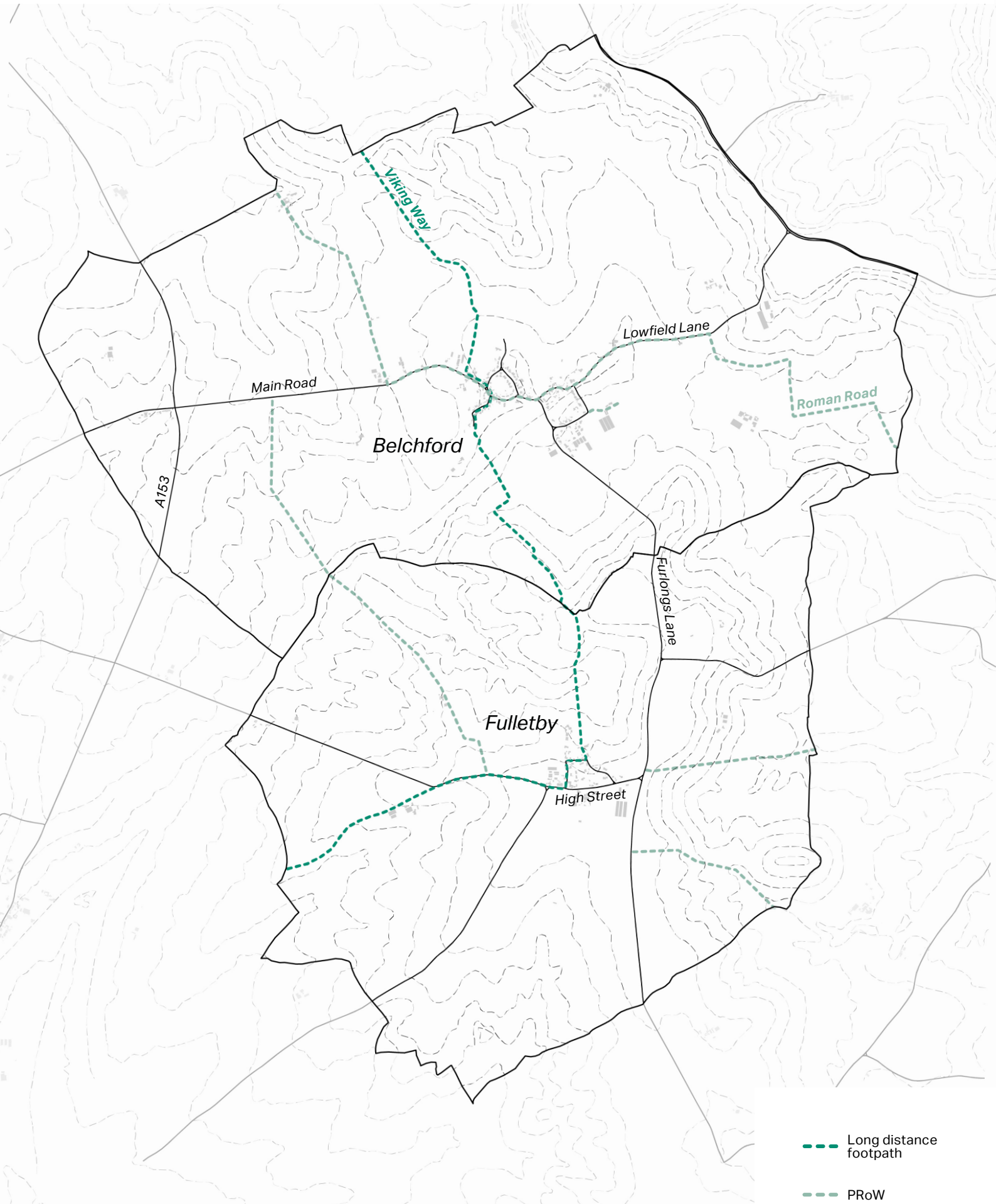
Figure 18: Main Road, Belchford



**F.19** | **Figure 19:** Route classification in Belchford and Fulletby

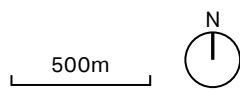
- Primary route
- Secondary route
- Tertiary route





**F.20** | **Figure 20:** Public Rights of Way (PRoW) and Recreational footpaths

- - - Long distance footpath
- - - PRoW



## 2.5 Village and Open space Structure

This section provides an analysis of the settlements and open space for Belchford and Fulletby. Both villages are mainly residential, even though other uses such as businesses, holiday facilities and farms are distributed in the area.

Belchford is structured around a figure of 8 shape layout, formed by Main Road, Ings Lane, Chapel Lane, Fulletby Road and Narrow Lane. Beyond residential use, farms such as Manor Farm and White House Farm are located in Belchford. The two main businesses are Proctors Haulage and The Blue Bell Inn pub, both on Main Road, the latter at the intersection with Ings Lane. Nevertheless, there are also many smaller businesses run from home. A caravan site is located at East Farm on Main Road, while Poachers Hideaway holiday cottages are in the countryside north-west of the village. There are two community greens in Belchford: a recreation area is located along Fulletby Road, while Hayes Furlong Wood is outside of the village core on Furlongs Lane.

Fulletby is characterised by a main compact residential core, distributed around the Church of St Andrews. Three farms are located in the core of the village, namely Corner Farm, Manor Farm and Vere Farm, however other farms are distributed in the surrounding countryside. Four main businesses are located in Fulletby: Hoe Hill Orchard, an egg hatchery, Fulletby Motors and Scarletts Parrot Essentials, the last three all located on High Street. Beyond these, other businesses run from home can be found in the village. Holiday facilities are

also located in Fulletby: amongst them, High Beacon Holiday Cottage and Bray Holiday Cottages in Paradise Lane. One community green, namely Fulletby Glebe Feld, is opposite Fulletby Motors on High Street.

On page 25, a density study shows how the two villages generally are of a low density, with a peak of 10 dwelling per hectare (dph) in Belchford on Chapel Lane and Dams Lane.



F.21

Figure 21: Aerial view of Hayes Furlong Wood, Belchford

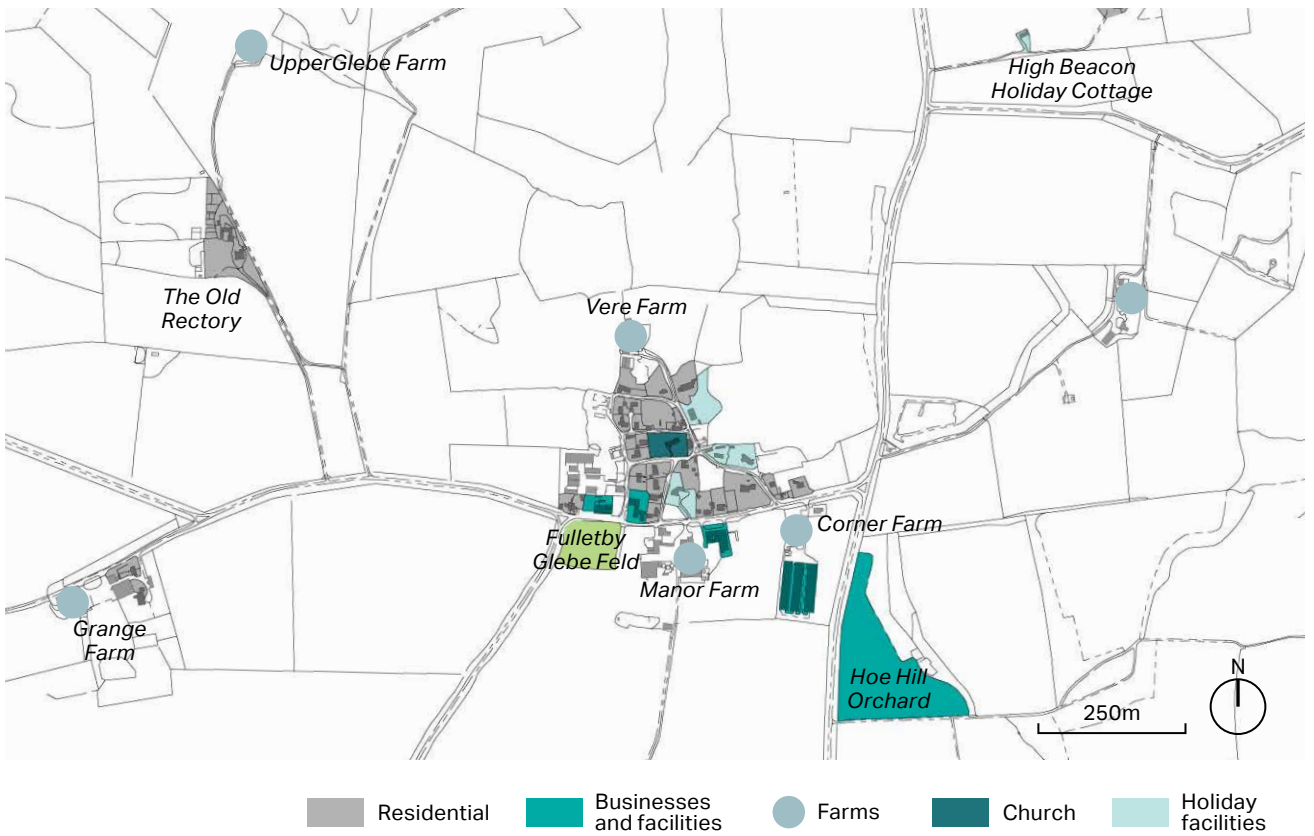


F.22

Figure 22: Aerial view over Vere Farm showing field marks of the remains of Fulletby medieval village



**Figure 23:** Belchford village and open space structure



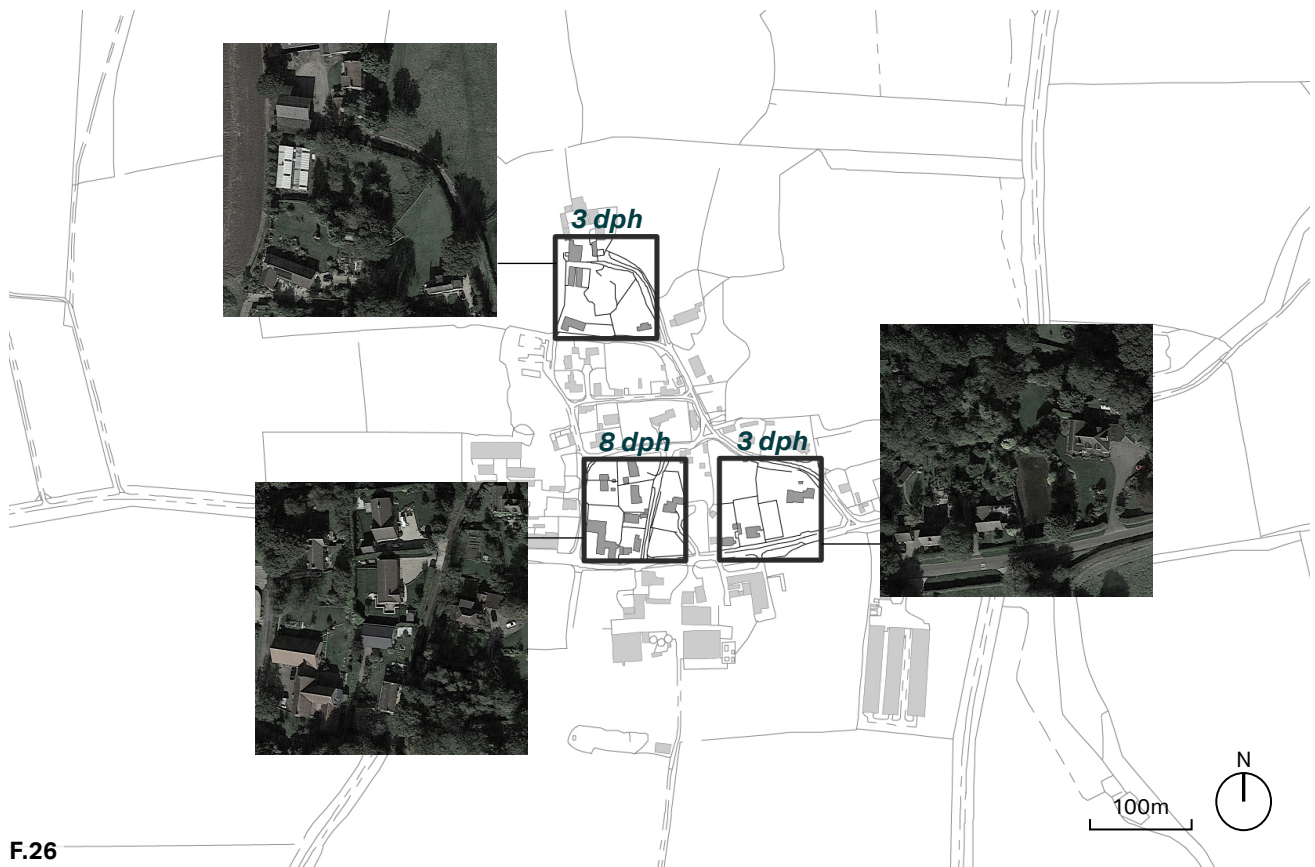
**Figure 24:** Fulletby village and open space structure





F.25

Figure 25: 1 ha housing density samples in Belchford



F.26

Figure 26: 1 ha housing density samples in Fulletby

## 2.6 Sense of Place and Wayfinding

Belchford and Fulletby are surrounded by the natural landscape of the Lincolnshire Wolds AONB, thus the landscape in which they are immersed represents the main background. For this reason, there are several different views to the landscape from different positions within the villages. Examples of these are the view from St Peter and St Paul's Church in Belchford and the one from the eastern section of High Street in Fulletby, looking eastwards. However, considering the hilly topography of the area, views of the villages are possible from the surroundings.

In Belchford, the figure of 8 shape layout, formed by Main Road, Ings Lane, Chapel Lane, Fulletby Road and Narrow Lane, is a distinctive and recognisable feature of the village. Also, the main landmarks of the village are St Peter and St Paul's Church, Hayes Furlong Wood and The Blue Bell Inn pub, as it is the only food and drinks business in the two parish areas. The intersection between Main Road and Fulletby Road is the main node in the village, although the Main Road - A153 crossing, located westwards of the village, is another fundamental node as it is the main access point to Belchford from Horncastle and Louth.

Fulletby's main landmark is the Church of St Andrew, as it is the most significant building in the village. There are two key nodes in Fulletby, the main one being the crossing between High Street and Furlongs Lane and the second one the intersection between High Street and Horncastle Road.



F.27

Figure 27: Belchford's figure of 8 shape layout



F.28

Figure 28: The Blue Bell Inn, Belchford



F.29

Figure 29: Furlongs Lane and High Street intersection, Fulletby



F.30

Figure 30: Sense of Place and Wayfinding for Belchford village



F.31







-  Key view
-  Key nodes
-  Landmarks
-  Listed buildings
-  Viking Way
-  PRoW

Figure 31: Sense of Place and Wayfinding for Fulletby



**1:** View to landscape from St Peter and St Paul's Church



**4:** View from School Lane



**2:** View to landscape from Dams Lane



**5:** View from Manor House Street



**3:** View to landscape from Ings Lane



**6:** View to open land from High Street



Character analysis

03

# 3. Character analysis

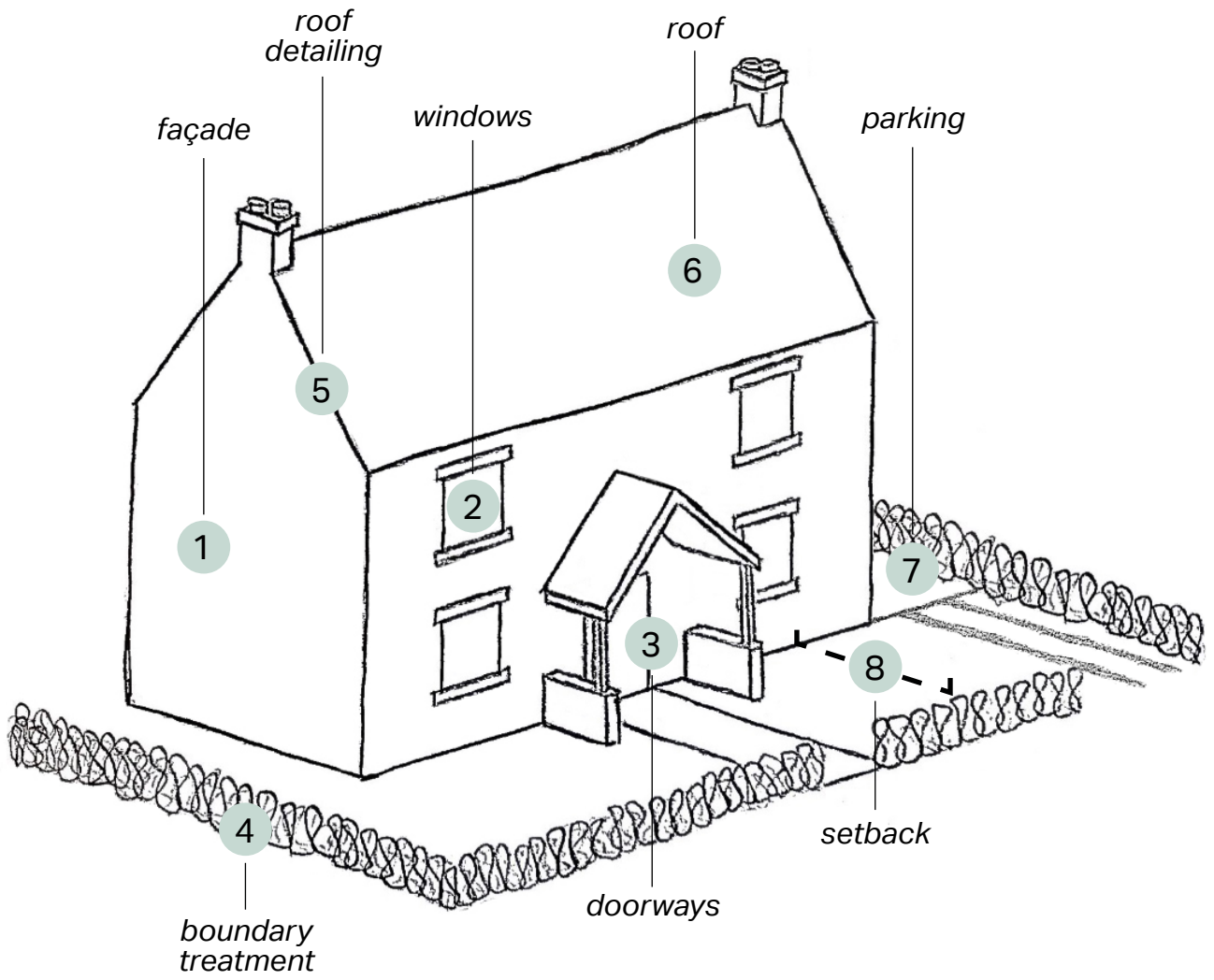
## 3.1 Settlement character

Both Belchford and Fulletby have mixed characters, though some common features can be identified in the villages.

Red brick, yellow brick, sandstone and render are used alongside red pantile, Rosemary tiles and grey slate roofs. UPVC and timber are both used for window fixtures. Boundaries are mostly treated with hedgerows and timber fences, while boundary walls are less common. This range of materials and treatments is the local vernacular, which is indeed diverse rather than identifiable with a unique model.

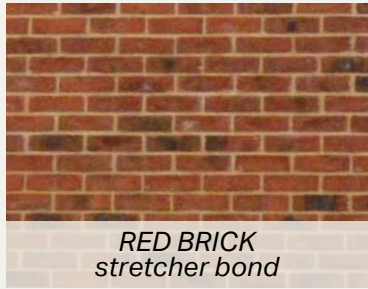
Streetscape is generally fragmented, however, Main Road, Belchford is an exception in some sections, as the proximity of dwellings creates the impression of a continuous façade. This contributes to the rural character of the villages, enhanced by extensive views of the landscape from different locations in the area. The public realm is limited to the pavement along Main Road and Chapel Lane in Belchford, whereas in Fulletby there are no pavements, enhancing the rural character of the village.

Factors	Appearance characteristics
<b>Building types</b>	While there are a variety of dwelling typologies throughout the villages and the landscape between them, detached dwellings dominate the Neighbourhood Plan area's built form.
<b>Building height</b>	Dwellings range between 1 and 2.5 storeys. However, 2 storeys is the prevailing building height.
<b>Materials</b>	Façades: red brick; yellow brick; sandstone; render. Roofing: Red pantile; Rosemary tiles; grey slate.
<b>Boundaries</b>	Hedgerow; wooden fence; red brick / sandstone walls.
<b>Setbacks</b>	Dwellings exhibit a variety of setbacks due to the informal (i.e. rural) pattern of development of both settlements.
<b>Roofscape</b>	Gable roof forms dominate the roofscape with the exception of some hip roofs. Side-facing and front-facing gables are both common. Occasionally, dwellings exhibit dormers and projecting gable ends.
<b>Public realm</b>	Lack of formal paving due to rural character of most streets. Main Road and Chapel Lane in Belchford are the only significant exception. Grass verges are common on all the other paths. Notable public spaces are limited to the three community greens in the Neighbourhood Plan area.



1

**FAÇADE**



2

**WINDOWS**



*CASEMENT WINDOW*



*SIDE HUNG*



*TRADITIONAL  
with glazing bars*



*TOP HUNG  
with glazing bars*

4

**BOUNDARY TREATMENT**



*HEDGEROW*



*RED BRICK WALL*



*TIMBER FENCE*



*YELLOW BRICK WALL*

3

**DOORWAYS**



*TIMBER FRAMED PORCH*



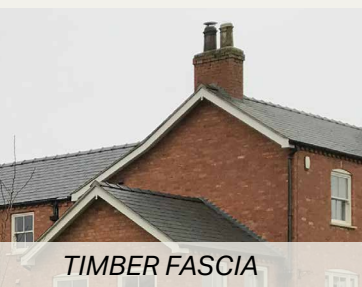
*BRICK PORCH*



*UNSHELTERED  
DOORWAY*

5

**ROOF DETAILING**



*TIMBER FASCIA*



*BRICK CORNICE*



*DENTIL BRICKS*



6

**ROOF**



RED PANTILE



ROSEMARY TILE



GREY SLATE

7

**PARKING**



TO THE FRONT



TO THE SIDE



GARAGE

8

**SETBACK**



NO SET-BACK



UP TO 6m



OVER 6m



## Belchford

Belchford is the largest of the two villages in the Neighbourhood Plan area and most of the housing is distributed on the main paths, such as Main Road, Ings Lane and Chapel Lane. It is chiefly composed of detached and semi-detached houses and all three of the graded II Listed Buildings are located along Main Rd.

### Key characteristics:

- The village shows a mixture of different materials, which is a distinctive feature to be protected and enhanced. Red brick, yellow brick and render are the predominant elevation materials.
- The roofscape is non-uniform, alternating red pantile, grey slate and Rosemary tiles.
- The proximity of dwellings on Main Road creates the impression of a continuous façade. The built form defines the streetscape.
- Pavement running along Main Road and Chapel Lane (the only streets in the whole NP area).
- There is a remarkable number of timber fences, that are alternated with hedgerows and boundary walls.
- The village's rural character is influenced by the surrounding landscape, appearance of the built form and organic historic alignment of the settlement's roads.
- Views of the Lincolnshire Wolds AONB are an essential part of Belchford's character.

### ***DISTINCTIVE FEATURES***



***RENDER FAÇADES***



***PAVEMENT ON MAIN ROAD***



***TIMBER FENCES***



***RURAL CHARACTER***



## Fulletby

Compared to Belchford, Fulletby is more compact in its layout and is located in the south of the Neighbourhood Plan area. High Street is the main route in the village, however, the settlement has predominantly developed to the north of this route and can be accessed via Mill Lane, Winn Lane and Paradise Lane. All routes connect up creating a continuous network without dead ends and cul-de-sacs (except School Lane). Detached and semi-detached houses are predominant.

### Key characteristics:

- The village has developed around St. Andrew's Church.
- Red brick is predominant, even though examples of render, yellow brick and sandstone are located in the village.
- Compared to Belchford, gables often face the street.
- Green verges are distributed along all the routes in the village. Grass verge triangles are present at many of the junctions and are a distinctive feature of the village.
- The village has a strong natural character, as vegetation is generally dense and hedgerows are the main boundary treatment, creating a continuous line in some cases.
- Two listed buildings and several buildings nominated for Local Listing are located in the village.
- Views of the Lincolnshire Wolds AONB are a feature of the local character.

### ***DISTINCTIVE FEATURES***



***STREET-FACING GABLES***



***GREEN VERGES***



***CONTINUOUS HEDGEROW***



***DENSE VEGETATION IN THE VILLAGE***



Parish-wide  
Design Codes

04

# 4. Parish-wide Design Codes

**The design codes and guidance set out in this section prioritise the character and quality of new development, responsive design for infill development and sustainable design approaches. These design codes should be read in conjunction with the following Village specific Design Codes in section 5.**

## 4.1 Introduction

This section provides guidance on the design of development, setting out expectations that relevant planning applications in the neighbourhood area will be expected to address.

The guidelines developed in this section focus on new housing. However, development should not be viewed in isolation and the design and layout of rural form must respond to the wider development pattern and landscape context.

The design codes and guidance set out in this section will provide that context and direction for infill development sites and provide guidance of relevant topics such as sustainable design and climate change. Wider lessons can be inferred from these for ecology and inclusive design.

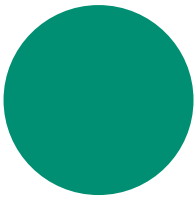
The local pattern of streets and spaces, building traditions, materials and the natural environment should all help to determine the character and identity of a development. It is important for any proposal that full account is taken of the local context and that the new design embodies the 'sense of place', both in terms of local character and distinctive features such as listed buildings.

Responding to the context means recognising existing positive design solutions (see chapter 3) or using existing cues as inspiration. Proposals for a new scheme could adopt a traditional approach or a contemporary design that is innovating with purpose, whilst being in harmony with the landscape. It is acknowledged that there is not always agreement on aesthetic issues and architectural taste but using appropriate design precedents and a clear design process will give results that are less subjective and do represent good design.

Contemporary design must improve and enhance the setting and sustainability of the neighbourhood area whilst not detracting from the appearance of the landscape characteristics of the Lincolnshire Wolds AONB landscape and its habitats.

The following topics are addressed by design codes in this section:

- A - Character & Quality in New Development
- B - Responsive Design - Infill Development
- C - Sustainable Design & Climate Resilience



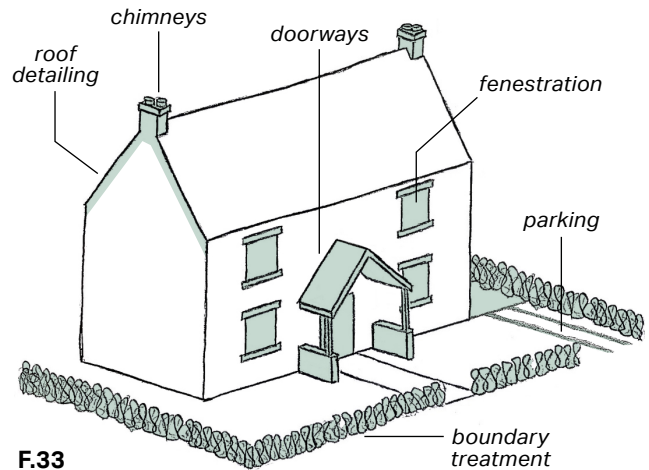
# Character & Quality in New Development

## 4.2 Character & Quality

The design codes below set out how to respond to the local features defined in the previous section. These responses must help formulate and review design proposals in line with local preferences for high quality design.

### A1 - Response to villages

- Designers must set out a clear response to the village in which development is sited or adjacent to, reflecting the local character and features; and
- Designers are not required to mimic the existing design period of an identified area in the form of pastiche (especially 'bolt-on' elements). However, this approach is not ruled out if done authentically to carefully respond to its context (this approach is likely to be expensive and most suitable for listed building development).



F.33

Figure 33: Building-scale local features to be considered

### A2 - Preserve and Enhance Character Features

- Development must be respectful of local character features, including; the use of local materials for walls and roofs, fenestration, doorways, roof detailing, boundary treatment, set-backs, varied brick bonds (e.g. Flemish bond) and chimneys;
- These local character features must be preserved and enhanced where possible within the villages;
- Design of details and features must respond to the village in which it is sited or adjacent to (including the surrounding landscape) to enhance the positive qualities of the area; and
- Designers must consider landscape and the rural character of the villages as a main feature to be preserved and enhanced.

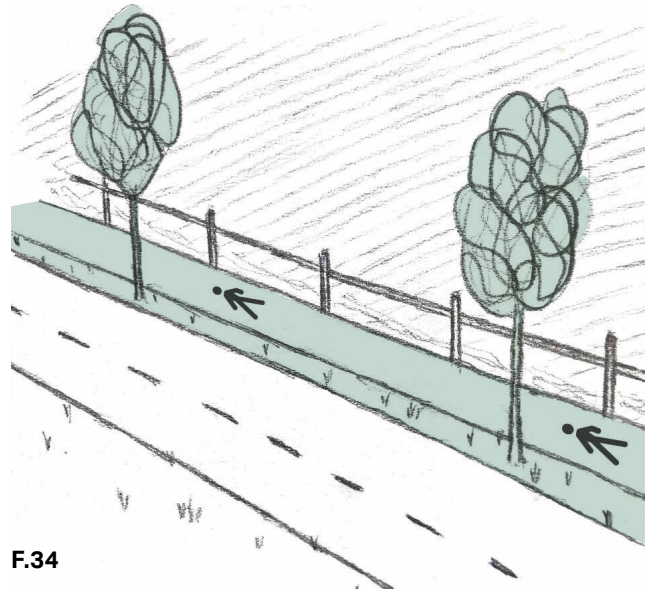


F.32

Figure 32: View of the landscape from Dams Lane, Belchford

### A3 - Local economy

- Promote and support local green power generation for community benefit, using sustainable methods;
- Small public-facing businesses (such as The Blue Bell Inn) are encouraged. However they must not disrupt the distinctive rural character of the village;
- Small rural enterprise projects, such as offices and craft workshops are encouraged to prevent stagnation and bring vitality to the village;
- Improve circular walks and permissible walkways in the area, as they are an essential feature and contribute to strengthen the relationship between the villages and the surrounding natural landscape; and
- Consider the rural character of the villages as a distinctive feature and strengthen the relationship with the Lincolnshire Wolds AONB to promote the touristic vocation of the area.



F.34



F.35

**Figure 34:** Walkway improvement

**Figure 35:** The Blue Bell Inn, Belchford

# B

## Responsive Design for Infill Development

### 4.3 Responsive Design for Infill Development

Infill development is smaller scale development (Historically 1 or 2 homes within the NP area) within an existing developed context. This type of development commonly consists of three main types:

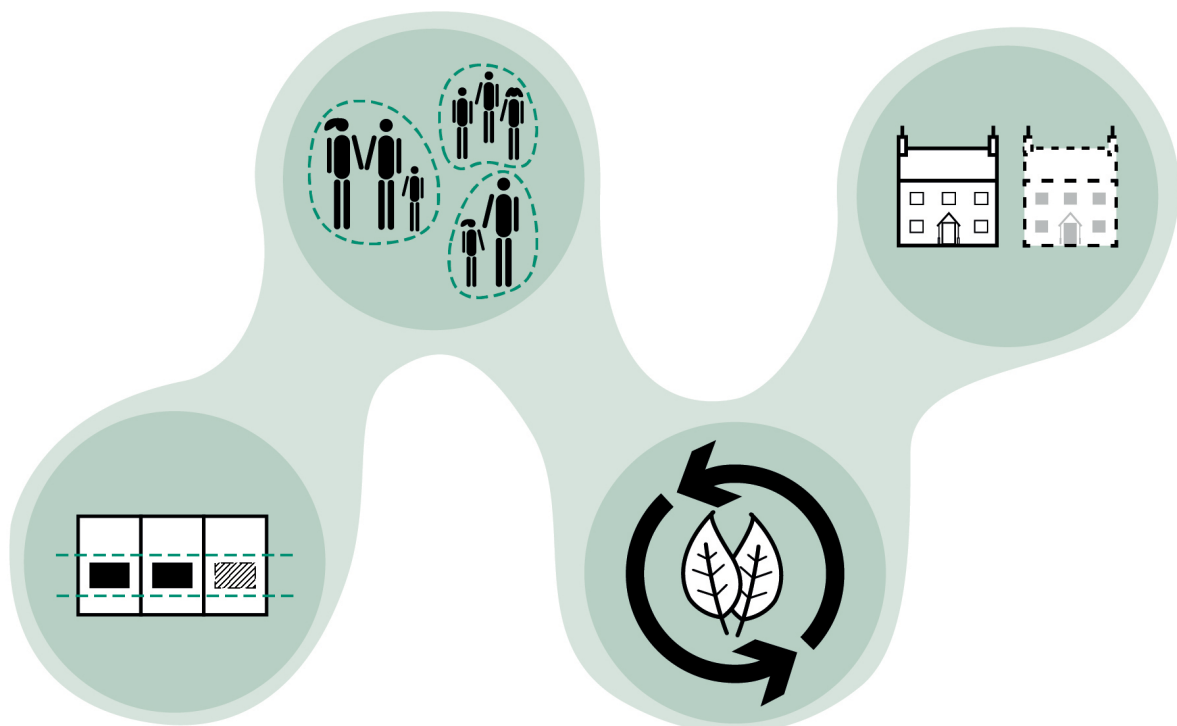
- Gap site development within a street frontage;
- Backland development; and
- Site redevelopment (for example, replacement of existing building/s).

Every future development should be conditional on including environmental and social benefits, considering natural habitats, measures to combat climate change, public rights of way and job creation.

#### B1 – Overarching Aims

The overarching aim of these guidelines is to promote context sensitive infill housing of a high quality, including affordable housing within settlements. This should improve the street scene and locate new homes close to and in support of existing amenities. The following are key aims of the guidance:

- Protect residential amenity, both of new and existing occupiers;
- Contribute to the creation of distinctive communities, places and spaces;
- Be of good design and encompass sustainability principles; and
- Respond to the context and character of the area.



F.36

Figure 36: Infographic about Infill development overarching aims



## B2 – Design Principles

The following design principles apply to infill development that may come forward via applications within the neighbourhood area:

- Building scale and massing should be in keeping with the prevailing development pattern and not be overbearing on existing properties or deprive them of light, including overlooking or over-shadowing of both windows and amenity space;
- The building line should reflect the street and be set back no more than a maximum of 1.5m from adjacent buildings unless additional landscaping or tree planting is being introduced to the street scene; where buildings are set back from the street a boundary should define the plot and link up to adjacent buildings / plots (for example hedgerows, low red / yellow brick wall or timber fences);
- Materials should reflect positive local characteristics and harmonise with adjacent buildings with matching or complementary materials, subject to the degree of variety in the village / area / street;
- Building fenestration and pattern should be in keeping with the predominant buildings character in the village or harmonise with adjacent buildings of good character;
- Building entrances will address the street with a main access and main fenestration. Corner buildings should address both streets with fenestration but the main entrance could be on either subject to access requirements;

- Building façade design should respect the horizontal rhythm of plots and building subdivisions on the street in order to integrate and maintain visual continuity or add to the visual interest where required;
- Buildings heights should vary from 1.5 – 2.5 storeys depending on adjacent plots. A variable eaves line and ridgeline is allowed to create interest but variation between adjacent buildings should be a maximum of 0.5 storeys in general;
- Front of plot areas and rear gardens should be of sufficient size and landscaped appropriately to fit in with prevailing planting pattern or to enhance the rural and natural character of the area;
- Rear or side plot boundaries which face public spaces must be hedgerows, brick walls or timber fences to match adjacent plots and add to the streetscene quality;
- Access and storage for bins should be provided and bin stores should be designed to accommodate 4 wheelie bins and be located to the rear of dwellings or in a dedicated enclosure;

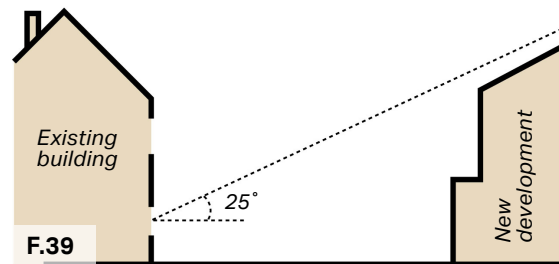
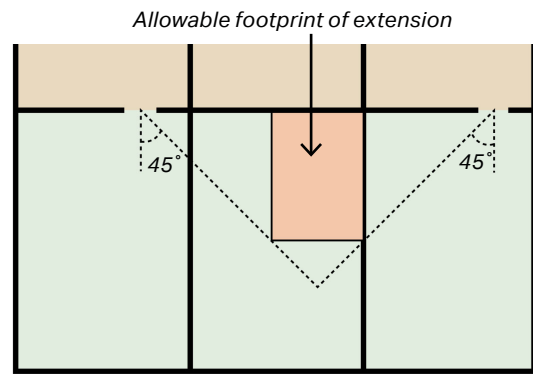


Figure 37: Characteristic dwelling on Main Road, Belchford

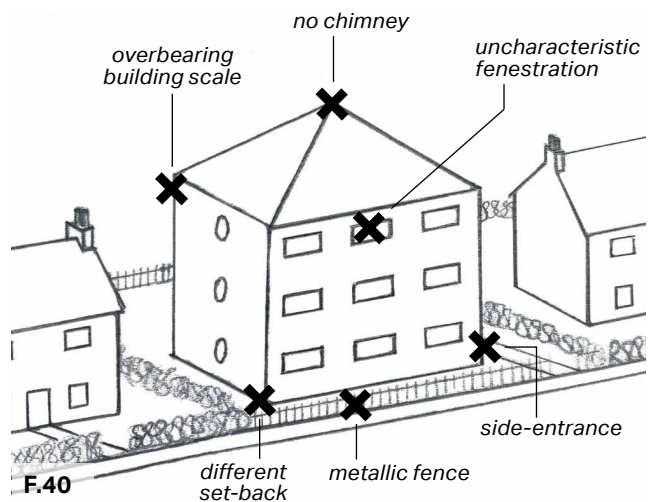
- Parking should be integrated on plot where possible with parking spaces set behind the building line, generally to the side of plot being preferable. For narrow dwellings it is preferred to retain a small front garden with a boundary wall as opposed to an open hard surface parking space. Where parking is required to the front of the plot it should be afforded sufficient space and utilise hedgerows to screen cars laterally from the street. On-plot parking should always be preferred to on-street parking. The number of car parking spaces required should be proportional to the property's expected occupation;
- Porous surface and green parking spaces (for example grass-crete) are preferable to impermeable parking spaces. Garages are likely to be used for storage rather than parking vehicles and should be set behind the building line or to the rear of the plot;
- Gaps between gables should be retained to preserve views of the surrounding countryside. Side extensions should also be limited to a single storey to preserve gaps between buildings. Extensions should never result in the loss of an on-plot parking space.
- The 25/45° rule illustrated in Figure 39 should be used to ensure that there is no blocking of light or overbearing mass to adjoining properties when designing extensions or new dwellings.



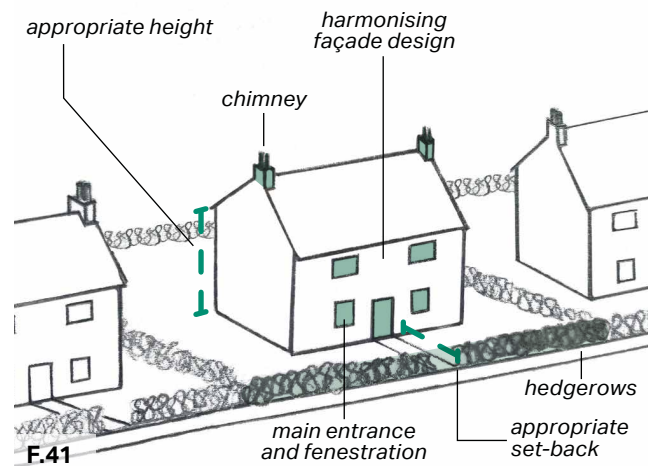
**Figure 38:** Parking should be integrated on plot and set behind the building line



**Figure 39:** 25° / 45° rule



**Figure 40:** Unappropriate example of infill development design



**Figure 41:** Positive example of infill development design



# Sustainable Design & Climate Resilience

## 4.4 Sustainable Design & Climate Resilience

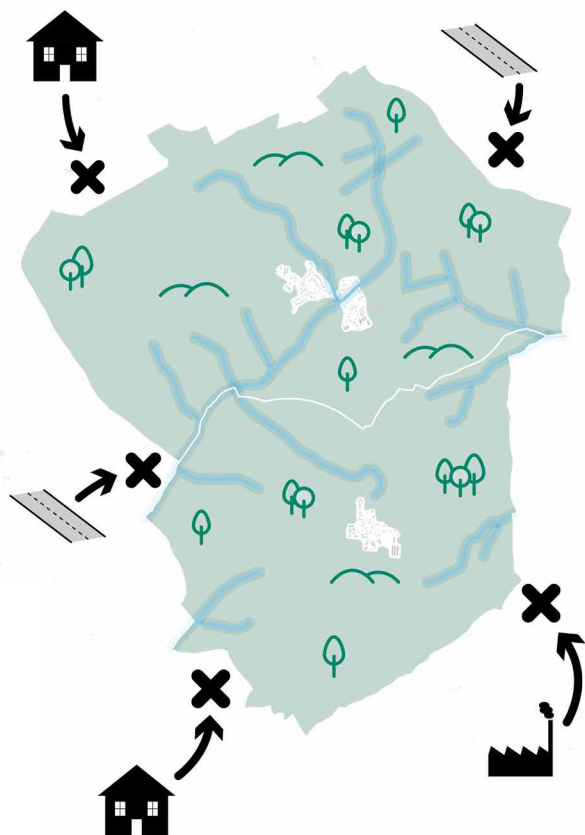
Climate change has created the need to decrease our carbon footprint towards net-zero by providing innovative solutions to transportation (electrification) and the energy use of buildings. Sustainable design incorporates innovative practices at all scales of design to achieve less impactful development footprints, whilst future proofing homes, settlements and natural environments. Reducing use of limited natural resources whilst increasing utilisation of local resources and sustainable natural resources can help to achieve this.

Every future development should be conditional on including environmental and social benefits, considering natural habitats, measures to combat climate change, public rights of way and job creation.

### F1 - Resilience to Climate Change

All new development should work to moderate extremes of temperature, wind, humidity, local flooding and pollution within the parish:

- Areas of Belchford and Fulletby parishes are at risk of flooding from watercourses and surface water. Avoid siting homes in high risk flood areas and mitigate increased risk of storms/flooding with sustainable drainage systems. These reduce the amount and rate at which surface water reaches sewers/watercourses. Often, the most sustainable option is collecting this water for reuse, for example in a water butt or rainwater harvesting system. This has the added benefit of reducing pressure on valuable water sources;
- Eco-systems cannot adapt as fast as the climate is changing leading to loss of biodiversity. Protecting and enhancing Belchford and Fulletby's extensive natural landscape, including woodlands and watercourses can combat this; and
- Use street trees and planting to provide shading and cooling and moderate and improve micro-climate for streets and spaces.



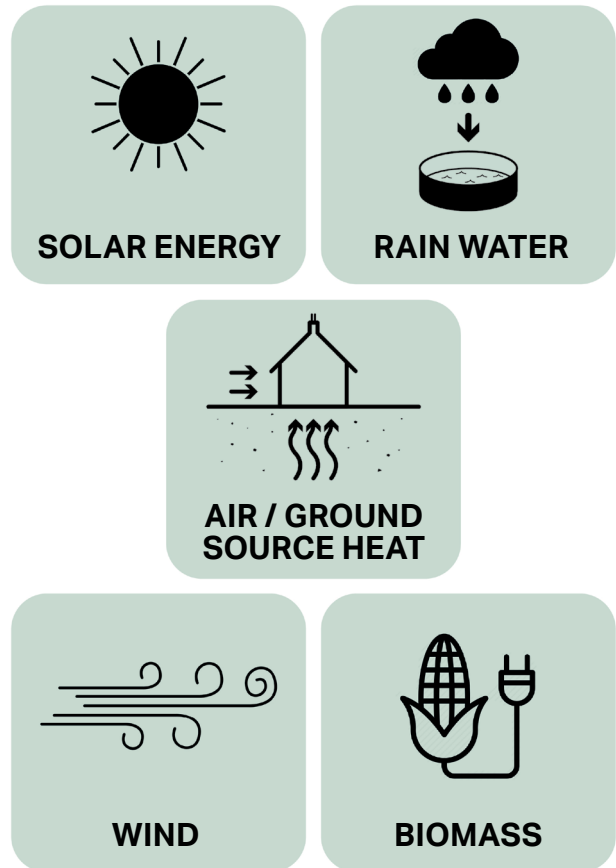
F.42

Figure 42: Protecting and enhancing Belchford and Fulletby's natural elements can combat loss of biodiversity

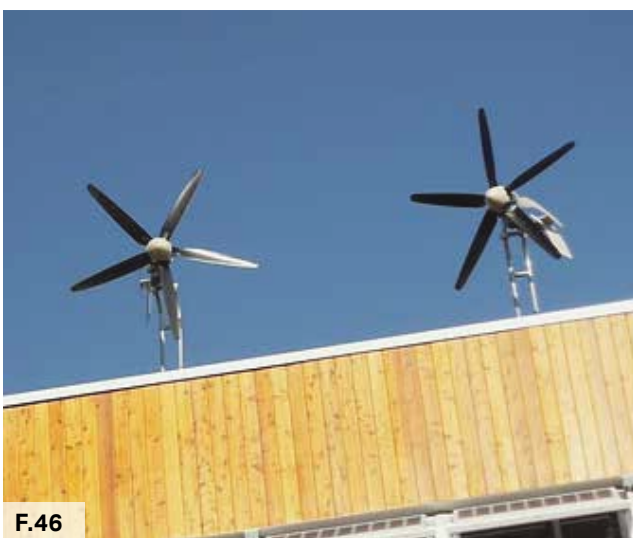
## F2 – Assessing Alternative Energy Sources

Key considerations in the assessment of alternative energy sources for development may include (but are not limited to):

- Optimise solar orientation of buildings. Aim to increase the number of buildings on site that are oriented within 30° of south (both main fenestration and roof plane) for solar gain, solar energy (solar panels) and natural daylighting;
- Ground conditions to accommodate loops for ground source heat and space for air source heat pump units;
- Links to local estates for sustainable coppicing, harvesting or recycling of biomass fuels; and
- Local wind speed and direction in Belchford and Fulletby for micro-generation wind turbines.

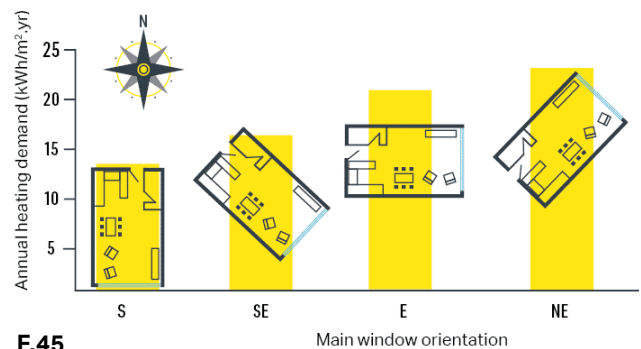


F.44



F.46

**Figure 43:** Micro-generation wind turbines can be discreetly applied on top of roofs



F.45

**Figure 44:** Key alternative natural energy sources

**Figure 45:** Building orientation influences the annual heating demand

### F3 – Electric Vehicle charging

Current transition to electric vehicle technology and ownership comes with related issues that must be addressed by new development.

Design issues to address for Parking at the home:

- Convenient on plot parking and charging points close to homes;
- Potential to incorporate charging points under cover within car ports and garages;
- Still need to integrate car parking sensitively within the streetscene. For example, parking set behind the building line or front of plot spaces lined with native hedgerow planting;
- Need to consider visitor parking / charging needs; and
- Existing unallocated / on-street parking areas and feasibility to provide electric charging infrastructure not linked to the home.

### F3 - Energy efficiency measures towards Net-Zero carbon

By default, new development should adopt a fabric first approach in line with the governments emerging Future Homes Standard, to attain higher standards of insulation and energy conservation.

- Reducing energy demand further by employing passive design principles for homes is desirable and can make some forms of development more acceptable to the community (window orientation, solar gain, solar shading, increased insulation, ventilation with heat-recovery);
- Maximise on-site renewable energy generation (solar, ground source, air source and wind driven); and
- Consider building form and thermal efficiency: semi-detached and detached all have different energy efficiency profiles. This must be balanced with local design preference and character considerations to ease acceptance for development.



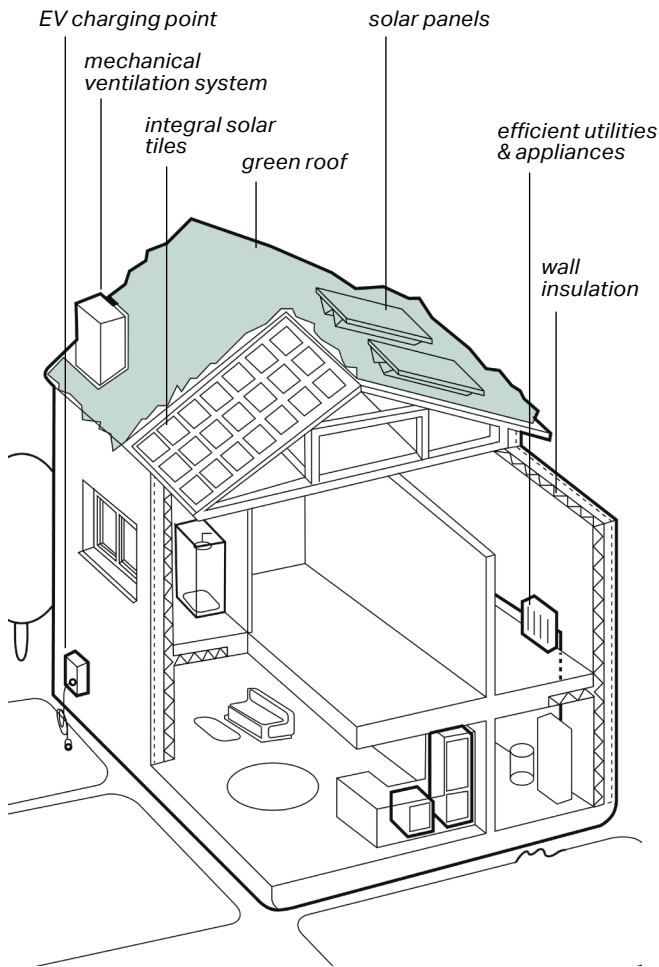
F.47

Figure 46: Home electric vehicles charging point



F.48

Figure 47: Solar panels on Furlongs Lane, Belchford



**F.50**

**Figure 49:** Cut-through diagram of an energy efficient home and its features



**F.49**

**Figure 48:** Air source heat pump housing covers the unit and harmonises with the building aesthetic

A photograph of a stone church with a bell tower and a graveyard, overlaid with a green circle containing text. The church is made of dark stone with a prominent bell tower on the left side. The bell tower has a small arched opening at the top. The church has several tall, narrow, pointed windows. In the foreground, there is a green lawn with several gravestones of various shapes and sizes. A large evergreen tree is visible on the right side of the church. The sky is overcast and grey.

Village-specific  
Design Codes

05

# 5. Village-specific Design Codes

The following section presents village-specific design codes to address Belchford’s and Fulletby’s peculiar features and characteristics explored in the previous sections of this document.

## 5.1 Village-specific approach

A primary purpose of this Design Guide and Codes is to help generate sensitive and characterful design responses to the existing settlements and their landscape settings.

From the south to the north, the neighbourhood area is immersed in the Lincolnshire Wolds AONB. However, the previous settlement analysis has highlighted that Belchford and Fulletby both have specific and unique characteristics.

Therefore, this document adopts a village-specific approach to enhance the distinctiveness of both the villages. This will avoid the progressive acquisition of standard and generic design approaches, which could result in the loss of the peculiar features of the villages that define their distinctive character.

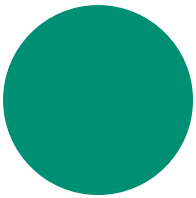
The following section provides village-specific codes to promote the preservation of these specific features that distinguish the two villages and enforce their relationship to the surrounding natural landscape.



Figure 50: Overview of Belchford

F.51





# Belchford

## 5.2 Belchford Design Codes

The design codes below set out how to respond to Belchford's specific characteristics and features.

### Belchford village design recommendations:

- Development should enhance the mixed material character of the area. Beyond red brick, other materials such as yellow brick and render should be considered for walls, while red pantile, grey slate and Rosemary tiles for roofs;
- Timber fences, hedgerows and boundary walls should be the preferred solutions for plot boundaries;
- The rural and natural character of the village should always be preserved and enhanced by developing low density housing with space, light and views between houses;
- Views of the Lincolnshire Wolds AONB are a distinctive feature of the village and must be protected;
- Main Road is the 'face' of the village and the proximity of buildings creates a suburban feel in such a rural context. Main Road thus requires traditional, high quality and characterful design approach to boundaries and frontages to preserve this characteristic;
- Preserve the distinctive figure of eight shape, keeping the circle centres as open areas; and
- Development is vigorously discouraged in the historic parts of the village and must be sensitive to existing listed buildings (e.g. St Peter and St Paul's Church)



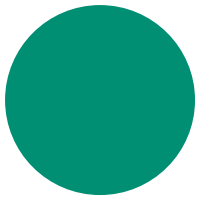
F.52

Figure 51: Belchford's distinctive figure of eight shape and open space circle centres



F.53

Figure 52: St Peter and St Paul's Church, Belchford



# Fulletby

## 5.3 Fulletby Design Codes

The design codes below set out how to respond to Fulletby’s specific characteristics and features.

### Fulletby village design recommendations:

- The tranquil and rural character of the village should be preserved by conserving dense vegetation and native hedgerows in the village. New development must be low density and allow space, light and views between houses;
- Development should prefer the use of red brick, yellow brick, render and sandstone for walls and red pantile, grey slate and Rosemary tiles for roofs. Native hedgerows are the best solutions for plot boundaries;
- Views of the Lincolnshire Wolds AONB are a distinctive feature of the village and must be protected;
- Street-facing gables are acceptable to enhance the local character and maintain the visual interest of the village;
- Grass verges and grass verge triangles must be preserved and considered as an essential natural element in Fulletby; and
- Development is vigorously discouraged in the historic parts of the village (in proximity to St Andrew’s Church, medieval remains and ancient grassland) and must be sensitive to existing listed buildings.

F.54

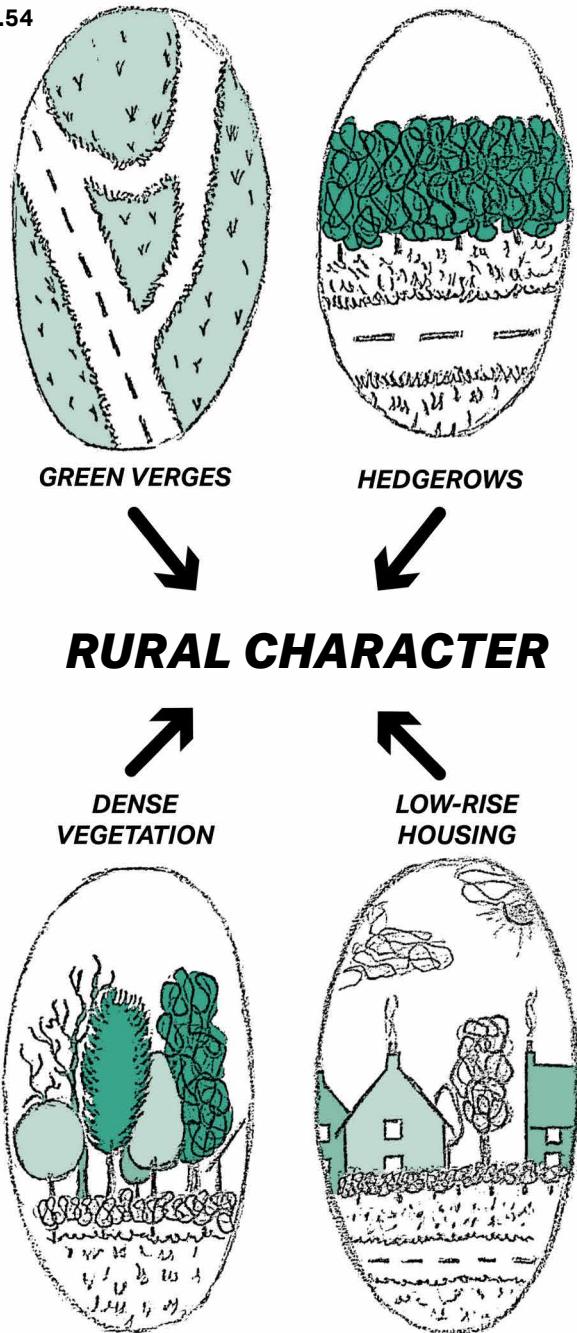


Figure 53: Features that contribute to Fulletby’s rural character

## 5.4 Next steps

This document has set out an evidence base for the Belchford and Fulletby Neighbourhood Plan and it is recommended that the codes are referred to within the forthcoming Plan's Design policies.

As well as providing certainty to the local community, the design codes in this document should give more certainty to developers, as they will be able to design a scheme that is reflective of community aspirations, potentially speeding up the planning application process.

Potential developers should note that when they are prepared to discuss applications with the Parish Council before submission this can have a positive impact on the application submitted.

As well as using this document, future developers should also make sure that they have observed the guidance in the Department for Levelling Up, Housing and Communities' National Design Guide.

Developers should also note that housing developments of any size should strive to achieve carbon neutrality in line with the Government's forthcoming Future Homes Standard.

Further standards on residential developments should also be obtained from Building for a Healthy Life, a government-endorsed industry standard for well-designed homes and neighbourhoods.

**Checklist**

**06**

# 6. Checklist

This section sets out a general list of design considerations by topic for use as a quick reference guide in design workshops and discussions.

## 1

### General design guidelines for new development:

**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.**

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

## 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?
- Does it meet all access needs to and from public transport stops?

### Local green spaces, views & character:

- 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?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?

## 3

### Local green spaces, views & character:

- 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?

# 3

## Local green spaces, views & character:

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

# 4

## Gateway and access features:

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

# 5

## Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

# 6

## Building line and boundary treatment:

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

# 7

## Building heights and roofline:

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

# 8

## Household extensions:

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



# 9

## Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

# 10

## Car parking:

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

## About AECOM

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