

## Village Plan 2007

Section 3 has already laid out much of the existing historical and visual amenity of the local area. Also from the questionnaire there is support for certain key aspects as follows:

Rank	Aspect	For	Against
1	<b>Mature Trees</b>	83%	5%
2	<b>Hedges</b>	77%	5%
3	<b>Stone Walls</b>	77%	7%
4	<b>Stone Facing</b>	63%	7%
5	<b>Slate Roofs</b>	63%	7%
6	<b>Off-street Parking</b>	47%	24%
7	<b>Minimum Plot Size</b>	37%	24%
8	<b>White Render</b>	25%	31%
9	<b>Street Lighting</b>	21%	49%

Hence the design statement is as follows:

- **Building Styles** should be in keeping with the local cottage styles with particular reference to roof sizes, pitches and lines, gables, windows and facades.
- **Heights** should be restricted to two storeys and fit in with adjacent buildings and buildings in similar landscapes, especially if prominent.
- **Materials:** strong preference for local stone with slate roofs, particularly in Conservation area. White render may be used and also mixed with stone if done sympathetically; dark tiles are acceptable in some locations; brick is supported.
- **Massing:** over-development and crowded in-fill are unacceptable.
- **Character and Setting** should be sympathetic to the nature of the surrounding buildings.
- **Spacing** between buildings should be significant and in keeping unless there is intentional joining.
- **Views** and outlooks both to and from existing buildings and landscape features should be preserved.
- **Access** to properties, particularly width and position, should be in keeping with existing arrangements while complying with relevant Highways standards.
- **Boundaries** should be delimited using stone walls or hedges; the use of fences (except relevant to agricultural use) is not suitable.
- **Lighting** used outside should be discreet and shielded; over-bright and intrusive lighting will not be tolerated. Street lights will only be allowed where legally necessary.