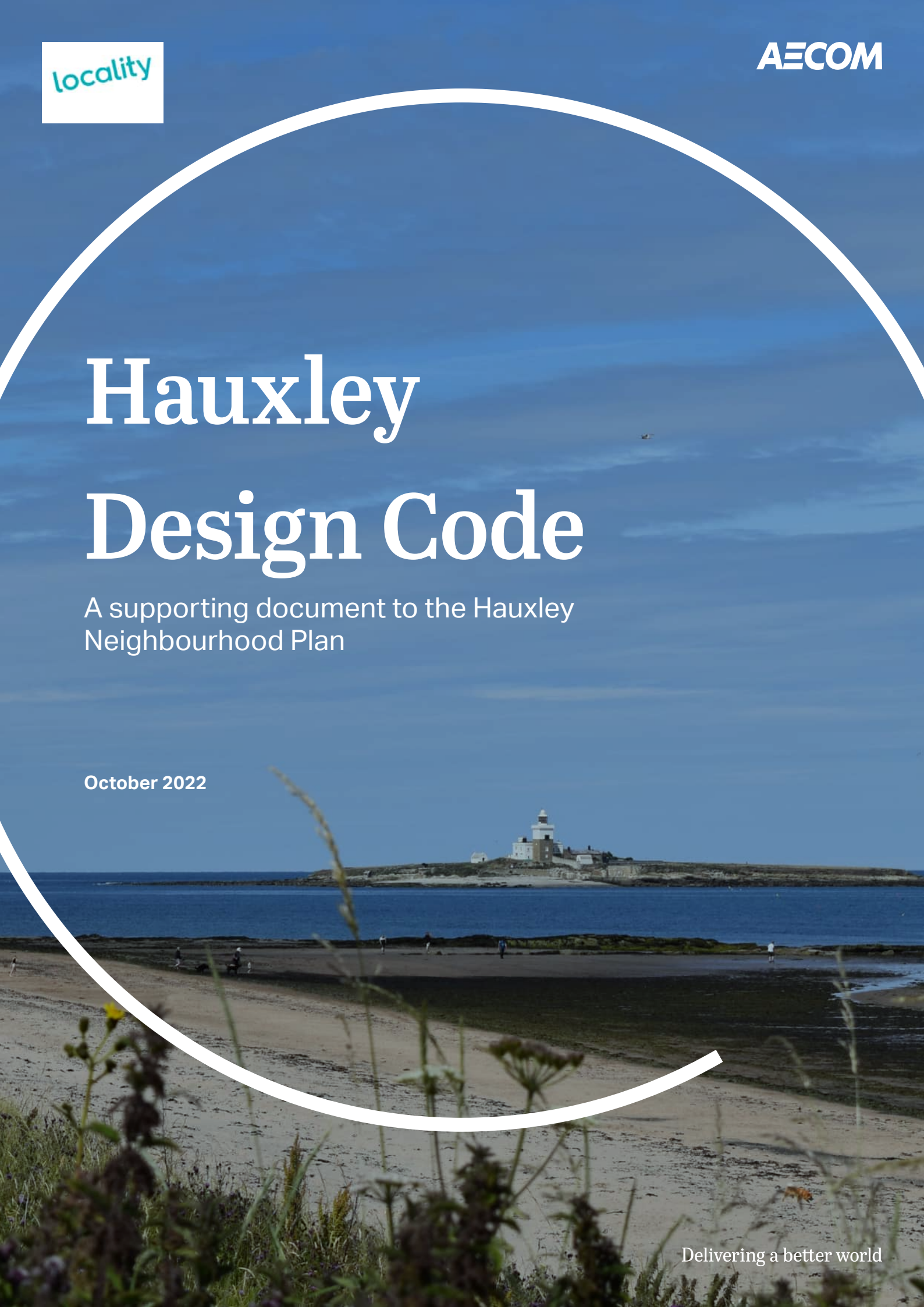
locality

AECOM

Hauxley Design Code

A supporting document to the Hauxley Neighbourhood Plan

October 2022



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Quality information

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Revision History

Issue no.	Issue date	Details	Issued by	Position
4	31/08/2022	Final Document	Elliot Joddrell	Senior Urban Designer
3	19/07/22	Revision #2	Elliot Joddrell	Senior Urban Designer
21	27/06/22	Revision #1	Elliot Joddrell	Senior Urban Designer
1	22/04/22	First draft	Elliot Joddrell	Senior Urban Designer

Contents

Introduction

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1. Introduction

1.1 Background

The parish of Hauxley in Northumberland has established a Neighbourhood Plan Steering Group (NPSG) in order to shape and influence development within their area. The NPSG are in the process of preparing their Neighbourhood Plan.

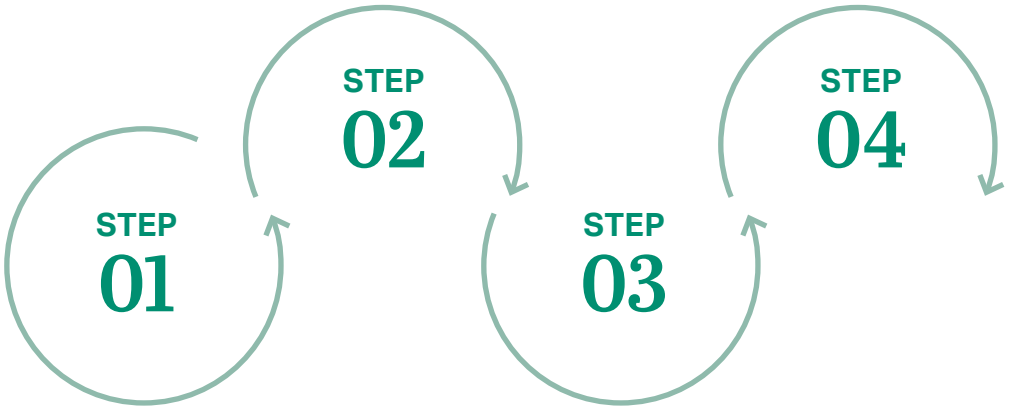
Through the Department of Levelling Up, Housing and Communities (DLUCH) Neighbourhood Planning Programme led by Locality, AECOM has been appointed to provide design support to Hauxley NPSG by preparing this Design Code document which forms part of the evidence base for the Hauxley Neighbourhood Plan.

1.2 Objective

The purpose of this document is to provide an appreciation of Hauxley's existing character in order to create a set of design codes which will apply to any future development within the Neighbourhood Area. 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 existing local character.

1.3 Methodology

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



STEP 1

On the 1st December 2021, an inception call was held with AECOM representatives and the NPSG to understand the aims of the group and confirm the brief.

STEP 2

On the 26th January 2022, AECOM representatives met with the NPSG to conduct a site visit in order to appreciate the local character and photograph the area.

STEP 3

On 22nd April 2022, AECOM shared a draft Design Code document with the NPSG for review.

STEP 4

After capturing the feedback from the NPSG, AECOM issued the final Design Code document.

1.4 Design Vision

The following design vision describes how future development will address key design issues within the Neighbourhood Area.

Landscape and Views

New development protects and enhances the natural environment views of the landscape, sea and coastline are retained. Each settlement remains distinguishable from the other with the separation between them retained.

Built Form and Materials

New development responds to the local vernacular by referencing the local building form, scale, use of materials and layout.

Sustainability & Climate Change

New development is designed to reduce its impact on the environment. Sustainable materials are used, energy efficient design principles and technologies are adopted, and on-site energy generation is commonplace.

Engagement

Locally supported proposals are submitted as a result of potential developers consulting the local community to demonstrate how their proposals adhere to the guidance in the design code.

1.5 Area of study

The study area for this design code focuses on the hamlets of Low Hauxley and High Hauxley and the wider Neighbourhood Plan Area. Low Hauxley is a historic fishing hamlet with a small number of dwellings situated along the coastline and small group of terraced dwellings. High Hauxley is set back from the coastline and is a farming hamlet with a historic hall.

The Neighbourhood Area is bound by the North Sea coastline to the east. To the south the boundary follows the alignment of Bondicarr Burn, a watercourse which has since been redirected to serve the Hauxley Nature Reserve. To the west and north the boundary follows field boundaries, some of which no longer exist as the field patterns have historically changed. To the south west the study area includes a small number of dwellings from the former coal mining settlement of Radcliffe. The Neighbourhood Area also encompasses Coquet Island, a small island of the coast which has a lighthouse situated on it.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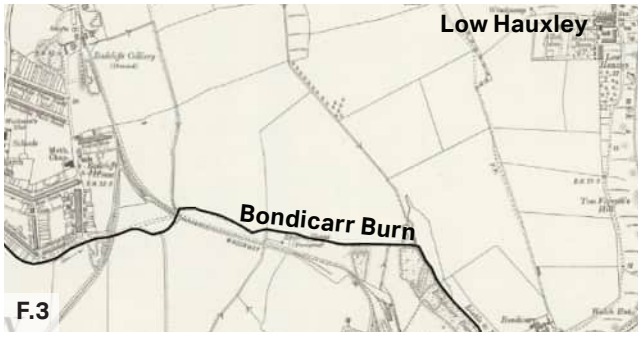

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Figure 01: High Hauxley

Figure 02: Low Hauxley

Figure 03: Hauxley Neighbourhood Plan Area's southern boundary following the historic route of Bondicarr Burn

F.4 **Figure 04:** Study Area / Neighbourhood Plan Area

Neighbourhood Area Analysis

02

2. Neighbourhood Area Analysis

2.1 Historic growth

The historic land use of Hauxley has been focused on the farming, coal mining and fishing industries. As can be seen in the historic mapping from 1926, Radcliffe, to the west, was once the most densely populated part of the parish with a small, terraced mining community based there for many years. Today this area comprises a small number of dwellings flanking the A1068. High Hauxley's agricultural origins historically developed around Hauxley Hall and farm and Low Hauxley's origins stem from the fishing industry with a small number of fishing cottages present.

F.5 **Figure 05:** Historic map of Hauxley from 1926

2.2 Listed Buildings

Within the Neighbourhood Area there are 9 buildings and structures that are designated as listed heritage assets and a scheduled monument. These are:

- Hauxley Hall;
- Coquet Island Lighthouse and attached buildings;
- Garden walls and explosives store to the south of Coquet Island Lighthouse;
- Three marker stones to the east of Coquet Island Lighthouse;
- Hauxley Farmhouse;
- Stable range to the west of Hauxley Hall;
- Garden wall to the east of Hauxley Hall with attached summer house;
- Wall to the south of Hauxley Hall; and
- Inscribed stone approximately 60m south of Hauxley Hall.

All of these listings are grade II with the exception of Hauxley Hall and Coquet Island Lighthouse which are grade II* listed buildings.

There is also a monastic cell and medieval tower on Coquet Island which is a Scheduled Monument.


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Figure 06: Hauxley Farmhouse

Figure 07: Stable range

Figure 08: Hauxley Hall

F.9 **Figure 09:** Listed buildings in Hauxley.

2.3 Landscape & Views

The Neighbourhood Area falls within National Character Area 13. South East Northumberland Coastal Plain. This character area is described as a flat, low-lying strip along the coast of the North Sea, extending from north Tyneside in the south to Amble and the Coquet Estuary in the north. It is largely urbanised in the south and more rural to the north, with large fields, restored and active open cast coal mines and a coast of rocky headlands and wide, sandy bays. Rural areas support mixed farming, with fields divided by low, often gappy hedgerows and few trees.

The topography of the Neighbourhood Area is relatively flat with a gentle change in level from the west to the sea in the east of approximately 10m. The dune system along the coastline rises up as it moves in land obscuring views out to sea from street level in some places. The most notable views in the area are those along the coastline looking out to sea, up the coast to the north and south and across to Coquet Island. There are however several vantage points within the Neighbourhood Area where inland views can be appreciated. These include views from within Hauxley Nature Reserve and views across the agricultural landscape with small pockets of woodland as landscape features.

Hauxley Nature Reserve was originally part of Radcliffe open-cast mine but was purchased by Northumberland Wildlife Trust in 1983 and transformed into a nature reserve and visitors centre.

Though the neighbouring settlement of Amble abuts the parish boundary there is a natural green gap dividing the two areas.

Figure 10: View to the south from Low Hauxley

Figure 11: View Across Hauxley Nature Reserve

Figure 12: View across the North Sea towards Coquet Island

Figure 13: View north from High Hauxley towards Amble showing the 'green gap' between the two settlements

Figure 14: Landscape and Views

Figure 15: Flood zones 2 and 3 .

2.4 Flood risk

The coastline of the Neighbourhood Area falls within the flood zone of the North Sea. Coastal erosion is an issue in the area with several dwellings being at risk in the future if measures are not put in place to stop or slow the rate of erosion.

The corridors of the watercourses that feed in to Hauxley Nature Reserve, and the Nature Reserve itself are also flood risk areas.

Figure 16: Hauxley Nature Reserve

Figure 17: Beach houses along the coast line in close proximity to the beach

Figure 18: Beach houses along the coast line in close proximity to the beach

2.5 Designations

There are a number of statutory designations protecting the coastline of the Neighbourhood Area. These include a Local Nature Reserve (LNR), two Special Protection Areas (SPA), a Ramsar site and three Sites of Special Scientific Interest (SSSI).

2.5.1 Statutory Designations:

- Northumbria Coast Ramsar - this area stretches from Spittal in north Northumberland to Blackhall Rocks in County Durham and is an internationally important site for birdlife.
- Coquet Island is both an SPA and SSSI - The island is noted for its breeding seabirds. Several species occur at nationally important levels in excess of 1% of the British breeding population.
- Northumberland Shore SSSI - this area includes most of the coastline between the Scottish border and the Tyne Estuary and has internationally or nationally significant numbers of shore and sea birds.
- Low Hauxley Shore SSSI - The cliffs and foreshore are designated on account of their importance to Quaternary studies represented by the exposure of bedrock, glacial till, peat and dune within the eroding cliff.
- Northumbria Coast SPA - This site has been designated in recognition of the internationally important numbers of purple sandpiper and turnstone which winter along the North East shoreline and for breeding population of little tern and arctic tern.
- Coquet Island SPA - This site has been designated in recognition of its internationally significant populations of breeding seabirds.
- Amble Dunes LNR - this area is designated to protect the habitat of nesting sea birds.

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Figure 19: Hauxley coastline

Figure 20: Coquet Island

2.6 Vehicular Movement

Hauxley is situated to the east of the A1068 which leads to the neighbouring town of Amble to the north. To the south the route provides access to a number of settlements, eventually meeting the A1 just north of Newcastle upon Tyne.

Hauxley Lane connects to the A1068 providing access to both High Hauxley and Low Hauxley. The route connects to Links Road which hugs the coastline and leads north to Amble.

There are three cul-de-sacs in the neighbourhood area. Kirkwell Cottages and The Fairway in High Hauxley are short residential streets. Low Hauxley has a small access road which leads to the bulk of the dwellings in this hamlet, south of Hauxley Lane.

Outside of High Hauxey, Hauxley Lane has no pavements requiring motorists and pedestrians to share the same environment. The section of this route between High Hauxley and Low Hauxley is frequently used by pedestrians to access the beach and can be an uncomfortable environment to walk down with cars passing by at high speeds.

Figure 21: Hauxley Lane between High and Low Hauxley

Figure 22: Hauxley Lane in High Hauxley with pavement on one side of the street

F.23 | **Figure 23:** Vehicular routes in Hauxley

F.24 **Figure 24:** Public Rights of Way (PRoW) and Recreational footpaths..

2.7 Pedestrian & Cyclist Movement

There are a series of public rights of way which provide vehicle free access to the landscape surrounding the settlements and Hauxley Nature Reserve to the south. The Northumberland Coast Path / England Coast Path long distance walking route also runs north to south along the eastern edge of the Neighbourhood Area.

National Cycle Network Route 1 runs through the Neighbourhood Area, along the coast. This is a long distance route which runs in sections from Dover up to the Highlands of Scotland.

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Figure 25: Wayfinding signage on...

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Figure 26: ....

Character study

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3. Character study

It is crucial that any future development in Hauxley responds to the existing character of the settlements and results in a positive contribution to the area.

3.1 Introduction

The following section will provide an appreciation of Hauxley's sense of place and define the physical characteristics that make Hauxley a special and unique place. These key features will be highlighted using the photographs taken on the site visit conducted on the 26th January 2022.

Development within the parish of Hauxley can broadly be grouped in to four areas. For the purpose of the following analysis the photographs have been grouped in to these areas:

Low Hauxley Beach Houses comprising the single storey beach front dwellings scattered along the coastline.

Low Hauxley where the main bulk of dwellings in this historic fishing hamlet are located.

Kirkwell Cottages, High Hauxley comprising a post-war cul-de-sac situated to the west of the main settlement of High Hauxley

High Hauxley where the main settlement has formed adjacent to Hauxley Hall and Farm.

3.2 Low Hauxley

3.2.1 Low Hauxley Beach Houses

The layout of the buildings in this part of Low Hauxley is very informal with variation in their spacing and orientation. Buildings tend to be designed with the rear elevation facing towards the sea, allowing views to be appreciated. Some dwellings also have a private access to the beach.

The material palette in this area typically comprises whitewashed weatherboard cladding for elevations and either slate or bitumen felt for roof coverings. Gable roof forms are most common, and some roofs have skylights and/or dormer windows. In this part of Low Hauxley buildings are exclusively single storey except for those that have made use of the roof space with the provision of a dormer window.

Front boundaries in this area are a continuation of the timber fencing which runs the length of the back edge of the sand dune. Typically, there are no boundaries to the rear or in-between dwellings which adds to the informal character of this area.

Parking is generally provided to the side of the beach houses with either no surface treatments or loose gravel for cars to park on. Access to driveways is generally gated with timber bar gates fitted to the front boundary fence.

Figure 27: Aerial photograph of beach house area, Low Hauxley

Figure 28: Dwellings facing the beach with skylights and dormer windows, no formal rear boundary and private access to the beach

Figure 29: Whitewashed beach house with slate roofing


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Figure 30: Whitewashed weatherboard beach house with gable roof form and bitumen felt roof covering

Figure 31: Whitewashed weatherboard beach house with bitumen felt roof covering and timber fence front boundary

Figure 32: Parking provided to the side of the beach house with loose gravel surfacing

Figure 33: Buildings have varied orientations and boundaries between dwellings are open

3.2.2 Low Hauxley

The historic terraced part of the hamlet adheres to a rigid layout where runs of dwellings broadly sit at 90-degree angles to each other. Some of the dwellings which were built at a later date break away from the formality of the terraced layout with detached dwellings, varied setbacks from the road and changes in orientation.

Generally, dwellings are small in scale. Buildings are typically 1 to 2 storeys in height. Some dwellings that have formerly been single storey dwellings have provided additional storeys in the roof space through the introduction of a dormer window. Dormer windows which have been clad in slate to match the roofing materials are successful in being sympathetic to the historic material palette. There are also several dwellings which have skylights. Roofs tend to be slate covered and most have gable roof forms. Roof gables tend to either have stone coping, are flush with the gable end or overhang with timber barge boards. Roof ridges are generally topped with stone or clay ridge tiles. Chimneys are seen on most dwellings and are a unifying feature of the roofscape. Several dwellings have introduced solar panels to the south facing aspect of the roof.

Elevation materials are typically stone, but variations include render and pebbledash. Examples of coursed stone and uncoursed rubble are seen across the hamlet. Other stone elements of detailing include quoin corner stones, window sills, lintels and window surrounds. Windows tend to be white and glazing bars are a common feature.

Boundary treatments take various forms, such as stone walls, rendered walls, hedgerows and timber fences.

Parking is typically provided on driveways to the side or rear of dwellings and these tend to be surfaced with either loose gravel or areas of hard standing. Some terraced dwellings use the shared internal courtyard for parking.

Outside the built environment, to the west of the hamlet, there are privately owned allotments where the local and wider community can grow their own fruit and vegetables.

Silver Carrs Caravan Site is within close proximity to the hamlet. This site is well screened with trees and has a minimal visual impact of the settlement.


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Figure 34: Aerial photograph of Low Hauxley

Figure 35: Stone and pebbledashed elevations, slate roofs with stone coped gables

Figure 36: Uncoursed stone elevation with stone window surrounds. Gable windows clad with slate and brick chimneys

Figure 37: Rendered elevations with slate roof and dormer windows

Figure 38: Stone boundary walls, rendered elevations, dormer windows (one clad with slate and one clad with weatherboarding), concrete roof tiles

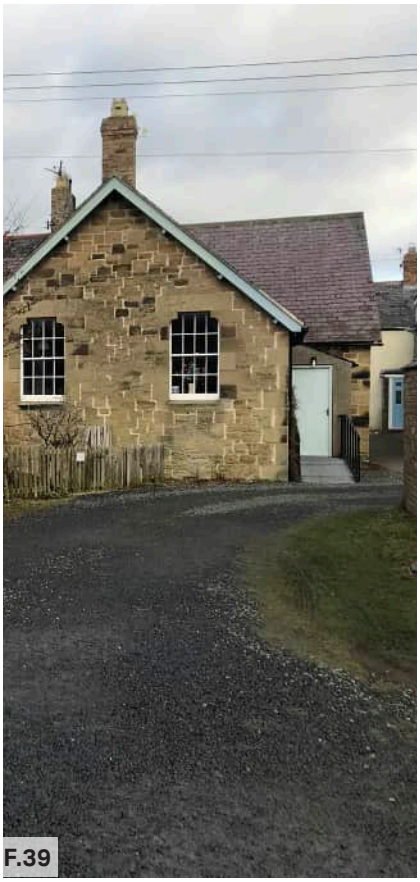
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Figure 39: Stone building elevation, slate roof and overhanging gable. White windows with glazing bars

Figure 40: Stone boundary wall, sills, lintels and quoins. Rendered elevations and slate roof. Building has large L shape footprint that is not typical of the hamlet

Figure 41: Courtyard arrangement of building, low building height, slate roofs with dormer windows and skylights

Figure 42: Slate roofs with slate clad dormer windows, solar panels installed on roof, stone building elevations. Windows are white with glazing bars.


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Figure 43: Silver Carrs Caravan site well screened by trees and vegetation

Figure 44: Varied roofscape with a mixture of 1 and 2 storey dwellings with chimneys. Typically stone and slate material palette

Figure 45: A mix of rendered and stone elevations. Slate roofs with skylights and weatherboard clad dormer windows.

Figure 46: Stone boundary wall, dwelling has a mix of stone and render elevations. Gable roof form with projecting gable and dormer window.

3.3 High Hauxley

3.3.1 Kirkwell Cottages

Kirkwell Cottages comprises a cul-de-sac within which there are a series of phases of housing development, all of which are two storeys in height. The earliest of these are the semidetached dwellings at the end of the street dating back to c. 1930. The formal layout of the buildings and repeated housing typologies has resulted in a sub-urban character to the street which does not reflect the rural location.

The character of this street generally does not respond to the local vernacular architecture and the material palette of red or buff coloured brick and pebbledash is not typical of the parish.

There are varied roof forms using both gable and hipped roofs as well as projecting gables. Roofing materials also vary with some roofs covered with slate and others in corrugated concrete roof tiles. Solar panels are also seen on roofs of a number of dwellings

Wooden picket fences, brick walls or hedgerows tend to be the most common front boundary treatments

Parking is generally provided on driveways to the front of dwellings and some dwellings have an integrated garage

The street is inward looking with frontages generally facing on to Kirkwell Cottages. This has resulted in the dwellings at the end of the street having inactive side elevations addressing Hauxley Lane. This along with the fact there is a large gap of approximately 150m between Kirkwell Cottages and the main settlement makes Kirkwell Cottages feel divorced from the hamlet.

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Figure 47: Aerial photograph of Kirkwell Cottages, High Hauxley

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Figure 48: Dwellings with concrete roof tiles, pebbledash and red brick elevations and brick wall front boundaries


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Figure 49: Red brick repeated housing typology with concrete roof tiles and integrated garages

Figure 50: Semi-detached 1930s housing with rendered elevations and slate roofs. Boundary treatments vary

Figure 51: Red brick housing with projecting gables

Figure 52: Buff coloured brick housing with concrete roof tiles and wooden fence boundary treatments

3.3.2 High Hauxley

Building heights vary with examples of 1, 2 and 3 storey buildings seen across the hamlet.

Across the hamlet there are a mix of gable and hipped roof forms. Slate is the most common roofing material but there are some examples of flat and corrugated concrete roof tiles. Hauxley Hall has a unique roof which combines both slate and red pantiles. Some of the roofs also have stone coped gables (with and without corbels) whilst others are either flush or overhang the gable end. Some dwellings also have dormer windows or skylights. Many of the roofs have chimneys which is a unifying feature and adds to the interest and variety of the roof scape.

Solar panels have been installed on the roofs of several dwellings. Due to most buildings in the hamlet being located on the north side of the road and the orientation of buildings typically facing the road, the south facing aspect of roofs with solar panels is visible from street level.

Elevations are typically either coursed or uncoursed stone and quoined corners are frequently seen. Other stone elevation details include hood moulds, mullions, lintels and sills.

Windows vary across the hamlet but multipaned sash or casement windows are commonplace and are typically white in colour. Dark brown stained wood or pvc windows and doors are also seen but the colour of these is less harmonious with the hamlet's natural material palette.

Parking is typically provided on driveways to the side and rear of dwellings. Some properties also have integrated garages.

The hamlet also exhibits examples of contemporary design. The side extension of 4 Hauxley Lane has sympathetically reflected the existing building's height, roof pitch, materials and detailing and provided an additional storey of contemporary design which has been clad in cedar. As this material has weathered it has developed into a colour that is subtle and harmonious with the natural building materials of the hamlet.

Most dwellings are set back behind short front gardens with either stone wall, hedgerow or timber fence boundary treatments. Some dwellings on The Fairway have front gardens which are open to the street with no boundary treatments.

Most of the streets in the hamlet have a pavement along one side separating pedestrians from traffic. Hauxley lane has a grass verge running the majority of its length providing an element of natural landscape to the street scene.


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Figure 53: Aerial photograph of High Hauxley

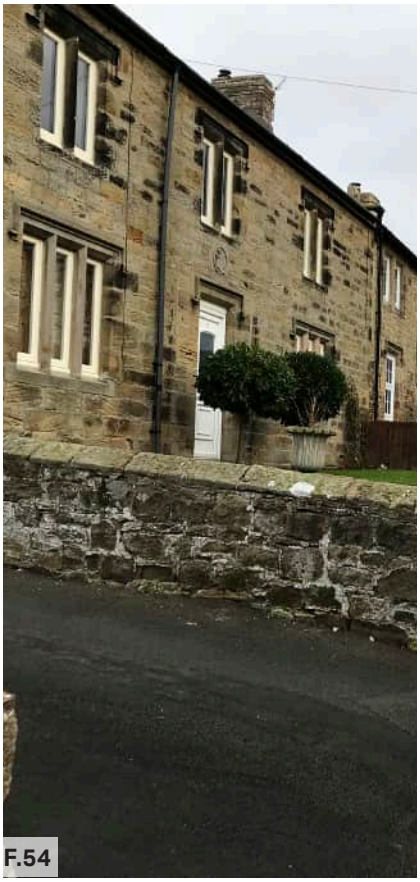
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Figure 54: Coursed stone elevation, stone hood moulds above windows, stone mullions and stone boundary wall.

Figure 55: Stone elevation, slate roof with stone coped projecting gable. White windows with glazing bars. Quoin corner detailing.

Figure 56: Single storey dwelling with solar panels installed on the roof and parking provided on a private driveway

Figure 57: Contemporary extension using both traditional and modern construction methods.


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Figure 58: 1 and 2 storey dwellings. stone building elevations, dormer windows, solar panels, timber fence boundaries

Figure 59: Stone and slate material palette, white windows with glazing bars

Figure 60: Single storey stone dwelling, short set back, stone boundary wall, integrated garage

Figure 61: Single storey dwellings, low or open boundaries, private driveways


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Figure 62: Single storey stone dwelling with private driveway, stone boundary wall and white windows with glazing bars

Figure 63: Single storey uncoursed stone dwelling, concrete roof tiles, coped gable

Figure 64: Hauxley Hall with stone boundary wall, coursed stone elevations, white windows with glazing bars, slate and pantile roof

Design Guidance & Codes

04

4. Design guidance & codes

This section sets out the principles that will influence the design of potential new development and inform the retrofit of existing properties in the Neighbourhood Plan Area. Where possible, local images are used to exemplify the design guidelines and codes.

4.1 Introduction

Designers of any future development in Hauxley must respond to local character with one of the following three approaches, considered in the following order;

01. **Harmonise** – clearly respond to existing characteristics within the area, street and site, including scale, form and appearance;
02. **Complement** - doing something slightly different that adds to the overall character and quality in a way that is nonetheless fitting, for example, additional high quality materials but harmonising in scale, form and positioning; or
03. **Innovate** – doing something of high design quality that is different but adds positively to the built-form and character and is considered an exemplar approach for others to follow. For example, develop innovative building form and use low embodied energy, high quality materials that add to the overall design quality, sustainability and richness of the area.

The design guidance and codes in this section aim to support development that harmonises with the existing character of Hauxley. The design codes are split in to the following six themes:

- Building Heights & Roof Forms;
- Materials & Detailing;
- Frontages & Boundaries;
- Parking;
- Sustainability; and
- Landscape.& Views

The guidance applies to the whole parish unless specified otherwise.

4.2 Design Codes

4.2.1 Building Heights & Roof Forms

Any new buildings should adhere to a maximum height of 2 storeys. 1 and 1.5 storey buildings (using a dormer window) are also appropriate heights.

Single storey buildings may be more appropriate where a building will impact heavily on views to or from the surrounding landscape.

The images on this page illustrate various roof types and elements that are typical and appropriate in Hauxley.


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Figure 65: Gable roof form with chimneys on gable ends

Figure 66: Hipped roof form

Figure 67: Projecting gable roof and wall dormer window

Figure 68: Gable roof form with roof dormer windows

Figure 69: Skylight windows

4.2.2 Materials & Detailing

Designers of any future development should positively respond to the material palette of adjacent buildings. Contemporary designs featuring high quality and sustainable alternative materials may be acceptable.

The images on this page illustrate typical and appropriate materials and detailing for future development in Hauxley.


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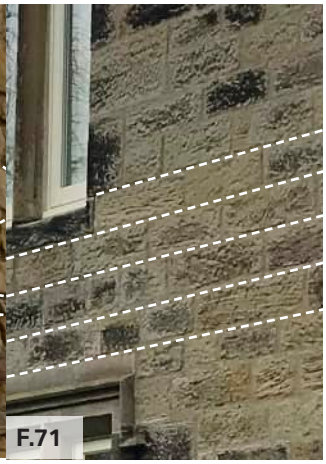
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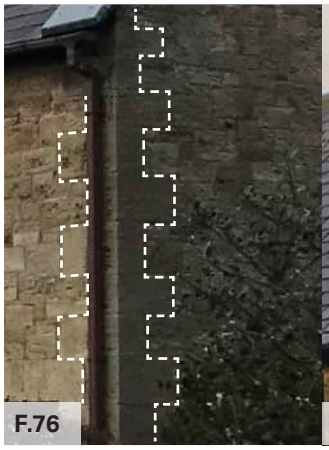
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Figure 70: Uncoursed stone elevations

Figure 71: Coursed stone elevations

Figure 72: Slate roofing

Figure 73: Weatherboard clad elevations (typical of the Low Hauxley Beach House area)

Figure 74: Rendered elevations

Figure 75: Stone window sills, lintels and surrounds

Figure 76: Stone quoin corner detailing

Figure 77: Gable end coping stones

4.2.3 Frontages & Boundaries

Boundary treatments of future development should generally reflect the boundaries of adjacent plots. The images on this page illustrate typical and appropriate ways for frontages and boundaries to be designed in Hauxley.

Figure 78: Beach house front boundaries should be a continuation of the timber fence running the length of the sand dunes. Access gates should take the form of a timber bar gate.

Figure 79: Stone wall boundaries are the most responsive to local character

Figure 80: Timber fence front boundaries

Figure 81: Buildings arranged in a courtyard layout should provide a short building apron to access the frontage of dwellings.

Figure 82: Setting buildings back from the road behind a grass verge

Figure 83: Setting buildings back from the road behind a private front garden

4.2.4 Parking

Parking should generally be provided on-plot.

Where hard surfaced driveways are provided to the front of a dwelling, these should be balanced with areas of soft landscaping to reduce the level of rainwater runoff resulting from the impermeable surfacing.

Permeable surfaced driveways such as gravel, grass or grasscrete will be supported to reduce the level of rainwater runoff as a result of car parking.

Garages should be designed to be set back from the main frontage of a dwelling to avoid large blank garage doors dominating and imbalancing the aesthetic balance of the building's front elevation.

Shared courtyard parking may be appropriate in Low Hauxley where buildings are arranged in a courtyard layout.


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Figure 84: Hard standing driveway and integrated garage

Figure 85: Gravel surfaced driveway

Figure 86: Loose gravel and grass parking area

Figure 87: Courtyard parking, Low Hauxley

4.2.5 Sustainability

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

Areas of Hauxley parish are at risk of flooding from the sea, 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.

Any future development should optimise solar orientation of streets and buildings. Aim for buildings on a site to be oriented within 30' of south (both main fenestration and roof plane) for solar gain, solar energy (solar panels) and natural daylighting.

Retrofitting roofs with solar panels should be supported. An aesthetically neutral alternative to installing solar panels is re-roofing with PV slate (see figure 89). Whilst this is a more costly way to provide solar energy to a dwelling, the visual impact is greatly reduced.

Figure 88: Solar panels on the roof of a dwelling in High Hauxley

Figure 89: Solar panels on the roof of a dwelling in Low Hauxley

Figure 90: Precedent image of a slate roof with PV slates

4.2.6 Landscape & Views

The landscape surrounding the settlements is sensitive to change and should be protected wherever possible. The areas of landscape or 'green gaps' between Amble, High Hauxley and Low Hauxley should be preserved to maintain a degree of separation between each settlement.

Any development that is proposed in the 'green gaps' separating the settlements should clearly form part of the existing settlement that it will be associated with. Large gaps between the historic settlements and a proposed development should typically be resisted to avoid resulting in a development that is visually divorced from a main settlement area (as with Kirkwell Cottages and High Hauxley).

Any development that could have an adverse impact on the visual amenity of the settlements should provide screening in the form of tree planting and hedgerows (as with Silver Carrs Caravan Site and Low Hauxley).

Development should not result in the loss or degradation of important views. Views out to sea, Coquet Island, along the coastline and across the Hauxley Nature Reserve should be protected.

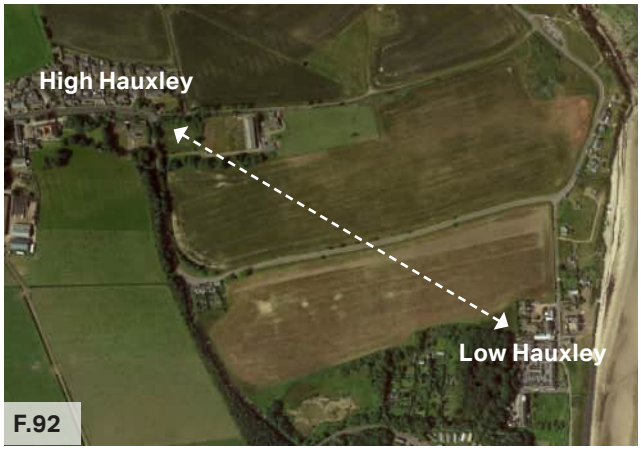

Figure 91: Gap between Kirkwell Cottages and High Hauxley

Figure 92: Gap between High Hauxley and Low Hauxley

Figure 93: Gap between High Hauxley and Amble

5. Next Steps

This document has set out an evidence base for the Hauxley Neighbourhood Plan and it is recommended that the design guidance is 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.

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