

National Model Design Code Testing Programme Consultation Statement

September 2021



National Model Design Code Pilot – Consultation Statement

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Introduction

Herefordshire Council was selected to take part in the Ministry of Housing, Communities and Local Government National Model Design Code Pilot during March to September 2021.

This report summarises the consultation and engagement undertaken as part of that pilot and will form part of the final submission documentation.

Purpose of the pilot testing

The aim of the pilot in Herefordshire was to:

- To establish how the current neighbourhood planning policies and background evidence can be used to inform a countywide Herefordshire Design Code
- To establish how engagement techniques and communication networks used in neighbourhood planning can be expanded to incorporate design coding
- To establish how parish councils can use the Code to review and develop their own local design codes within the countywide code.

Our final outputs delivered as part of the testing programme are:

- To understand how the relationship between design codes and neighbourhood plans work in practice and how community engagement techniques can be used to facilitate a countywide and local design codes
- To establish a future hierarchy of design codes across the county
- To translate the National Model Design Code into locally rural based templates and guides to assist local communities to produce a design code for their area.

The pilot involved working directly with four parish councils to:

- Test a variety of consultation methods to establish how to ascertain 'proven popular' outcomes within a Design Code
- Test the draft worksheets and guidance material produced to assist parish councils to produce a Design Code

We would like to thank those parish councils for the time and interest they showed in the pilot and their assistance throughout, especially the leading members:

- Bartestree with Lugwardine (Lin and Wendy)
- Ewyas Harold (Liz and Peter)
- Fownhope (Dorothy and Kevin)
- Weobley (Lorraine and John)

Parish Council Case Studies

To test the draft templates and the ability of parish councils and their local communities to produce design codes, four case study areas were chosen to pilot the model code with local communities. These areas were selected as they have a wide variety of environmental characteristics, different architectural and development pressures but were relatively similar in parish and settlement size.

All four had adopted neighbourhood development plans which currently contained a wider range of existing locally distinctive design and place making policies. Additionally all four parishes had undertaken a number of wide reaching community engagement as part of their neighbourhood plan preparations which made them perfect candidates to be part of the trial test.

- A. Fownhope - adopted NDP with detailed area general design policies - Conservation Area within the AONB
- B. Weobley - adopted NDP and some area specific design policies – Conservation area and traditional Black and White village
- C. Ewyas Harold - adopted NDP with no current design policies relying on SD1 within the Local Plan Core Strategy. No specific designations
- D. Bartestree and Lugwardine Group - adopted NDP with some areas specific design policies but currently undertaking a first review. Predominately 1980s onwards housing estates.

The aim of working with local communities on the pilot to develop a set of guidance notes, templates and worksheets to enable a standardised approach across the county but also allow for the flexibility required to be locally distinctive.

This would mirror the approach Herefordshire Council developed to neighbourhood planning in 2012/2013 to assist parishes produce their own neighbourhood plans.



Testing Programme and Engagement

The testing and engagement with the case study parish councils essentially contained two parts. Firstly, the creation and initial testing of the templates and guidance. Then followed by wider community testing of potential engagement methods to be used to understand how a parish council could judge, and demonstrate, the background to the Code would be based on sound opinions and be popular locally.

An initial draft set of worksheets and templates were developed to assist parish councils gather information regarding the following character areas:

- Built Form
- Identity
- Movement
- Nature / Open Space
- Uses

These were seeking to 'translate' the National Model Design Code into a set of templates and worksheets to assist parish councils and give them confidence to produce a design code locally as part of the neighbourhood planning work. Therefore, the initial drafts contained significant aspects of the Model Code to ascertain the legibility of the NMDC in a local rural setting.

During May and June, the case study parishes were asked to test the templates, worksheets and guidance notes. At this stage they were asked to do this as a key member of the case study rather than with a wider audience. This enabled us to receive feedback on how understandable the templates were to use, the language and terminology used, did it give them confidence to complete the task as key members of the parish council.

During July, the case study parishes then tested a variety of consultation and engagement methods with their wider communities. This was to ascertain how they would complete the worksheets and templates to take into account local opinions and views. How would a parish council creating the design code quantify and qualify the potential wide range of comments to provide the background context to a locally popular design code.

The testing team have and are continuing to meet with a variety of internal services such as Development Management, Transportation, Archaeology, Built and Natural Environment. Firstly, this is to raise awareness of the design pilot work but also to understand the service level of support which could be offered to parishes in the future and technical input into the revised guidance notes and worksheets.

The National Model Design Code and the work of the pilot was introduced to the whole of Planning Services through a presentation and CDP event. The MHCLG video was shown interjected with work on the pilot and local interpretation and ability to discuss future design coding in Herefordshire. The intention is to roll out this training model to all ward members, parish councils and local agents forum in the Autumn.

Below indicates the list of engagement dates so far.

Date	Meeting	Purpose
13 April	Parish councils introduction	Outline case study work
20 April	Parish councils roundtable session	Outline case study work
27 April	Parish meeting within Fownhope PC	Additional parish
5 May	Transportation team	Template and Guidance Awareness Service provision
12 May	Parish case study meeting	Developing Template and Guidance
27 May	Parish case study meeting	Developing Template and Guidance
15 June	Parish case study meeting	Developing Template and Guidance
17 June	Parish case study meeting	Developing Template and Guidance
18 June	Planning services (DM, Built Conservation, Natural Resources)	Awareness and upskilling
21 June	121 with Weobley	Engagement
25 June	121 with Bartestree	Engagement
28 June	121 with Fownhope	Engagement
1 July	Archaeology Service	Template and Guidance Service provision
7 July	121 with Ewyas Harold	Engagement
14 -21 July	Bartestree online consultation event	Event
20 July	Weobley consultation event	Event
21 July- 3 Aug	Ewyas Harold online consultation	Event
22 July	Fownhope consultation event	Event
25 Aug	Health and wellbeing – Adult Social Care Team	Template and Guidance Service provision
1 Sept	Woodland Trust	Template and Guidance Service provision
7 Sept	Parish meeting consultation feedback session	Engagement
16 Sept	Historic Environment team	Template and Guidance Service provision
24 Sept	Natural Environment team	Template and Guidance Service provision

20 October	Parish meeting next steps	Feedback
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Whilst testing and using the National Model Design Code to create Herefordshire based templates and worksheets, the following strengths, areas for improvement and early lessons were discovered.

Strengths of the NMDC

- Well-structured sections – 10 characteristics.
- Guidance Notes for Design Code – useful additional information
- Logical steps to 'creating' a local code

Areas for improvement within the NMDC

- Area types groups all rural areas into 'rural' 'village'
- Too urban centric for rural parishes within Herefordshire
- Terminology is not always understood by lay people
- Diagrams and illustrations not rural focused

Early lessons learnt for template and worksheet development

- Need the wider inclusion of the Archaeology team within the context template work
- Due to the short timescales, it has been difficult to involve other planning professionals fully before template testing
- Need to reconsider some of the terminology within the templates for lay people, never assume that technical aspects of design and terminology is understood by all
- Need to consider the confidence of parishes and local communities to produce codes and their scepticism that they will make a difference when faced with a national house builder
- Understanding and research of new methods of consultation and engagement techniques required and how different parishes would require different solutions depending on skills, technology available and broadband speeds
- Significantly, more officer time required than originally anticipated to maintain timescale set by the pilot. 189 hours of officer time has been spend on design code related work during the pilot to reach template testing. This equates to £3800 of internal officer resource so far.
- More time required to explain to parishes the concepts. Parish Councils traditional work on a monthly or bimonthly cycle.
- Need to consider the costs involved to the parishes and LPA of scaling up the roll out. Online consultation package is quoted at circa £2500 per parish (£300,000 for full roll out)
- Moving to more digital formats may be more difficult within some parishes, upskilling will require significant time and investment
- Parishes working together and sharing ideas has been a strength in assisting our understanding of the appropriate level of support required if the roll out is to be successful.
- LPA will be require to outsource some aspects of the template work to include more locally distinctive illustrations and diagrams.

Wider community engagement

The next stage of the testing programme involved the case study parishes trialling a variety of consultation and engagement methods with their wider communities. This was to ascertain how they would complete the worksheets and templates to take into account local opinions and views. How would a parish council creating the design code quantify and qualify the potential wide range of comments to provide the background context to a locally popular design code.

Each case study parish was asked to undertake a targeted public consultation engagement event as if they were completing the templates as part of their neighbourhood planning work. Each parish was asked to undertake a different technique and share the experiences with the wider group.

Four different consultation and engagement methods were selected. Parish Councils have traditionally used Planning for Real as part of their neighbourhood plan development but we were keen to trial this style of engagement on an online more digital platform. It was already well understood the appeal and success of drop in exhibitions and paper based mapping exercises but there was little experience of online formats or how particularly the aesthetics parts of the coding would translate to easy evidence gathering from community consultations.

Investigation of online methods

Four online packages were researched prior to the final case study allocation;

- Space Shaper
- Bimby
- Common Place
- Place Check

A summary of the comparison can be seen in the appendix to this report.

On balance of the requirement and potential future roll out of design coding across the county, Place Check and Common Place were selected as the testing online platforms.

Case Study methods selection

It was decided to test the various consultation methods in a manageable way within the timescale, two parishes would undertake online engagement methods and two would carry out more traditional face to face methods. Due to the successes of neighbourhood plan consultation and engagement work, a significant base knowledge on traditional methods existed about place shaping information gathering. Therefore, it was also decided to use the online platforms to concentrate on the place shaping design aspects and use the well tested face to face methods to ascertain how to judge community popularity with the more aesthetic elements of the Code.

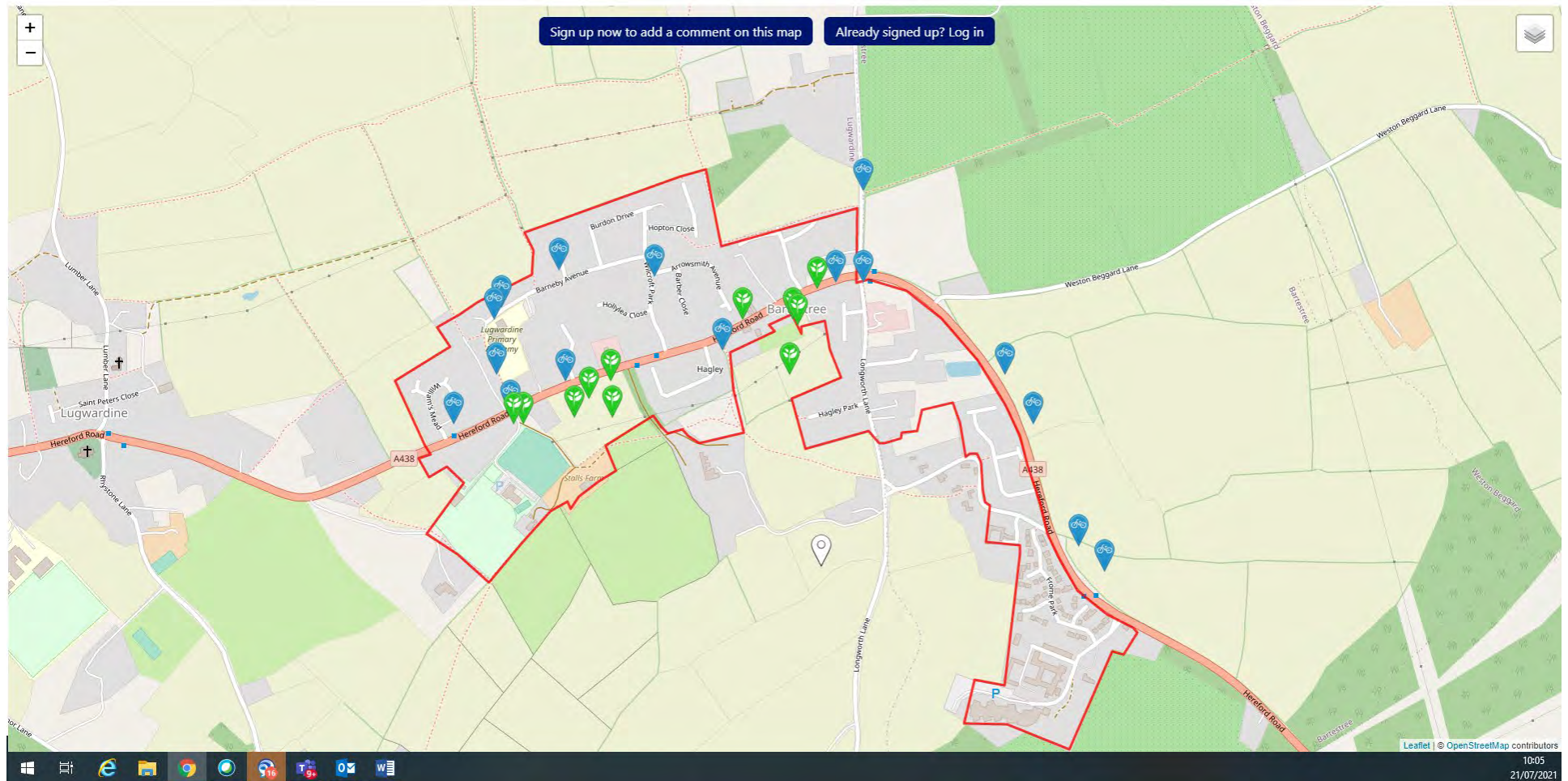
Following group discussions with the case study parishes, Bartestree and Ewyas Harold used digital platforms and Fownhope and Weobley used more traditional in person engagement.

Due to these engagement sessions being primarily informative and fact finding to understand how different techniques could be used to provide parish councils with the opinions of their local communities, they were targeted to a limited audience. The case study parishes were asked to select a range of around 15 to 20 people from the local community who would appreciate the remit of the study and offer a fair and honest assessment of the task.

- Bartestree
 - Online platform – Place Check
 - Nature, Open Space, Movement elements of the Code
 - Consultees could pin comments to a map
 - Assess the ability of community to use online platform
 - Assess the ability of the platform to provide useful metric for decision making
- Ewyas Harold
 - Online platform – Common Place
 - Nature, Open Space and Movement elements of the Code
 - Consultees answered set questions compiled by the parish and added locator pins
 - Assess the ability of community to use online platform
 - Assess the ability of the platform to provide useful metric for decision making
- Fownhope
 - Walking tour using Built Form and Identity worksheet as a guide
 - Built Form, Identity elements of the Code
 - Selecting strong, fair and uncharacteristic examples for further group discussion
 - Assessing how to qualify and quantify local community's opinions on aesthetic and built form elements of the Code
- Weobley
 - Exhibition of photographs using the Built Form and Identity worksheet as a guide
 - Built Form, Identity elements of the Code
 - Asking visitors to comment on selected strong, fair and uncharacteristic examples and suggest alternatives
 - Asked to vote on the suitability of the examples given
 - Assessing how to qualify and quantify local community opinions on aesthetic and built form elements of the Code

Consultation and Engagement Results

Bartestree – Nature, Open Space and Movement



Summary –

Online consultation using Place Check. This method focussed on Open Space and Movement elements of the Code. The parish council devised a set of questions to give to participants to consider before they pinned their comments to locations on the digital map.

The questions were as follows:

Are you adding a nature and open space comment?

1. What makes a place special?
2. How could it be made more distinctive?
3. How could it be enhanced?
4. Is it well-connected, accessible and welcoming?
5. How could it be made safer and more pleasant?
6. Did you find taking part in this consultation straightforward?

Are you adding a movement comment?

1. How accessible is this area of Bartestree on foot or bicycle (active travel) and by vehicle
2. How well does parking work in this area?
3. How could it be improved in future development?
4. How could means of movement around the parish be made more planet-friendly?
5. Did you find taking part in this consultation straightforward?

12 comments were made about Nature and Open Space

18 comments about Movement

Of the movement comments:

33% were about speed and road safety

27% were about quality of roads and walkways

22% were about the A438

11% were about parking outside the school

Other comments included lack of drain maintenance

Of the Nature and Open Space comments:

42% were about Community field and community space

33% highlighted areas dedicated to wildlife

25% were about lack of maintenance and unsafe footways

The following page displays a table of the comments made.

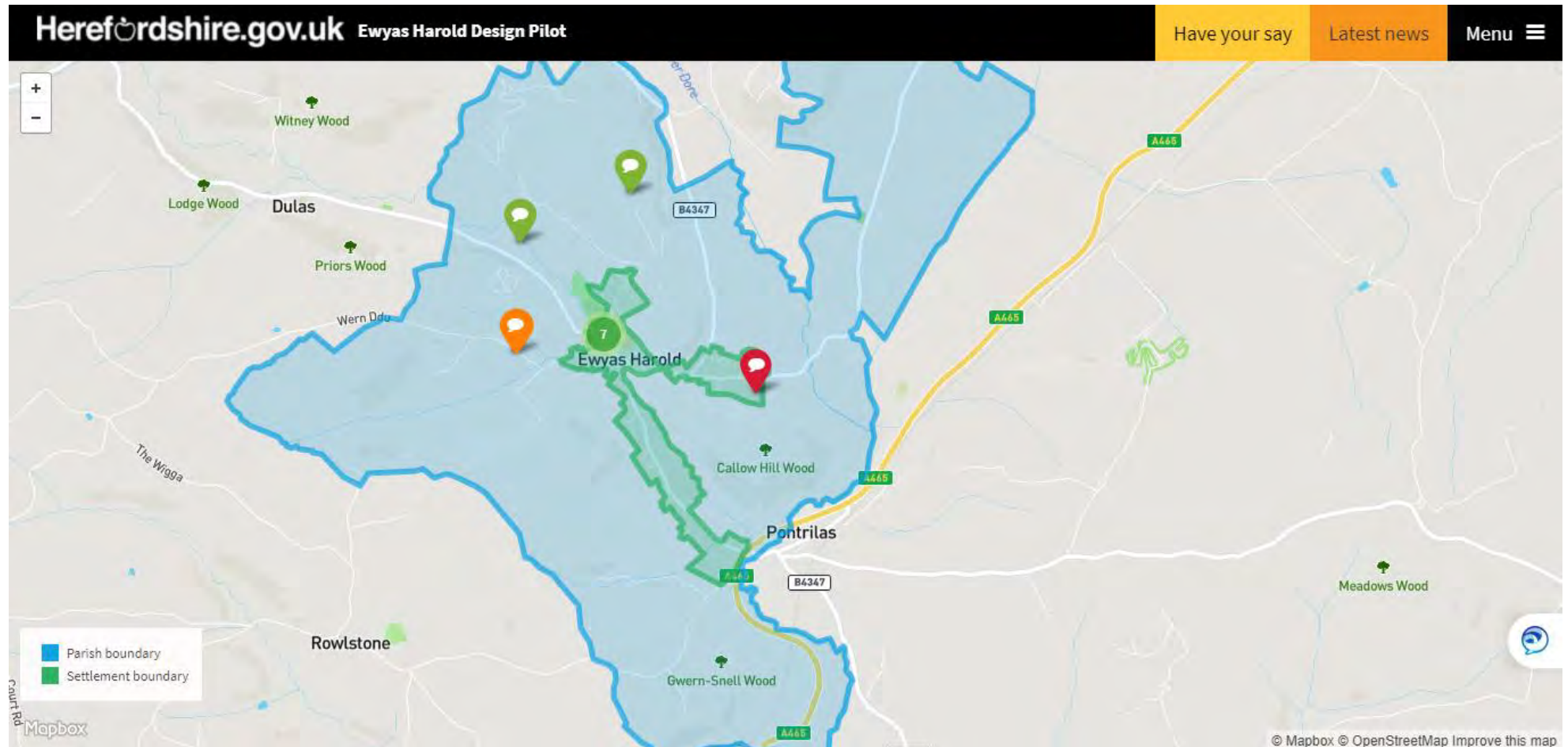
Category	What is it?	Why am I adding it?	Up Votes	Down Votes
Movement	Bartestree Crossroads	This is a very dangerous area where traffic travelling West regularly undercuts traffic turning right.	0	0
Movement	Large tree growing through footway.	Tree roots causing uneven surface causing potential trip hazard for pedestrians.	1	0
Movement	Barneby Avenue near to primary school.	Traffic congestion occurs here at the beginning and end of the school day	2	0
Movement	PRoW from A438	It is very overgrown	1	0
Movement	PRoW LU5 from A438 to Primary School	Flooding near to junction with A438. A438 kerbs need to be raised and drains unblocked.	4	0
Movement	Narrow road entrance to Village Hall site	Widening would prevent stacking of traffic on A438 and improve safety	3	1
Movement	A438 alongside the Keepmoat development	This stretch of the A438 needs to be made into a 30mph limit as the footway alongside the A438 is dangerously close to the highway	0	0
Movement	Barneby Avenue	This is the area outside Lugwardine Primary Academy. This is notoriously bad for parking and aggressive parents blocking driveways etc. It has been a bone of contention for a long time. The village hall car park has been made available for parents to park, and the school need to be constantly reminding parents to use it. The school is always slow to cut the hedge outside and consequently parents and children are forced into the roadway, which is already seriously congested. School needs to play a greater part in sorting out this issue - at least by keeping their hedge SERIOUSLY cut back and not just touched up again!!!	1	0
Movement	Bus stop	should have a lay bye due to speeding traffic	3	0
Movement	Speeding traffic	should be 30mph within populated area	0	0

Category	What is it?	Why am I adding it?	Up Votes	Down Votes
Movement	Speeding traffic	risk of speeding motorist next to a new development	3	0
Movement	Speed limit too high. It should be 30mph	Road safety	3	0
Movement	Dangerous pedestrian walkway	Needs to be sorted with a safer option	0	0
Movement	Poor road surface the whole length from crossroads to the A4103		1	0
Movement	Awful road surface on whole of Croft Close.		2	0
Movement	All the drains need clearing - they will get more clogged up as hedges are cut. The lack of good drainage causes water on the road		1	0
Movement	Pavements throughout Wilcroft Park need upgrading. Some are very worn and uneven		0	0
Movement	A438 road	I want to see cycle tracks along all A roads to enable people to cycle to nearby villages and towns.	0	0
Nature and Open Space	Potential Community Field	The people who wish this to happen should come forward to offer the tremendous effort that a major project like this needs.	0	0
Nature and Open Space	Former orchard.	Unmanaged and uncared for but a haven for wildlife.	1	0

Category	What is it?	Why am I adding it?	Up Votes	Down Votes
Nature and Open Space	Community Field	Why is it taking so long for it to be developed into a sports & recreation field?	0	0
Nature and Open Space	Hedgerow	Hedgerow badly needs to be cut back as it is forcing people to walk into the main A438, or at least dangerously close to the kerb.	0	0
Nature and Open Space	Community field	This is anything but a community field and has been sitting there doing nothing for years now. Isn't it about time the gate was opened for a community space - things don't have to be perfect before they can be accessed and due to the total lack of community space in this parish, it's about time something was done.	0	1
Nature and Open Space	Village Hall entrance	The areas on both sides of the village hall entrance are currently being made ready for natural bulb and shrub planting as well as a wild flower meadow. This will enhance the entrance as well as encourage wildlife. Again, a couple of benches in the shade of the trees would give parishioners a community space, which is very much lacking	0	1
Nature and Open Space	Old Village Hall site	This area is currently in the process of being enhanced for wildlife and I am looking forward to the finished result. There should be a couple of benches in there as well to create an outside community space which the village sadly lacks.	0	0
Nature and Open Space	Overgrown footpath	Access through a public footpath is very difficult	1	0
Nature and Open Space	There is not a public footpath here	Incorrect	1	0
Nature and Open Space	Community field	Bring up the need for tennis court.	0	2

Category	What is it?	Why am I adding it?	Up Votes	Down Votes
Nature and Open Space	Beech Meadow	New Wildflower area	1	0
Nature and Open Space	Playing field	Important for community	0	0

Ewyas Harold – Nature, Open Space and Movement



Summary –

Online consultation utilising Commonplace. Consultees were asked to focus on Open Space and Movement. Again the parish council devised a set of questions for the participants when they pinned their comments to locations on the digital map.

The answers were as follows:

1. What are you commenting on?

Kemble Centre space, Recreation ground/playing field, as well as individual comments on disused building site, footpath, parking and the common.

2. How does it make you feel?

Majority was a positive sentiment but less so for parking, footpath safety and 1 comment about use of space around Kemble centre.

3. Why have you chosen this place?

Mostly positive, with emphasis on importance of community and family use, with some concern about dog mess & litter.

3a. If this place is an annoyance, please specify why.

Concerns include parking availability, safety, the amount of dog mess and developer 'banking land'.

4. What do you like best about it?

Emphasis on wildlife & the environment and being able to play outside.

5. How could it be made more attractive and welcoming?

Suggestions including parking improvements & bike racks, better signage, landscaping with the addition of seating and possible skate park.

6. Can you access this place easily?

73% access on foot.

73% access by bike

18% access by public transport

7. Are there enough car parking or bike facilities in this area?

45% said no

18% said yes

9% not sure

8. Is there any need for new designated footpaths, or cycle paths?

36% said no

Comments on improving parking & pavements, and disabled access.

9a. If you think there are safety issues, what are they?

Concerns about congestion caused by parking issues.

10a. What development would help improve this area?

27% said community facilities

18% said parking

Other comment for housing.

11. Any further comments?

Included positivity around community facilities, need for better control over developers' use of land and guidance on the consultation website being more clear.

What is your connection to the area?

64% live in the area

27% commute through the area

18% own businesses in the area

What is your age group?

27% 35-44

18% 45-54

27% 65-74

18%75-84

How can we make travelling around Ewyas Harold more planet-friendly?

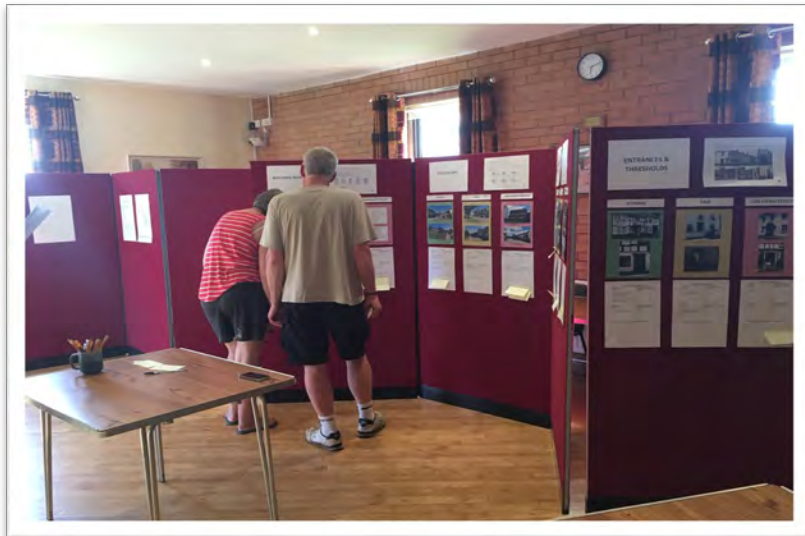
Priority from highest to lowest:-

1. Walk/cycle to school
2. Pavement improvements
3. Bike rails
4. Routes for Bikes/prams and wheelchair users
5. Encouragement of businesses to deliver to residents
6. Cycle path infrastructure
7. Cyclist protection

The following page displays a table of the comments made:

Average respondent sentiment	1. What are you commenting on?	2. How does it make you feel?	3. Why have you chosen this place?	3a. If this place is an annoyance, please specify why.	4. What do you like best about it?	5. How could it be made more attractive and welcoming?	6. Can you access this place easily?	7. Are there enough car parking or bike facilities in this area?	8. Is there any need for new designated footpaths, or cycle paths?	9a. If you think there are safety issues, what are they?	10a. What development would help improve this area?	11. Any further comments?
mostly negative	Dangerous parking in School Lane.	25	It's important for the community	Parents park all over the place and block the road.		Get the police to prevent people blocking the road.	By foot, by bike	No	Improving the pavements would help, but more parking required.	Cannot get fire service or ambulance to residents if road blocked.	Parking provision	This map does not tell the user they are supposed to be thinking about GREEN SPACE and they will pin other issues, such as parking, as I have done.
positive	The Parks	100	I come here with my friends and family		It's a footpath so I walk here, It's good for wildlife and the environment, It's always quiet and peaceful		By foot, by bike	Yes	From Ewyas Harold to this place			
mostly negative	unsafe footpath	25	It's important for the community	It is a dangerous former road, still a highway.	It's a footpath so I walk here	Needs re-engineering.				Break a leg		
negative	Building site left undeveloped	0	It's important for the community	Planning permission has been given and developers have not progressed building, having "banked" the			By foot, by bike		All over the village, with improved pavements for the disabled.		Housing	Government needs to take action to prevent land banking by developers.
positive	Recreation ground	100	It's attractive and I love coming here, I come here with my friends and family, It's important for the		It's a footpath so I walk here, It's good for wildlife and the environment, It's always quiet and peaceful	Bike racks needed Notices asking people not to exercise their dogs on the playing field Provide a skateboard park	By foot, by bike, public transport	No	No			
mostly positive	Kemble centre	75	It's important for the community		It's good for wildlife and the environment, Potential central village focus	It needs more landscaping with attractive trees and plantings. A shaded area with	By foot, by bike	No	No		Community facilities	I strongly support the plans to develop the centre for artistic and other community activities: tea shop,
positive	Kemble Centre	100	It's important for the community, It's important for children and young people			I hope this centre does become an arts centre soon, with a few extra parking spaces for the local community, and	By bike	No	Not sure		Community facilities	
mostly positive	Ewyas Harold Recreation Ground	75	It's attractive and I love coming here, I come here with my friends and family, It's important for the community, It's important for children and young people, There's dog poo here and I am angry about it, amount of litter	It's a great resource but we've all got to try and clamp down on the dog poo menace, better signage would help I think, and we need to make sure that people know they can park here to alleviate the parking problem in the centre of the village	I can run around, play or do sport here	Good signage and more stuff for kids to do	By bike	Not sure				
mostly positive	Playing fields	75	It's important for the community, It's important for children and young people, there's dog poo here and I'm angry about it	Amount of dog poo not picked up by dog owners, lots of children play here, and football teams play here and always have problems with the amount of dog	I can run around, play or do sport here		By foot	Yes	No		Community facilities	
mostly negative	Green space at Kemble centre	25	It's a waste of space	Waste of potential space for car parking and community area		Could be made into more parking which would ease village congestion around the shop/ village centre. Also a nice garden and seating area could be put	By foot, by bike, public transport	No	No	Main road through village, lots of cars due to lack of cat parking in village centre.	Car Park	
positive	Ewyas Harold Common	100	It's attractive and I love coming here		It's a footpath so I walk here, It's good for wildlife and the environment, It's always quiet and peaceful		By foot					Great space to exercise and walk, and enjoy wildlife and nature.

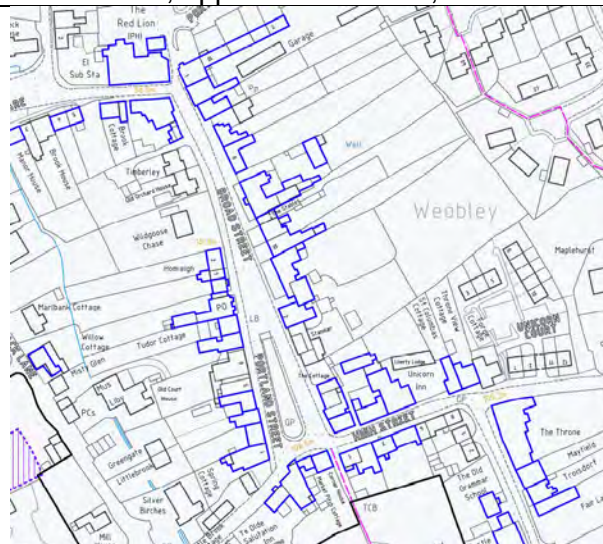
Weobley – Exhibition



Summary – An exhibition focussing on Identity and Built Form. The worksheets completed by the parish team were displayed in the village hall, so visitors could come, view and vote on what they personally felt were strong, fair and uncharacteristic examples of built features in the village. The completed worksheet with vote results follows:

Weobley consultation

1. Please provide photographic examples what you think is a strong, fair and uncharacteristic example of type of **building blocks** that are in keeping with your village area. There are none listed that apply to the historic core of Weobley. Houses are part of organic growth alongside streets in the form of burgage plots, originating from the castle site and central 'market area' and along transport routes. They are not in 'blocks' - with the partial exception of properties bounded by Broad Street/Portland Street and Back Lane? Some could possibly be described as 'terraced' in that they share party walls (lower Broad Street, upper Broad Street, Portland Street)?



STRONG - BUILDING BLOCKS

Ref. WEO6 6.4 *'The form of the medieval planned town, with its wedge-shaped marketplace and burgage plots set out on a north-south axis'*

Agree: 11 (84%) Disagree: 0

Comments:

- *'More than 50% of the village is now outside this core and has been developed with limited reference to the character of the core – notable exception, Unicorn Court, Portland Mews'*
- *'Yes, Strong but does not contain the footprint of the whole village area'*

Weobley consultation

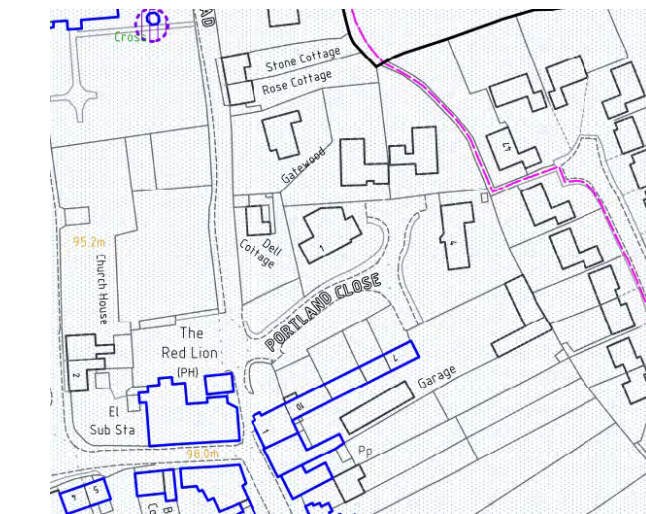


FAIR - BUILDING BLOCKS

Organic growth alongside access roads.

Agree: 9 (69%) Disagree: 0

Comments: None



UNCHARACTERISTIC - BUILDING BLOCKS

Cul-de-sacs and Closes

Example shown: Portland Close c.1970s

Agree: 9 (69%) Disagree: 1 (8%)

Comments:

- '50:50 as the cottages included at the back of the garage are characteristic but the bungalows are not'
- 'Portland Mews (not Close as whole) references the historic function of the building as does the Mill House and Cornmills'

Weobley consultation

Example shown: The Corn Mills c.2000s

Agree: 8 (61%) Disagree: 3 (23%)

Comments: as above

2. Please provide photographic examples what you think is a strong, fair and uncharacteristic example of **streetscape**, looking at the streets in relation to buildings. (Broad Street, Portland Street, Market Pitch) – Many houses on roadside, fronting burgage plots extending behind properties. Many have pavement frontages, some have areas in front of the property bound by wall or fencing. (Hereford Road, Back Lane, Meadow Street) houses set back with small garden frontages, some fronting burgage plots. **Tertiary Street** – none in historic core?



STRONG - STREETSCAPE

Views to the north and south in the village centre

Houses fronting the roadside, quite close together. Many with street frontages, some with small enclosed gardens

Agree: 11 (84%) Disagree: 0

Comments:

- 'I think that Hereford Road with Castle House, The Throne, etc., are strongly characteristic also'

Weobley consultation



FAIR - STREETSCAPE

Bell Square – ‘terraced’ and detached houses behind small front gardens or private road side frontage. Area getting greener

Agree: 10 (77%) Disagree: 0

Meadow Street and Back Lane - Detached houses set further back from the road. More green space.

Agree: 10 (77%) Disagree: 0

Comments (both):

- ‘Everywhere there is ‘black & white’ can be taken as strong’



UNCHARACTERISTIC STREETSCAPE

1960’s brick house set back on its plot in Broad Street

Agree: 10 (77%) Disagree: 0

Comments:

- ‘1960s house sticks out strongly against the rest of the street – BUT they do fulfil the criteria of houses alongside road, but 19c (which must be recognised)’

Weobley consultation

A 'terrace' of houses with archway in Hereford Road.

Agree: 10 (77%) Disagree: 0

Comments:

- 'Rear garage helps keeps cars off the road. Less congestion'

3. Please provide photographic examples what you think is a strong, fair and uncharacteristic example of **boundaries and party walls** in your village. **Boundaries** – houses front the road or pavement in many cases, some small walled or fenced (picket or metal railings) areas. Most entered at ground level, some with stepped entrances perhaps indicating a cellar. **Party wall** – mixture of no party walls (detached housing but some in close proximity), and some 'terracing' in that the houses abut each other.



STRONG - BOUNDARIES & PARTY WALLS

On-street frontages to pavements of standard, wide or narrower width, some with areas of cobbles and grass. Example shown: Broad St.

Agree: 10 (77%) Disagree: 1 (8%)

A mix of 'terraced' style housing and detached houses which closely abut neighbouring properties. Example shown: Market Pitch

Agree: 11 (84%) Disagree: 0

Comments:

- 'Pic shows Ware's to the Sal which has no pavement'
- 'Frontages no v wide'

Weobley consultation



- *'? Precedent? Is the frontage pavement for public use or owned by householder?'*



FAIR - BOUNDARIES & PARTY WALLS

Mix of 'detached' houses which abut neighbouring properties and small front gardens – enclosed & unenclosed

Example shown: Broad Street
Agree: 10 (77%) Disagree: 0

Example shown Hereford Road
Agree: 10 (77%) Disagree: 1 (8%)
 Comment:
 - *I don't think Hereford Road is detached.'*



UNCHARACTERISTIC - BOUNDARIES & PARTY WALLS

Mix of on-street frontages and open access to front garden/parking area

Staggered building line. Example shown: Broad Street
Agree: 7 (53%) Disagree: 4 (30%)

Open frontage to provide off-road parking.
 Example shown: Broad Street
Agree: 11 (84%) Disagree: 0

Weobley consultation

Comment (both)
 - 'Only some properties'

4. Please provide photographic examples what you think is a strong, fair and uncharacteristic example of **entrances and thresholds** There are numerous types which together give Weobley its distinctive character. It would be very difficult to assess these as strong, fair or uncharacteristic.



STRONG - ENTRANCES & THRESHOLDS

On street entrance with semi-enclosed porch, duplicated in neighbouring property. Examples of canopies or hoods can also be found in this street. Example shown: Broad Street

Agree: 8 (61%) Disagree: 2 (15%)
No Comments

Hooded on-street entrance
 Example shown: High Street.

Agree: 8 (61%) Disagree: 2 (15%)

No Comments



FAIR - ENTRANCES & THRESHOLDS

Hooded entrances with fanlight over door an enclosed boundary. Example shown Broad St.

Agree: 11 (84%) Disagree: 0

Weobley consultation

Hooded entrance, with steps up to door indicating a cellar, and enclosed boundary.
Example shown: Hereford Road

Agree: 11 (84%) Disagree: 0

No Comments



UNCHARACTERISTIC - ENTRANCES & THRESHOLDS

Reproduction 'Border Oak' porch in Bell Square

Agree: 7 (53%) Disagree: 3 (23%)

No comments

Stone portico in Broad Street

Agree: 4 (31%) Disagree: 6 (46%)

Comment:

- The Gables is uncharacteristic in material but characteristic in shape'

5. Please provide photographic examples what you think is a strong, fair and uncharacteristic example of **roofscape** in your village. Varied roofline – ridge heights. All pitched. Integral chimneys. Mixture of clay and slate tiles. Some examples of Hall Houses / 'Weald' houses. Some dormer windows.



STRONG - ROOFSCAPE

Mix of pitched and gable ends roofs, 'Terraced' and 'detached' houses, including mediaeval 'Hall' houses with mix of slate and clay tiles

Example shown: Broad Street

Weobley consultation

Agree: 10 (77%) Disagree: 0

Steep pitches and dormer roofs. Example shown: High Street

Agree: 10 (77%) Disagree: 0

No Comments



FAIR – ROOFSCAPE

Variance in roof heights including dormer windows Example shown: Broad Street.

Agree: 10 (77%) Disagree: 0

Variance in roof heights. Example shown: High Street.

Agree: 10 (77%) Disagree: 0

No Comments



UNCHARACTERISTIC – ROOFSCAPE

Unusual roof design
Example shown: Hereford Road

Agree: 3 (23%) Disagree: 8 (61%)

No comments

Mix of roof heights and gable ends
Example shown: Back Lane

Weobley consultation

Agree: 7 (53%) Disagree: 4 (31%)

Comment:

- 'The Mill House is characteristic of its former function – a mill'

6. Please provide photographic examples what you think is a strong, fair and uncharacteristic example of buildings that show **proportion and scale** in your village. Mixture of proportion and scale referencing time of construction. Two storey buildings with some dormers. Some examples of 20c building including bungalows (Back Lane, Meadow street)



STRONG PROPORTION & SCALE

'Terraces' punctuated by gable ends. Example shown: Hereford Road and High Street

Agree: 11 (84%) Disagree: 0

Examples of medieval housing, some with new facades and altered roof lines to provide additional accommodation. Example shown: Broad Street.

Agree: 11 (84%) Disagree: 0

No Comments



FAIR - PROPORTION & SCALE

Two storey buildings with second floor accommodation and dormer windows.

Example shown: High Street.

Agree: 11 (84%) Disagree: 0

Weobley consultation

Example shown: Broad Street

Agree: 11 (84%) Disagree: 0

No Comments



UNCHARACTERISTIC - PROPORTION & SCALE

1960's infill bungalows. Example shown: Meadow Street.

Agree: 9 (69%) Disagree: 1 (8%)

No Comments

Terrace Brick cottages and former mill with extended accommodation to upper floor - Corn Mill and Mill Cottages

Agree: 4 (31%) Disagree: 6 (46%)

Comments:

- 'Height of Cornmill uncharacteristic but materials, terraced cottage fits well and reflects function'
- 'Agree with comment made - the Cornmill is an industrial building'

Weobley consultation

and therefore is typical and not uncharacteristic'

7. Please provide photographic examples what you think is a strong, fair and uncharacteristic example of **building facades and fenestration**. **Facades:** Timber-framing, brick/plaster facades, stone underbuilding of jetties, painted pebbledash. Some timber cladding (Meadow Street). Building line varied. **Fenestration:** mix of casement and sash. Mix of symmetric and asymmetric according to age of property. *Uncharacteristic – new development in Meadow Street.*



STRONG - BUILDING FACADES AND FENESTRATION.

Simple casement windows in Broad Street

Agree: 12 (92%) Disagree: 0

No Comments

Sash windows in Broad Street

Agree: 12 (92%) Disagree: 0

Comments:

- *'I think the upper windows are not 'original'. The roof has been raised and the original roof would have 'covered the windows' – whereas Castle Gate (in Market Pitch) windows are between beams'*



FAIR - BUILDING FACADES AND FENESTRATION.

Multi-paned casement windows on Market Pitch

Weobley consultation

Agree: 10 (77%) Disagree: 0

Lattice leaded lights and square paned bay window in Broad Street

Agree: 10 (77%) Disagree: 0

No Comments



UNCHARACTERISTIC - BUILDING FACADES AND FENESTRATION.

UPVC units on houses in High Street

Agree: 11 (84%) Disagree: 0

No Comments

Single pane windows, including box frame, on house on new development in Meadow Street.

Agree: 10 (77%) Disagree: 1(8%)

Comments:

- *'Meadow Street development is totally out of scale and character of the village'*

8. Please provide photographic examples what you think is a strong, fair and uncharacteristic example of *building materials and details*. Timber framing, stone, brick, painted brick, plaster, stucco facades, stone underbuilding of jetties. Painted wall surfaces – mainly white/creams. Timber- framed windows, mostly painted white

Weobley consultation



STRONG - BUILDING MATERIALS AND DETAILS.

Timber framing is the prominent feature of building design in the historic core of the village. Black painted timbers and white or cream infill panels. Jetties with some underbuilt with stone. Example shown: Broad Street/Bell Square.

Agree: 10 (77%) Disagree: 0

Painted brick fascia on much older properties houses in Portland Street.
Agree: 10 (77%) Disagree: 0

No Comments



FAIR - BUILDING MATERIALS AND DETAILS.

Use of stone in buildings in Hereford Road and elsewhere in conjunction with other materials.

Agree: 10 (77%) Disagree: 1 (8%)

No Comment

Mid C19 Stucco and plaster fascia which have been added to much earlier C17 buildings. Example: Broad Street.

Agree: 11 (84%) Disagree: 0

Comments:

Weobley consultation

- *“Strong’ characteristic for stone on Hereford Road’*
- *Stone buildings are very prevalent in Weobley and its surroundings, essentially agricultural’*



UNCHARACTERISTIC - BUILDING MATERIALS AND DETAILS.

Lime render has been used to cover the exterior of modern timber framed buildings in Broad Street.

Agree: 8 (61%) Disagree: 3 (23%)

Comments:

- *‘Broad Street House built with village character considered.’*

Weatherboarding and stone, typical of converted barns or outbuildings, has been used here on a new development in Meadow Street with modern windows and doors.

Agree: 11 (84%) Disagree: 1 (8%)

Comments:

- *‘see previous comments (Facades and Fenestration) for Meadow Street – not suited to rural environment’*

Comments (both)

Weobley consultation

- Agree – *‘Uncharacteristic does depend on whereabouts in the village such buildings are located’*
-

Fownhope – Walking Tour



Summary – The parish team hosted a walk around the village, with the worksheets for reference. The intention was to promote discussion during the tour and gather the opinions of other participants, as well as possibly finding other strong, fair and uncharacteristic examples of building features. The tour was followed by a meeting to discuss their findings. A report of conclusions from the discussion group follows:

Process for Fownhope describe by the Case Study Group

A group comprised of Parish Councillors; Fownhope Neighbourhood Plan Steering group members and members of the public walked along the main street (B4224) having had a short briefing and advice from Samantha and Karla. The group wandered along trying to identify what they felt was important in terms of design and compliance with what might be described as the character of the area.

This was followed by a long discussion, sharing thoughts and ideas at the Green Man Public House.

Easy things to consider:

We acknowledged that we have a great diversity of styles which was felt to be a good thing.

Recognition of typical styles such as stone walling; higher than normal footpaths (to prevent walking in flood areas); paucity of pavements generally and Southern side of main street has houses with front entrances on edge of road with space for parking on own land alongside the houses and into gardens; external Chimneys; similar roof lines etc. are obvious along the main street, on Woolhope Road, Capler Lane etc. Entrances and thresholds could be taken from the main street as these are typical of the 'feel' of the village. Drives set back so no carports etc. on front and stone walls or railings.

However, the main street is now uncharacteristic (but important and that streetscape is "rural lane") if we take in the whole village.

We acknowledged the changes in fashion over the years although between 1919 and 1952 there were very few new builds but the village grew with Scotch Firs 1968, Church Croft 1972, Nover Wood 1974, Ringfield Drive in 1990's, 1996 by New Inn, 1997 Lower House Gardens and Ferry Lane 2002. Over the years there have been 'infill' builds too.

Current and future plans include three new areas with a total of 30 - 35 new homes so there has been steady growth but land is now scarce in the area.

Ensuring protection of the AONB and SSSI areas, woodlands etc. as well as doing our best to support the River Wye declared as part of planning.

Difficulties:

Looking at homes and trying to think what is a strong characteristic or what is not was OK but we got caught up in what was 'attractive' or not! Lots of different comments here!

So we asked 'How do we decide what is 'in keeping''

This more easily lead us to ask ourselves what we need and what do we want.

The main street is not likely to see any further development and the discussion began to divert into other areas of the village.

This is true of the 'cul de sacs' like Scotch Firs, Fairfield Green, Lower House Gardens and Ringfield Drive and other closes.

What has been happening in the private market is that 3 bed homes have extended to 4 and five bed homes to 6 which leaves us with an imbalance of much needed smaller properties.

The future:

With land being costly we need to make better use of potential sites by encouraging more homes mirroring those already in the settlement boundary like small terraces, more semi-detached homes or put second story onto bungalows to form flats.

Skyline and roof-scapes; variety is the norm in Fownhope. But when gabled the angle is pretty constant on the main street at least. We would want any new build to reflect its surroundings and be in proportion to the houses around it.

This goes for Proportion and Scale of properties and the land they are on – the main street has generally got very generous amounts of land in which the main houses sit. It is noticeable that some modern houses have little land and we would like there to be more community green space near such homes for leisure at least.

In keeping with homes near new builds we would expect some matching of materials, brick colour etc. but diversity could be in orientation, garden shape and space off the streets for vehicles of all sorts to avoid parking on pavements.

Modern and efficient systems for heating, water management etc.

Regarding helping PC with decisions, we would offer a public meeting to discuss the matter at the very early stage of any development with draft plans to illustrate giving these individuals to the chance to give their thoughts either publicly or in confidence.

Parish Council required to abide by the Neighbourhood Plan in responses.

Things beyond our control e.g.

- Highways – all of the roads around us are narrow without pavements or safe walking paths, they are not wide enough to supply cycling routes etc.
- Sewage works under pressure
- Planning Laws (National and County)
- Planning decisions at County level.

Summary of Parish Team Feedback

As highlighted above the case study parishes tested the initial guidance notes, information sheets, templates and worksheets. This was to assess two elements of the pilot. Firstly, were the locally produced documentation based on the National Model Design Code understandable, pitched at the right level and fit for purpose and secondly, how easy was it for the case study parishes to undertake an information gathering exercise as if they were collecting background and context information required to create their own design code.

The four case study parishes were asked to complete feedback sheets, online survey and report back at roundtable meetings so the team could revise, refine and update the first drafts and guidance.

Similarly, following the wide community engagement exercise, the four case study parishes attended a group roundtable session to share experiences and feedback.

This feedback has been summarised below.

1) Template and Guidance development

Identity and built form – worksheet and task

- Difficulty defining what are Strong, fair and uncharacteristic examples of design
- Importance of incorporating other factors such environment, climate change and practical use of buildings and their surroundings
- Terminology needs to be straightforward ‘non-planner’ speak and directly applicable to the rural environment.
- Original templates used for pilot were problematic for photos. Need to find a suggested standard way of collating the information required.

Movement worksheet and task

- Need to find the most practical way of marking routes on a parish map if this exercise is to become part of the process ongoing – symbols used need to be more definitive and large scale map
- Types of routes need to be directly applicable to rural environment, e.g. footway or pavement, public right of way, un-adopted lanes, green lanes and byways.
- Clarity required on identifying current issues such as parking & safety so it is clear if this is only at certain times or all the time.
- Clarity required on amount of usage, e.g. to indicate volume and regularity of use as well as where the routes are.

Open space worksheet and task

- Clarity required on headings for green space so it is clear the difference between different types of area, e.g. public space, private gardens and balconies.

2) Community engagement pilots

Online consultation

- Information needs to be clear about the subject matter of the consultation and how to take part.
- Both platforms were easy to use and comprehensive. Overall, Commonplace seems to offer a bit more in terms of flexibility and output. Place Check style of map was considered clearer for the user to see where they were.
- Useful for those IT savvy consultees. Others less confident would need a method of introduction and being shown through the process.
- Access to internet is an ongoing issue for rural communities, as well as low tech confidence and therefore it is vital to continue to offer a choice of methods to take part. It is acknowledged that having an online method of engagement is an effective addition.
- Important to have maps that allow clear identification of locations for comment. Place Check having 4 layers was found to be more effective than Commonplace with just one.
- Works best when participant has questions to answer about the location, rather than separate considerations before placing a pin for comment.
- Tendency for participants to be negative about locations commenting on and not be constructive.
- Instructions need to be very clear, where it is an online engagement

Traditional face to face consultation

- Effective way to engage and start conversations

General comments

- Consultation apathy is a hurdle to getting people involved, especially when it's a pilot. Definitely a consideration when it comes to how and how often parishes engage in the process alongside development of a NP, in order to get the best input from their communities.
- Personal approach makes it easier to get people involved.
- The more people are made aware of the relevance to them, the more likely they are to take an interest.
- Importance of thinking ahead and addressing the effects of climate change and new design, whilst keeping the guidance of the code, which should not stifle innovation.
- Consideration of the differences between individual builds with larger budgets and financial constraints of larger developments

- Consultation apathy, as well as scepticism towards current Government is an issue. Important that communities feel what they are commenting on is relevant to them, that they will be listened to and there will be ongoing dialogue to keep them informed as things develop.
- Survey questions should be as specific as possible and on the whole be quantifiable for ease of analysis. It is also recognised that many people prefer/find it easier to be asked straight forward questions.

Review of feedback and resulting changes to guidance documentations.

Village Character, Built Form and Identity worksheet: Feedback Review

<ul style="list-style-type: none"> • Difficulty defining what are Strong, fair and uncharacteristic examples of design 	This worksheet has been revised with clearer definitions to help and inform the user.
<ul style="list-style-type: none"> • Importance of incorporating other factors such as environment, climate change and practical use of buildings and their surroundings 	Point noted. This is covered in another piece of work being produced. The Environmental Building Standards SPD being drafted to address climate change. This sets out best practice recommendations for improving building performance and energy use, natural environment and accessibility.
<ul style="list-style-type: none"> • Terminology needs to be straightforward 'non-planner' speak and directly applicable to the rural environment. 	The worksheet language has been amended. Where there are technical language, explanation has been provided. Some technical language has been removed where this was not required, in order to
<ul style="list-style-type: none"> • Original templates used for pilot were problematic for photos. Need to find a suggested standard way of collating the information required. 	Worksheet has been amended to make it easier to use.

Movement	
<ul style="list-style-type: none"> • Need to find the most practical way of marking routes on a parish map if this exercise is to become part of the process ongoing – symbols used need to be more definitive and large scale map 	Noted. Info sheet has been developed. Guidance has been added to Information sheet.
<ul style="list-style-type: none"> • Types of routes need to be directly applicable to rural environment, e.g. footway or pavement, public right of way, un-adopted lanes, green lanes and byways. 	Noted. Guidance has been added to Information sheet.

<ul style="list-style-type: none"> • Clarity required on identifying current issues such as parking & safety so it is clear if this is only at certain times or all the time. 	Noted. Guidance has been added to Information sheet.
<ul style="list-style-type: none"> • Clarity required on amount of usage, e.g. to indicate volume and regularity of use as well as where the routes are. 	Noted. Guidance has been added to Information sheet.

Open space	
<ul style="list-style-type: none"> • Clarity required on headings for green space so it is clear the difference between different types of area, e.g. public space, private gardens and balconies. 	Noted.

Conclusions and Lessons Learnt from community engagement sessions

- Actually getting people to take part on the basis of the exercise being a pilot has been a challenge for the parishes. Consultation apathy is an ongoing issue, so it is vital to ensure that parish steering groups are assured the Design Code is a worthwhile addition and that potential participants feel confident they will be heard and will be kept informed as things progress.
- Deciding on strong, fair and uncharacteristic examples of building features is not easy. Trying to find a set number of examples for each category may sometimes be too prescriptive and having the flexibility of finding more or less examples for some may be preferable.
- The difficulty that some participants had taking part in the online consultation highlights the ongoing need for a hybrid approach to engagement, even more so in the more rural communities where online access is an issue. There is no one method that works for all and the personal approach is a reliable way of not only encouraging participation and promoting discussion, but also getting the right message across. This also gives better opportunity for all to take part, therefore giving a truer representation of community opinion.
- Instructions and questions need to be concise and well thought through, in order to ensure the results are as comprehensive and quantifiable as possible and therefore easy to analyse and draw conclusions from.

Appendix 1

Online consultation comparison table

Software Platform Assessment criteria															
Online software	Description	Workshops provided	Facilitator provided	Website hosting	Accessibility	Inclusivity-ease of use/ readability	Branding	Capability to upload photos to website	Adapability to other devices/ mobile	Dashboard capability/ background collation	Time / turnaround setup	Interactive mapping	Questionnaire capability	Price	Comments
Space shaper	Workshop to ascertain the perception around potential uses for open space	Yes, forms the basis of the exercise	Trained facilitator used to collate information and guide discussion	CABE	Would need to access online and facilitator will require online access to input the feedback during workshop	Clear and engaging. Easy diagrams to read and understand outcome of initial feedback for discussion	N/A	N/A	??	During workshop	??	No	A site visit prepares the participants to fill out the toolkit's questionnaire which records individual perceptions of the space. These are captured by rating the site against 41 characteristics, grouped into the eight sections	Depends on facilities used. Facilitator is arranged independently by host.	Bit too specific for what is required
Bimby	Provides framework of workshop and the tools required with a view to creating a 'manual' which can either be used as the actual final plan document, or part of the evidence base	Yes - forms basis of method. Online toolkit provides all the info required to host a series of 3 workshops	Online support. Series of 3 workshops to gather evidence to form the final document	Bimby	Would need to be able to access online	Clear and engaging. Results from each of the workshops are uploaded to form the final manual for submission to local authority	??	All evidence gathered during workshops needs to be digitised for uploading to form final document	??	??	Approx 4 weeks	No	Done within workshop sessions with use of large maps etc. Would be more offline.	Toolkit appears to be free. Need to register for full kit.	Ideal to use as a framework for consultation during preparation of NPs
Common Place	Interactive mapping platform, along with additional pages to engage and receive online feedback from consultees	Training	Project manager and customer success manager to advise on best approach throughout.	Commonplace unless otherwise specified	Would need to be able to access online	Clear and engaging.	Can be HC branded as required	Not currently available, however a prompt to participants to email photos directly is a way around this	Yes - all	Very clear and adaptable, including data on themes of discussion, sentiment, location, demographic. Also features such as map to illustrate where there are demographic gaps in response, so it can be addressed in a more targeted way if necessary	Around 2 weeks from sign off to going live, all being well on supply of content etc	Layering available for displaying parish boundaries etc. Heat Map allows participants to pin comments and answers to questions relating to specific locations	Adaptable to what is appropriate for consultation	Ranges from £4,950 - £8,500 depending on requirements	Seems to have lots of potential. Questions around Call for Sites capabilities as part of the package
Place check	Interactive mapping platform, to engage and receive online feedback from consultees	Training	N/A	Place Check	Would need to be able to access online	Clear and engaging.	Can be HC branded as required	Available	Yes - all	Data exported in Excel format	Few days for basic map and questions	Map allows participants to pin comments and answers to questions relating to specific locations	Can be a basic colour coded system to capture sentiments of comments, or a more detailed questionnaire	£250 per map, £250 upload of photos per 1GB. £100 per boundary	Ideal to use for very basic open space consultation and prep of NPs