

# The Principles Guiding the Design Codes and Policies

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1. Reflect and enhance established character areas identified in the attached map.
2. Respect and reflect the scale, massing, density and rooflines of surrounding buildings limiting developments to a maximum of two stories.

Densities shall be reduced on the rural edge of Mortimer village to retain the open feel of the settlement and its relationship with the surrounding landscape.

3. Use locally distinctive materials, boundary treatments, and architectural detailing.
4. Emphasise the provision of 1-, 2- and 3-bedroom homes including some bungalows suitable for downsizing with a maximum of 5% 4+ bedroom homes on any development.
5. Maintain the 'dark sky' environment of the Parish.
6. Respond positively to climate change effects with emphasis on reduction of flood risk, use of water (e.g. greywater harvesting) and temperature hot spots.
7. Create safe, attractive, green and accessible public and private spaces.
8. Deliver attractive shared road spaces avoiding on-street and in-front of building carparking.
9. Integrate green infrastructure in accordance with the Code's environmental guidelines.
10. Ensure permeability for cyclists and pedestrians in all connections, including road patterns.
11. Retain and emphasise existing landscape views, particularly countryside vistas, prominent buildings, and important street views.
12. Protect dwellings designated for over-55s in perpetuity, unless extensive marketing demonstrates that such dwellings are no longer attractive to the older demographic.
13. Incorporate high-performance digital infrastructure both to and within properties (residential and commercial), taking into account future developments in digital technology.