Sutton cum Lound

Design Guidance and Codes

December 2024 (amended April 2025)

Delivering a better world

Quality information

Prepared by	Checked by	Approved by
Kat Haycock **Graduate Urban Designer**	Michael Holt **Associate Director**	Ben Castell **Director**

Revision History

Issue no.	Issue date	Details	Issued by	Position	Comments received on	Comments by
1	13.09.24	Partial draft (sections 1-2 and appendix)	Michael Holt	Associate Director	21.10.24	Neighbourhood Plan Steering Group
2	05.11.24	Full draft document	Michael Holt	Associate Director	20.11.24	Bassetlaw District Council
					22.11.24	Neighbourhood Plan Steering Group
3	29.11.24	Final draft document	Michael Holt	Associate Director	02.12.24	Neighbourhood Plan Steering Group
4	04.12.24	Final draft for issue to Locality	Michael Holt	Associate Director		
5	19.12.24	Final document	Michael Holt	Associate Director	17.12.24	Locality

NB: Additional editing to page 60 and Figure 74 (page 70) was undertaken by BDC on behalf of the NPSG in 2025, prior to publication of the Pre-Submission Draft Neighbourhood Plan.

Contents

Introduction

01

1. Introduction

This document aims to empower the local community to influence the design and character of their neighbourhood, and deliver attractive, sustainable development that meets the needs of local people.

1.1 Background

Through the Ministry for Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been appointed to provide design support to the Sutton cum Lound Neighbourhood Plan Steering Group (NPSG) by preparing this Design Guidance and Codes document.

The NPSG seek to establish design guidance and codes to influence the character and design of future development across the Sutton cum Lound Neighbourhood Area (NA), an area equivalent to the parish. This includes both Sutton cum Lound village and the surrounding countryside.

Sutton cum Lound is a civil parish, overseen by Bassetlaw District Council as the Local Planning Authority (LPA). Sutton cum Lound village is classed as a Small Rural Settlement within the Bassetlaw Local Plan (2024) and has been provided with a minimum growth target of 17 homes within the Plan period. At the time of writing, this target has already been met through recent completions or commitments numbering 48 homes (31 over the target).

This document seeks to provide important clarity for future development by setting codes and guidance which meet the aspirations of local stakeholders and support the delivery of high-quality, sustainable development. The design codes and guidance within this document form part of the evidence base for the review of the Sutton cum Lound Neighbourhood Plan (2021) on design-related issues.

Please note: this document has been finalised before the emerging Neighbourhood Plan has been examined and approved.

Figure 01: A terrace in Sutton cum Lound, highlighting small setbacks and mid-rise red brick boundary walls.

1.2 Design coding

Design codes and guidance aim to raise the quality of new development by providing a clear framework for creating healthy, safe, green, sustainable, and distinctive places. They are a set of concise, often illustrated, design requirements for how to develop a housing site, or housing generally within an area. They can provide greater assurance for communities and clarity for developers about the design of new development.

1.2.1 The purpose of Neighbourhood Plan design guidance and codes

At a local level, design codes offer detailed guidance tailored to specific neighbourhoods or development sites. In the case of Sutton cum Lound, this document is relevant to all new residential developments within the Neighbourhood Area which requires planning permission, including changes or extensions to existing buildings.

Neighbourhood Plan design codes should (where these exist) build upon the standards outlined in an Authority Wide Design Code (AWDC). Where an AWDC is not in place, a discussion with the Local Planning Authority (LPA) should be undertaken to determine the likely priorities and coding to come forward in a future AWDC.

At the time of writing, there is no AWDC currently in place in Bassetlaw, however the District Council are currently inviting tenders to develop one. As such, Bassetlaw District Council have worked closely with AECOM on the production and content of this report.

Please note:

Both design codes and guidelines are contained within this document, highlighted within dark blue boxes as shown here. The difference between codes and guidelines is summarised below:

Design codes: Design codes are mandatory requirements for design issues and are expressed with the word **MUST.**

Guidelines: Guidelines set out aspirations for design that is expected to be delivered and are expressed with one of two words:

- **SHOULD** reflects design principles that are strongly encouraged.
- **COULD** reflects design principles that are suggestions.

1.2.2 Process

This document has resulted from a collaborative effort between the Sutton cum Lound Neighbourhood Plan Steering Group (NPSG) and AECOM, reflecting the priorities of local residents. The design coding process includes the following steps (see adjacent).

1.2.3 Comply and justify

If a planning application deviates from the requirements of Sutton cum Lound's design code (as set out in this document) applicants should submit factual evidence to support their proposed variations; they should demonstrate that the built result will be visually coherent and of the highest quality consistent with goals of this design code.

Proposals that do not adhere to this guidance, and that do not furnish strong rationales, supporting documentation and comprehensive examination of available solutions, may be refused.

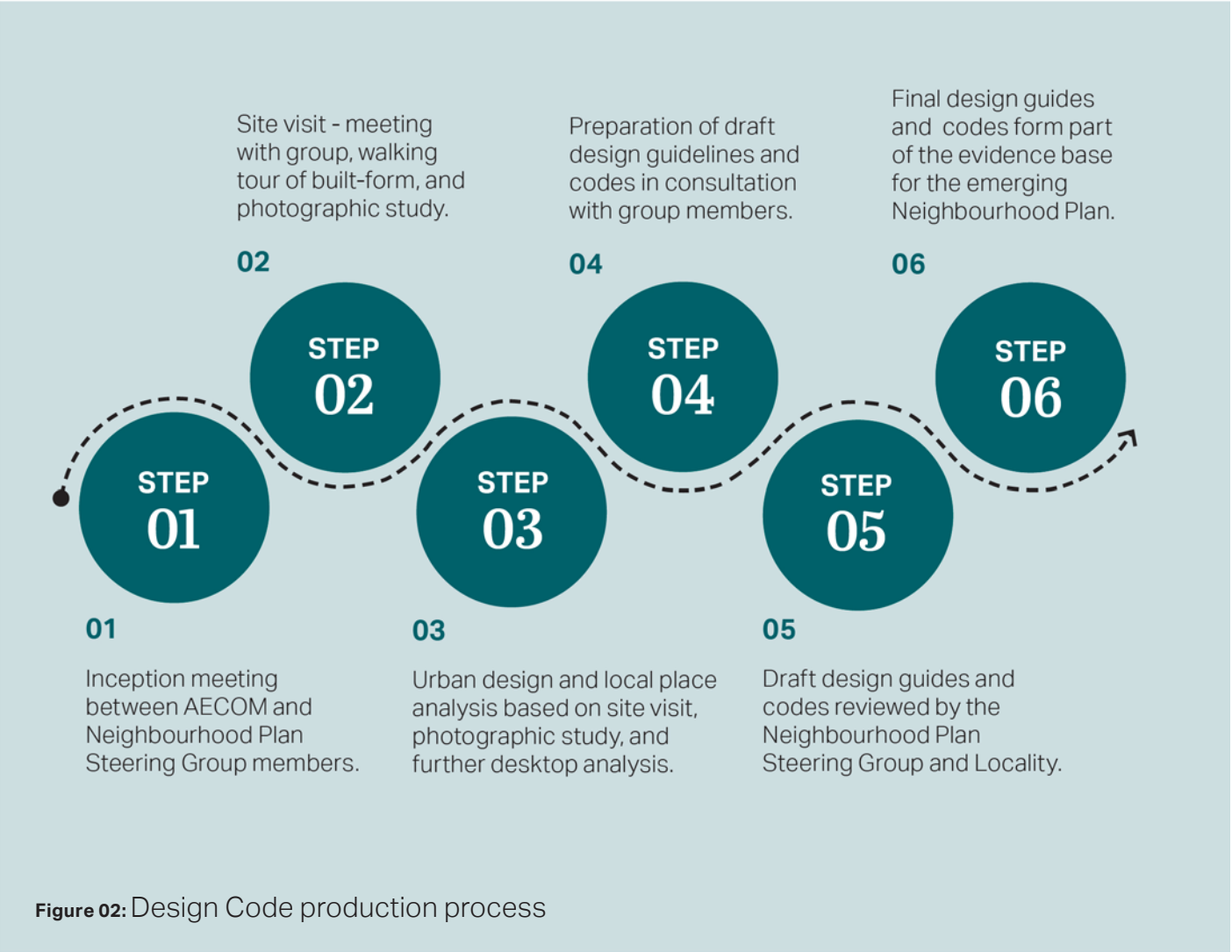


Figure 02: Design Code production process

1.3 Who should use the guidance and codes

This document will be used differently by different people in the planning and development process, as summarised in the adjacent table.

A valuable way codes and guidance can be used is as part of a process of co-design and involvement that seeks to understand and takes account of local preferences for design quality. As such the codes and guidance can help to facilitate conversations to help align expectations, aid understanding, and identify key local issues. The resulting design codes and guidance can then set out how to adequately respond to these issues in future development.

Design codes and guidance alone will not automatically secure quality design outcomes, but they will help to prevent poor outcomes by creating a rigorous process that establishes expectations for design quality.

Potential users	How they will use the design guidance and codes
Applicants, developers, & landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the codes and guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The design codes and guidelines should be discussed with applicants during any pre-application discussions.
Parish Council or Neighbourhood Plan Steering Group	As a guide when commenting on planning applications, ensuring that the design codes and guidelines are complied with.
Community groups & local residents	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

Table 01: User groups and how they will use the codes and guidance.

1.4 Neighbourhood Plan vision and community objectives

This document aims to help protect and enhance the character of Sutton cum Lound in line with the Neighbourhood Plan vision and objectives. At the time of writing, the emerging Neighbourhood Plan describes the following draft vision for Sutton cum Lound.

Please note: this vision is a draft and could be subject to change following the examination and approval of the emerging Neighbourhood Plan. Please see the latest version of the Neighbourhood Plan for the most up to date wording.

"Sutton cum Lound Parish will continue to be a safe, vibrant and friendly community in which to live. New development will be limited and must be designed and located so that it blends in with the existing village in accordance with the Sutton Cum Lound Design Code.

Houses will be of a size and tenure to suit people of all ages, meeting local as well as district needs in accordance with the Sutton Cum Lound Housing Needs Assessment.

The village hall, outdoor play space, school and church will remain vital assets to the community providing indoor and outdoor space for community activities. Where viable community facilities will be expanded and may include a village shop.

The landscape and biodiversity of the Parish will be protected and enhanced reflecting their local value in contributing to the quality of life for local people and their importance in addressing the impacts of climate change,

Reflecting the increase in traffic from within and outside the Parish, measures will have been implemented to reduce vehicular speeds along Sutton Lane, Mattersey Lane and Station Road to make walking/cycling safer and more pleasant."

Eight draft community objectives have also been developed, reflecting the focus of the Neighbourhood Plan. Again, please note that these are a draft and could be subject to change. Please see the latest version of the Neighbourhood Plan for the most up to date wording.

Community Objective 1:

To ensure that development is well designed and located so that it integrates with the existing character and settlement pattern and is of a low carbon construction.

Community Objective 2:

To protect the landscape character around the village ensuring long views to the open countryside are retained.

Community Objective 3:

To protect the heritage assets in the village that contribute to the Parish's rural local character.

Community Objective 4:

To protect and, where possible, enhance the walking and cycling routes across the Parish.

Community Objective 5:

To protect and enhance the natural environment, including trees and hedgerows as well as those areas already benefiting from environmental protection (the Idle Valley and Daneshill Nature Reserves). To increase the biodiversity of the Parish.

Community Objective 6:

To protect and enhance the green spaces within the village that provide direct access to leisure and recreation.

Community Objective 7:

To protect the existing highly valued community facilities and where possible support the provision of a village shop.

Community Objective 8:

To seek design solutions to the problems of speeding and road safety in the Parish that will make walking and cycling safer and more pleasant.

1.5 Study area

With a population of approximately 683 (2021 Census), Sutton cum Lound is a rural village and civil parish in the Bassetlaw district of Nottinghamshire, located around 3 miles north of Retford. The design codes and guidance within the report cover the entirety of the Sutton cum Lound Neighbourhood Area (NA), a 789-hectare area which is equivalent to the parish.

Outside of Sutton cum Lound village, much of the NA is made up of open countryside. Originally an agricultural settlement, farmland still surrounds the village on all sides, and this rural setting remains a key part of Sutton cum Lound's character. Having steadily expanded over many years, the village also features a mixture of housing types and styles from several time periods. This has led to a variety of character, density, and built form across the settlement.

1.5.1 Development pressure and opportunities

At the time of writing, Sutton cum Lound's housing target of 17 homes has already been met through recent completions or commitments. There are no plans to allocate any further sites for housing development within the Neighbourhood Area. As such, any housing development coming forward over the plan period is likely to be speculative.

Although not residential development, it is also worth noting the presence of the proposed Retford Circular Economy Project (RCEP). This project aims to extract and re-use pulverised fuel ash (PFA) waste from a large former landfill site within the Sutton cum Lound NA. The proposed site covers an area of approximately 106 hectares (ha) to the east of Sutton cum Lound village, between the village and the Idle Valley Nature Reserve. Planning consent was granted in September 2024 (Consent ref 1/23/00410/CDM) by Nottinghamshire County Council.

Figure 03: The Grade I Listed St. Bartholomew's Church is a key village landmark.

Figure 04: The village has seen major expansion over the 20th and 21st Centuries.

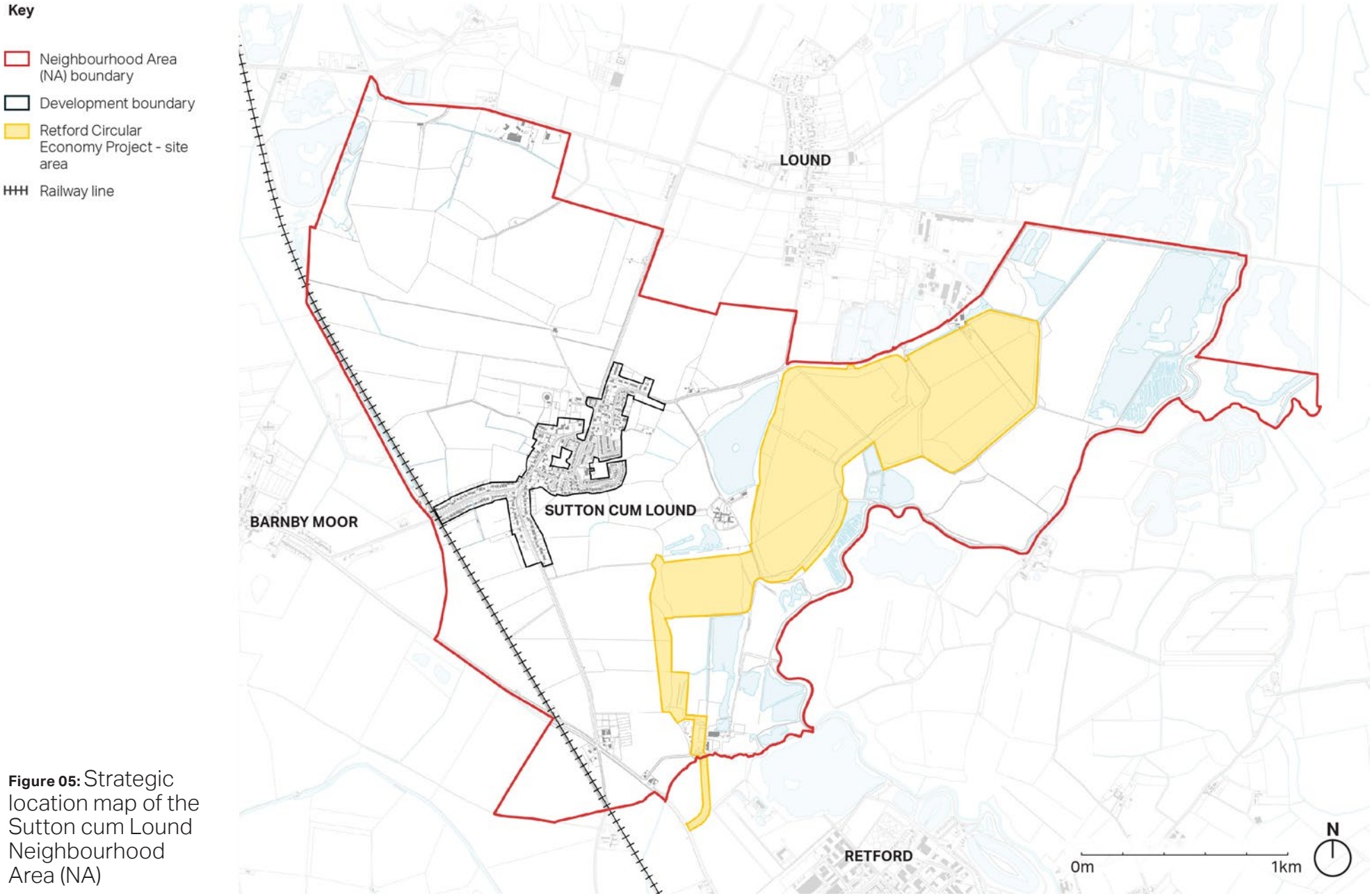


Figure 05: Strategic location map of the Sutton cum Lound Neighbourhood Area (NA)

1.6 Site visits and engagement

A one-day site visit took place on Wednesday 7th August 2024, commencing with an in-person meeting between AECOM and representatives of both the Sutton cum Lound Neighbourhood Plan Steering Group (NPSG) and Bassetlaw District Council. The purpose of this meeting was to explore the group's key aims and objectives and to address any initial concerns or queries. This was followed by a tour of the Neighbourhood Area (NA), via car and on foot.

This activity allowed consultants to appraise local character and the features informing its sense of place, such as heritage and landscape features. The exercise also provided valuable local insight into the area's pertinent design issues and opportunities, good and bad practice, as well the overall context for which the evidence-base of the Neighbourhood Plan will reflect.

Initial questionnaire

The NPSG were also asked for feedback on the priorities for the Sutton cum Lound Design Code. A questionnaire was issued to the group and the findings are summarised on the following page, organised under four themes:

- Connections
- Built form
- Nature
- Activity

These themes have then been used to guide the structure of guidance and codes later in the report.

Figure 06: Many routes throughout the village are tree lined and interspersed with green spaces as seen here at the junction between Sutton Lane and Station Road.

Connections

- The approaches to the village are considered attractive, but new developments are changing the character of these.
- There is a general lack of cycle infrastructure in the area.
- Pedestrian/cycle connectivity could certainly be improved. Particularly the connection to nature reserves, and maintenance/surveillance of footpaths.
- Car dominance (due to rural location and lack of public transport options) has led to some parking problems.
- There are issues with speeding/traffic along main routes.
- Issues with both vehicular and pedestrian legibility in some areas.

Built form

- New developments could be more reflective of local character, especially in relation to layout, setback, orientation, and boundary treatments.
- Rural village character is a key part of Sutton cum Lound's identity.
- A need to maintain separation from nearby Retford.
- New development should be climate resilient and sustainable.
- As there are no allocations in the Local Plan, new development is likely to come forward as infill or backland development but this is not supported by NPSG.

Nature

- Although the village itself is not within an area of flood risk, surface water flooding can be an issue.
- Although local green spaces are highly valued by residents, access has been stopped to one green space in the centre of the village.
- Loss of mature trees/hedgerows should be avoided as part of new development. This has been exacerbated by lack of maintenance and lack of enforcement by District Council.

Activity

- There is a housing affordability issue, in part due to generally large size of existing/new housing stock.
- Nearby Retford provides many amenities but the village itself could benefit from more.
- Due to the lack of any amenities in the village they are provided by traveling to Retford.

Place analysis and area types

02

2. Place analysis and area types

This chapter presents a place analysis of the Sutton cum Lound Neighbourhood Area (NA), setting out five area types. This helps to inform a series of design guidelines that are both sensitive and responsive to local context, landscape setting, and character.

2.1 Understanding place

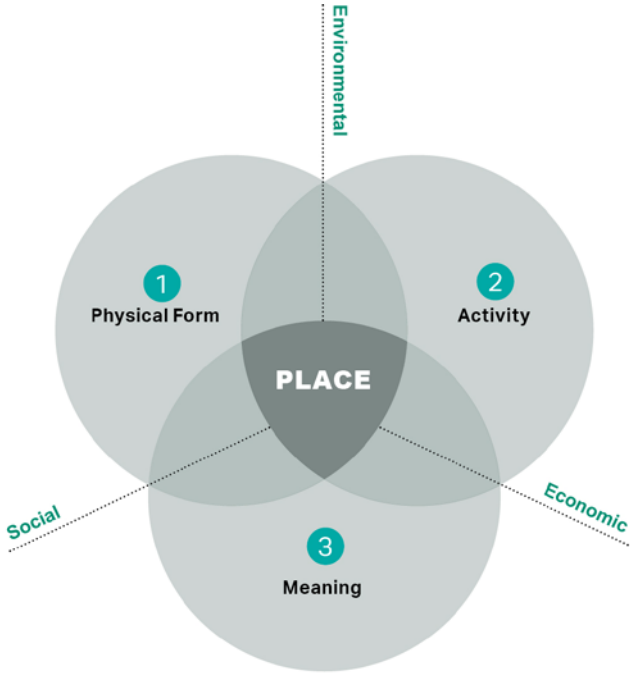
Achieving quality development starts with a comprehensive understanding of place. Places have a clear and strong identity and character. They are a combination of their physical form, their activities and their meaning to people. The adjacent diagram shows how these factors come together to create a successful place.

All new development must undertake its own comprehensive analysis of place to understand a proposal's broader context and establish aspirations and place-specific responses to the location, siting and design of new development.

For the purposes of this document, the analysis contained within Section 2 helps to illustrate the variation in character, and thus the sense of place across the Sutton cum Lound NA.

A series of five 'area types' have been identified with further analysis showcasing what makes each location special and distinctive. Developments should take note of the area type in which it is located, as any design proposal will require a tailored response based on its specific location within Sutton cum Lound. Each section of analysis concludes with a set of design guidelines specific to the area type.

This in turn informs the series of area-wide design guidance and codes (Section 3) - applicable to all development within the Sutton cum Lound Neighbourhood Area.



1. Physical conditions of existing built development including layout, form, scale, appearance, landscape character, waterways and flood risk.
2. Use, vitality and diversity, including community facilities and local services.
3. How a place is perceived, including local heritage, views inwards and outwards and social histories.

Figure 07: (To the right) A diagram showing how different factors come together to form a sense of place.

2.2 Identifying Sutton cum Lound's area types

Defining 'area types' and establishing what the key features or distinctive attributes are in each area helps to determine the appropriate design codes and to support future development. Area types are a method of dividing the NA into portions so that the description of the areas' features are documented.

For the purposes of this Design Code, Sutton cum Lound has been divided into five area types. These include three Settlement Focus Areas (SFAs) associated with the Sutton cum Lound development boundary. This is where development has occurred.

Area types within Sutton cum Lound:

SFAs

- Historic core
- Linear village
- Village extensions

- Open countryside
- Industrial land

As the bulk of existing residential development within the Sutton cum Lound Neighbourhood Area (NA) is contained within the development boundary, the following place analysis is focused on the SFAs. A less detailed place analysis has been provided for area types not identified as SFAs.

The following analysis is based on a desktop study (see appendix A) and engagement with the Sutton cum Lound Neighbourhood Plan Steering Group (NPSG). This analysis was crosschecked on site as part of the walking tour and photographic study.

Proponents must adhere to all guidance detailed in Section 3 (Area-wide design codes and guidance) and will refer to the assigned area type to understand the applicable guidelines relating to the location and development type. Designers should also consider neighbouring area types and their specific local context and characteristics when developing proposals.

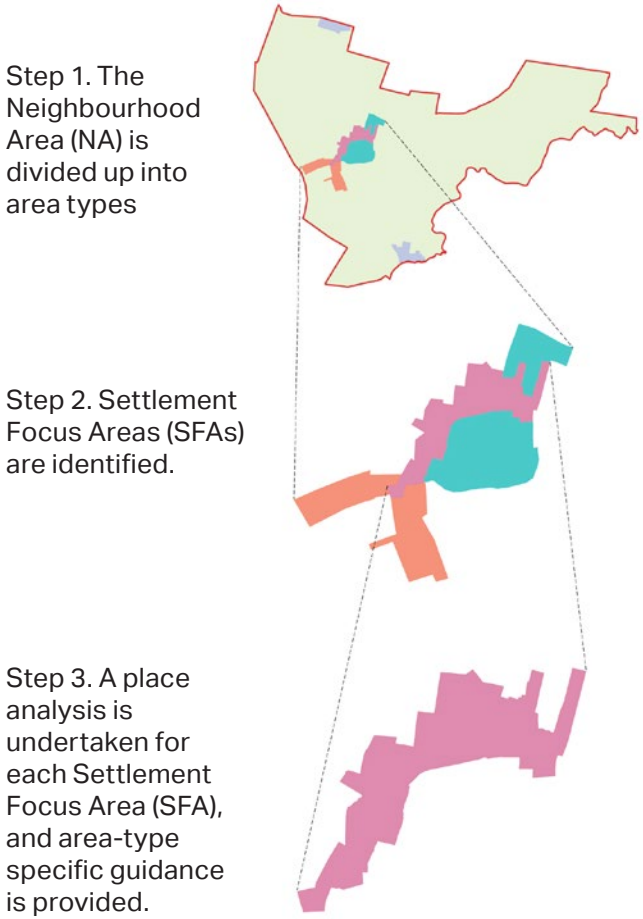


Figure 08: The process of area type application, and the how the focus of the place analysis was defined.

The area types identified across the Sutton cum Lound NA:

1 Historic core

2 Linear village

3 Village extensions

4 Open countryside

5 Industrial land

Settlement Focus Areas

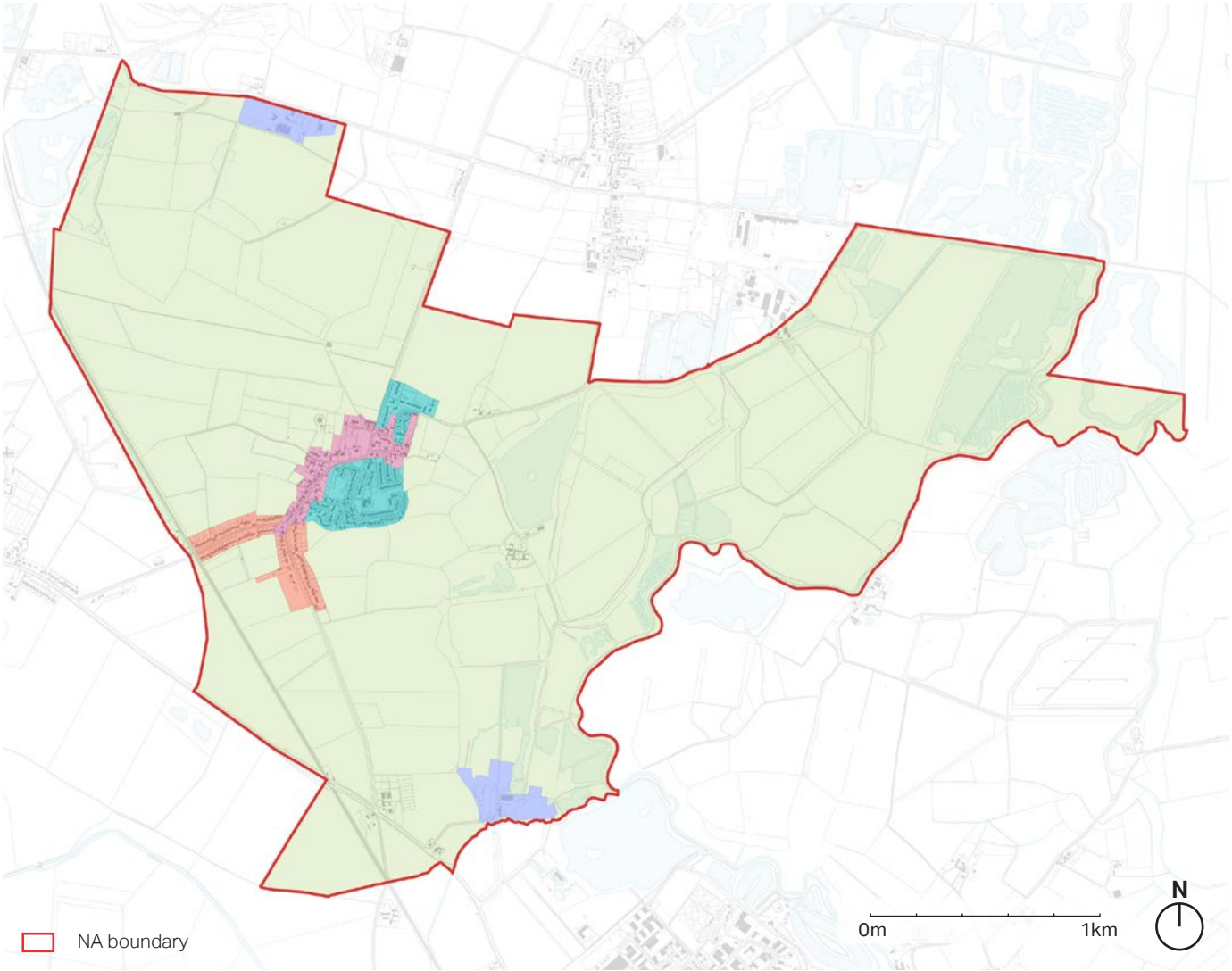


Figure 09: Diagram showing Sutton cum Lound's area types, including the 3 Settlement Focus Areas (SFAs)

The three Settlement Focus Areas (focused on Sutton cum Lound village)

1 Historic core

2 Linear village

3 Village extensions

Settlement Focus Areas

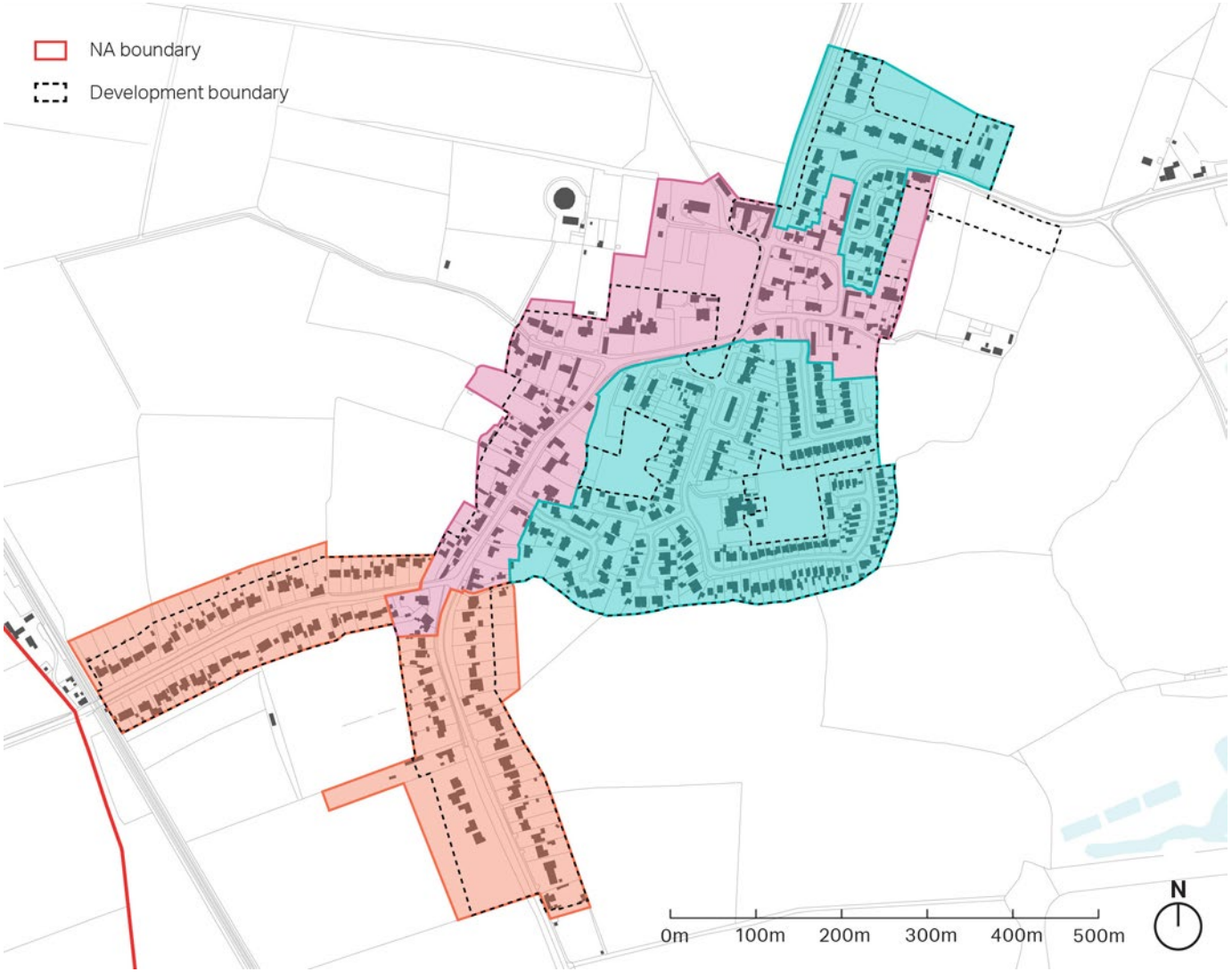


Figure 10: Diagram showing Sutton cum Lound's 3 Settlement Focus Areas (SFAs)

The following descriptions give a broad understanding of what constitutes a typical area type. These are extrapolated in the analysis of each area:

Historic core

Villages have their own distinctive character, often with 2 and 3 storey buildings in an informal layout. The historic core of the village contains the traditional 'heart' of the settlement – within this core there can be found a wide range of historic buildings from differing architectural periods, including that of the medieval, post-medieval, Victorian and Edwardian. The historic core is a focal point for the village offering amenities and featuring landmarks such as religious or civic buildings.

Linear village

The linear village area type covers the south-eastern part of Sutton cum Lound which has developed in a line along two roads. Primarily residential buildings are informally laid out and front the road.

Village extensions

Homes are often arranged around curvilinear/cul-de-sac street layouts - diverging from traditionally distinctive layouts and built form. Contains a large proportion of 20th-21st Century development.

Open countryside

Outside of the main settlement area, the open countryside has a rural context with a scenic quality - used for farming or left in its natural condition. The open countryside is sparsely populated, with isolated clusters of farmsteads or dwellings set amongst a patchwork of field boundaries.

The open countryside also includes parts of two nature reserves - Daneshill Lakes (to the north) and the Idle Valley (to the east).

Industrial land

Includes industrial uses such as storage and manufacturing, located independently of settlement areas. Within Sutton cum Lound, this area type covers production/storage facilities.

Where buildings do feature, they are some of the largest in the NA. Large single storey units are surrounded by significant areas of hardstanding used for storage or as loading areas.

Although it is not located within the NA boundary, there is also a car auction site currently under construction on the corner of North Road and the turning for Idle Valley.

2.3 Area type 1: Historic core

The historic core encompasses many of the oldest buildings in Sutton cum Lound, including the Grade I Listed St. Bartholomew's Church. This area contains the traditional 'heart' of the village, and has evolved in a linear arrangement focused around Town Street.

Historic core	Calculations
Indicative Dwellings per Hectare (DpH)	5-10 DpH
Typical plot size range	12m (W) x 28m (D) 40m (W) x 115m (D)
Typical block size range	300m (W) x 120m (D) 90m (W) x 100m (D)

Table 02: Typical density, plot sizes and block sizes for area type 1: Historic core. Please note: Density calculations are based on a sample of tested areas, and refer to net densities. There may be areas that vary from these values and it is recommended that developers undertake their own testing.

Figure 11: Figure ground illustrating key characteristics of the historic core area type.

Topic	Written analysis
Connections: Context, urban form, layout, movement	Town Street is the main axis along which the historic core is arranged, providing good vehicular connections to the nearby A638 and beyond. Several smaller lanes provide access to surrounding dwellings. Streets have pavements on both sides, providing safe routes for pedestrians. A key Public Rights of Way (PRoW) runs north-west from St. Bartholomew's Crescent, connecting to Daneshill Lakes Nature Reserve; a PROW also heads out southeast to Idle Valley Reserve. The 27 bus service connects Sutton cum Lound with nearby Retford, Bawtry, Misson, and Mattersey Thorpe, although limited in its timings, only running 6 times per day. Sutton cum Lound has a vehicle weight limit of 7.5t throughout.
Built form: Building massing, scale and type, block and plots, boundary treatments, setbacks, building lines	Buildings are primarily arranged around Town Street. Most dwellings have a main façade/primary frontage facing the street, although some are rotated 90 degrees with gables facing the street, creating courtyard spaces with side driveways. Buildings generally have an informal layout, with variation in building line leading to regular changes in setback and enclosure along the street.
	There are a variety of plot and block sizes, due to the mix of building ages and historic uses. Many plots have the shortest edge facing the street, creating generous gardens.
	Boundary treatments are mixed – low-medium rise red brick walls are common, often featuring coping and decorative dentil detailing. Hedgerows are also common, either independent or combined with red brick walls. Setbacks vary greatly, ranging from extensive setbacks where homes are shielded from view, to houses which front directly onto the pavement. Most homes have on-plot parking.
	Most buildings are 1-2 storeys in size, detached or semi-detached. Typical building types include clustered (often converted) farm buildings in L-shaped arrangements, rustic cottages, large villas, and pockets of more modern infill development.
Nature: Landscape, green and blue infrastructure, open and public spaces	Hedgerows and mature trees (along vehicular routes and within front gardens) make a key contribution to the green infrastructure network in this area. Although there is no risk of fluvial flooding in this area, government data indicates there are areas at risk from surface water flooding - particularly at the junction of Town Street and Mire Lane.
	Three key green areas are located within the historic core: the green at the intersection of Station Road and Town Street; 'The Meadow'; and the ground of St. Bartholomew's Church, however not all of these are publicly accessible. Access to the surrounding countryside and nearby nature reserves (Idle Valley and Daneshill) is a key feature given the villages rural setting, with agricultural land extending right up to the settlement boundary along the historic core's western boundary.
Activity: Uses, community	Buildings are primarily residential in use, excluding St. Bartholomew's Church. There are no amenities within the village itself, with most residents travelling to nearby Retford for groceries, shops, and entertainment.

Table 03: Outlining the characteristics of the area.

2.3.1 Streetscapes and enclosure

The adjacent photographs show two streets from within the historic core and highlights some of their key characteristics.

Enclosure usually describes the proportion of street width compared to building heights. The National Model Design Code suggests that spaces will feel most comfortable with building heights at half the width of the space between them - an enclosure ratio of approximately 1:2.

Due to variations in setback, enclosure within the historic core varies and is not always defined by buildings. Mature trees and planting along the edge of plot boundaries also help to define enclosure. This contributes to 'human' scale streets and a pleasant green environment for the village.

For county level guidance on street design and parking standards - please refer to the Nottinghamshire Highway Design Guide

For district level guidance on street design and parking standards - please refer to the Bassetlaw Residential parking Standards SPD

1. Mature trees and planting screen dwellings from the street.
2. Low brick walls help to define the plot boundary and public/private threshold.
3. Pavements on both side of the street.

Figure 12: Looking south along Town Street.

1. A view of St. Bartholomew's Church terminates the street, aiding legibility.
2. Mature planting helps to define enclosure.
3. On-street parking restricts pedestrian movement on this already narrow road.

Figure 13: Looking along St. Bartholomew's Crescent, one of the local access lanes.

2.3.2 Materials and architectural details

A mixture of red clay pantiles and grey roof slates are the typical roof treatments throughout the historic core. Within facades, multi-tonal red brick, pale painted brick, or a pale render are typical. There are examples of dentil brickwork detailing along eave lines.

The variation in building ages in this area leads to a variety of architectural features on display. Some of the most characteristic include sash windows, gabled dormer windows, catslide roofs, and projecting porches. However, these features are not used within all dwellings, and their use depends greatly on the age of development. For example - the use of sash/dormer windows is predominantly within Georgian or Victorian era homes. Architectural features should only be combined when complimentary.

Figure 14: A selection of characteristic materials and architectural features found within the historic core.

2.3.3 Built form - what does good look like in this area?

The illustration on the following page brings together various elements of 'good design' from across the historic core area type. The adjacent images have been used to inform the illustration, and highlight what certain elements of good design look like in practice.

Figure 15: Variation in setbacks, building arrangements, styles, and materiality creates a varied streetscene. A sense of symmetry is present within the facades of rural cottages.

Figure 16: Clusters of old farm buildings with L-shaped arrangements are common, with main facades rotated at 90 degrees to the street, creating courtyards. Often gable ends extend right up to the pavement with no setbacks.

Figure 17: Variation in setback allows for a variety of on-plot parking solutions. Here, a side-driveway provides access to a garage at the rear of the plot, ensuring frontages are not dominated by parking.

Figure 18: This dwelling overlooks the adjacent village green, enhancing feelings of safety. Mature trees help to provide screening and enhance the rural character of the village.

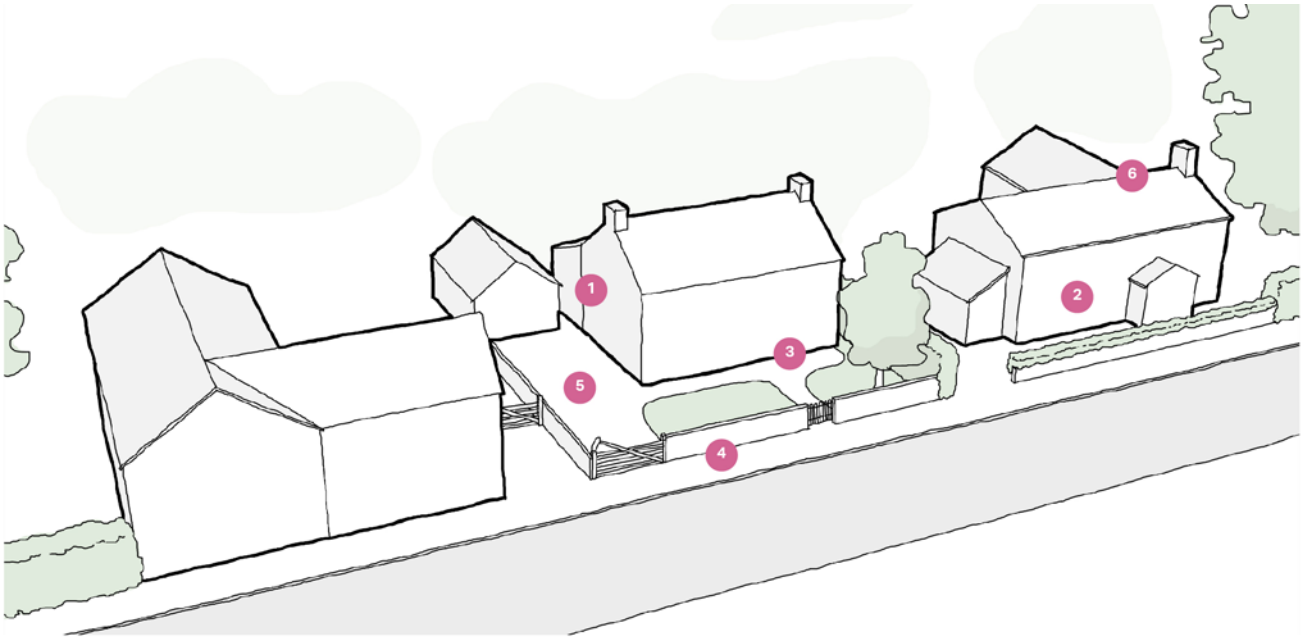


Figure 19: An annotated illustration highlighting what 'good' urban form looks like within the historic core area type. Please note: this is not an existing streetscene, it instead brings together various elements of good design from across the area type. Numbers on the image relate to the annotations below.

1. **Scale and massing** - Primarily detached or semi-detached dwellings with outbuildings or extensions forming a more substantial building footprint.
2. **Orientation** - The majority of dwellings have a main facade which faces the street, helping to provide natural surveillance. Some examples of 'L-shaped' groups of farm-buildings, with main facades turned 90 degrees to the street.
3. **Building line -** Regular variation in building line and setback, helping to define unique front gardens along the streetscene. Facade projections including gable entrance ways also contribute to this variation.
4. **Boundary treatments** - Includes low brick walls (sometimes combined with hedges), hedgerows, mature planting, and rural timber gates.
5. **Parking** - Generally on-plot and shielded from view by boundary treatments. A variety of parking solutions presented, including tandem, side garages, and within courtyards.
6. **Roofscapes** - Variation in scale and orientation of buildings contributes to intersecting roofscapes, commonly featuring red brick chimney stacks at the ends of gables.

2.3.4 Codes: Historic core

In conjunction with the area-wide codes set out in Section 3, all development within the historic core must:

- Respect and respond to the existing layout and built form as set out in the adjacent illustration. In particular, new development should promote variation in building line, architectural form, and orientation to create a varied streetscene.
- Be of a density that reflects the wider character of 5-10 DpH.
- Generally be no more than 2-storeys in scale.
- Adopt materials including red clay pantiles, grey slate rooftiles, multi-toned red brick, and occasional instances of pale painted brick.

2.4 Area type 2: Linear village

This part of Sutton cum Lound has developed in a constrained linear fashion along two key routes. Station Road and Sutton Lane form two of the three main vehicular approaches to the village and should be considered as gateway sites.

Linear village	Calculations
Indicative Dwellings per Hectare range (DpH)	5-10 DpH
Typical plot size range	12m (W) x 36m (D) 20m (W) x 54m (D)
Typical block size range	425m (W) x 75m (D)

Table 04: Typical density, plot sizes and block sizes for area type 2: Linear village. Please note: Density calculations are based on a sample of tested areas and refer to net densities. There may be areas that vary from these values and it is recommended that developers undertake their own testing.

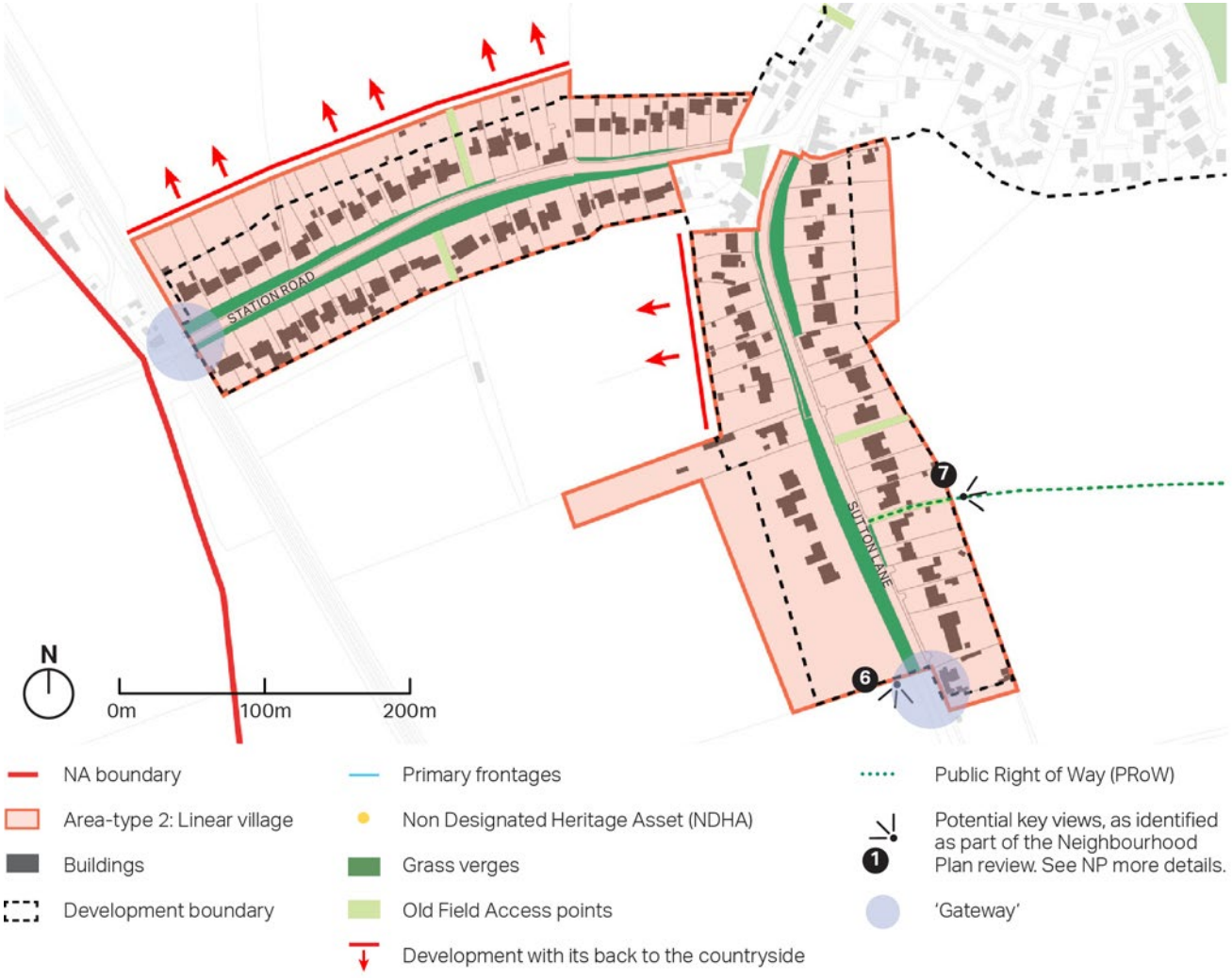


Figure 20: Figure ground illustrating key characteristics of the linear village area type.

Topic	Written analysis
Connections: Context, urban form, layout, movement	The linear village area type is arranged along two key routes - Station Road and Sutton Lane which converge to form Town Street to the north-east. Located at the south-western edge of Sutton cum Lound village, this area type also contains two key vehicular 'gateways'. The character of gateway sites sets the scene for character on the approach to the village. Please see page 43 for further analysis. Streets generally have pavements on both sides, providing safe routes for pedestrians. Wide grass verges line the routes and provide separation between the road and the edge of plots. A key Public Right of Way (PRoW) runs east from Sutton Lane, providing a direct pedestrian connection to Portland Place, Lound Low Road, and Idle Valley.
Built form: Building massing, scale and type, block and plots, boundary treatments, setbacks, building lines	Buildings are laid out in a linear pattern, either side of the two routes. Most dwellings have a main façade/primary frontage facing the street, with the backs of plots adjacent to open countryside. Building lines are generally more uniform than within the historic core, although this cannot often be seen from the road due to mature planting and hedgerows which screen development. Green gaps are present throughout - creating breaks in development and providing views towards the open countryside, enhancing the rural setting. Green gaps are predominantly old field access points and not typically publicly accessible.
	Plot sizes are generally quite consistent, with many having the shortest edge facing the street. Majority of development is 'inward' facing, with the rear of plots meeting the surrounding open countryside.
	Although boundary treatments are mixed – hedgerows are most commonly seen lining the road. This is interspersed with occasional low brick walls or wooden fencing. Dwellings are set back within their plot, creating large areas to the front of properties, used as either front gardens or hardstanding parking. This leads to a reduced sense of enclosure. Most homes have on-plot parking.
	Most buildings are 1-2 storeys in size and detached or semi-detached. Typical building types include bungalows, large villas, and some examples of traditional cottages.
Nature: Landscape, green and blue infrastructure, open and public spaces	Extensive grass verges, hedgerows and mature trees (within front gardens) make a key contribution to the green infrastructure network in this area. Although there is no risk of fluvial flooding in this area, government data indicates there are areas at risk from surface water flooding - particularly in fields to the south of houses along Station Road.
	Although there are no formal public spaces within this area type - access to the surrounding countryside is a key factor given the edge of settlement location, with agricultural land extending right up to the settlement boundary on all sides.
Activity: Uses, community	Buildings are residential in use.

Table 05: Outlining the characteristics of the area.

2.4.1 Streetscapes and enclosure

The adjacent photographs show two streets from within the linear village area type and highlight some of their key characteristics.

Enclosure usually describes the proportion of street width compared to building heights. The National Model Design Code suggests that spaces will feel most comfortable with building heights at half the width of the space between them - an enclosure ratio of approximately 1:2.

Due to the large setbacks present within this area types, enclosure is rarely defined by buildings. Instead, mature trees and planting along plot boundaries help to define enclosure. This creates wide, tree lined avenues, and contributes to the low density rural character of the village. However, enclosure is generally reduced (a ratio of 1:6 or less) and frontages less 'active' within this area - perhaps creating a less comfortable environment for pedestrians.

For county level guidance on street design and parking standards - please refer to the Nottinghamshire Highway Design Guide

For district level guidance on street design and parking standards - please refer to the Bassetlaw Residential parking Standards SPD

1. Large plots lead to long runs of inactive frontage.
2. Extensive grass verges line the road.
3. Despite large plots with on-plot parking, some cars are still parked on-street.
4. Pavements on both side of the street.

Figure 21: Looking south along Sutton Lane.

1. Large grass verges separate the road from plots.
2. Mature planting and hedgerows screen housing and help to define enclosure.
3. Pavements on both sides of the carriageway.

Figure 22: Looking west towards the level crossing along Station Road.

2.4.2 Built form - what does good look like in this area?

The illustration on the following page brings together various elements of 'good design' from across the linear village area type. The adjacent images have been used to inform the illustration, and highlight what certain elements of good design look like in practice.

It is important to note that within this area type, materials used and built form diverges from the historic core. Whilst elements of architectural character (e.g. buff brick or brown pantiles) should not be seen as good practice examples, there are still lessons to be learned from the arrangement of buildings, and how plots meet the street in this area.

Figure 23: Hedgerows and mature planting help to screen development from the street, enhancing the rural setting.

Figure 24: Green lane leading to key view to the east of Sutton Lane (see Figure 20). Public Rights of Way (PRoW) provide pedestrian permeability and connections to wider neighbourhoods.

Figure 25: Dwellings are interspersed with the remnants of green lanes which create breaks in development and provide outward views to the surrounding countryside.

Figure 26: The edges of the linear village area type act as gateway locations for the village. The character of these locations sets the scene on the approach to the village. Please see page 43 for further analysis.

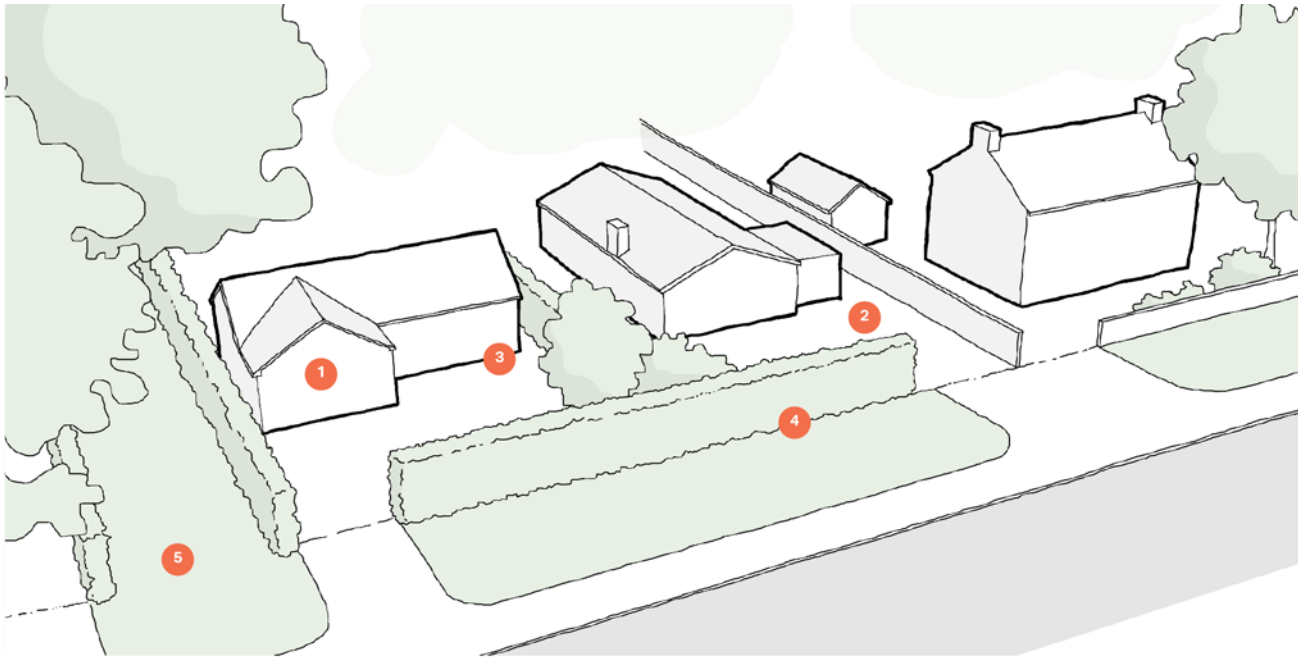


Figure 27: An annotated illustration highlighting what 'good' urban form looks like within the linear village area type. Please note: this is not an existing streetscene, it instead brings together various elements of good design from across the area type. Numbers on the image relate to the annotations below.

1. **Scale and massing** - Primarily detached or semi-detached dwellings. More one-storey bungalows than other areas of the village.
2. **Setback -** Dwellings are generally set back within their plot, creating large areas to the front of properties, used as either front gardens or hardstanding parking.
3. **Building line -** Building lines are generally more uniform than within the historic core, although this cannot often be seen from the road due to mature planting and hedgerows which screen development.
4. **Boundary treatments** - Extensive grass verges separate the pavement from property boundaries. Hedgerows interspersed with low walls and wooden fencing are common boundary treatments.
5. **'Green Lanes' -** Breaks in development provide views towards the open countryside, enhancing the rural setting. These are often old field access points and are not typically publicly accessible.

2.4.3 Codes: Linear village

In conjunction with the area-wide codes set out in Section 3, all development within the linear village area type must:

- Respect and respond to the existing layout and built form as set out in the adjacent illustration.
- Be of a density that reflects the wider character of 5-10 DpH.
- Generally be no more than 2-storeys in scale.
- Promote the use of street trees and hedgerows along main routes to help screen homes from view (maintaining the rural setting) whilst also contributing to the green infrastructure network.
- Adopt materials characteristic of the historic village including red clay pantiles, grey slate rooftiles, multi-toned red brick, and occasional instances of pale painted brick.

2.5 Area type 3: Village extensions

The village extensions area type contains much of the most recent (20th and 21st Century) development in Sutton cum Lound. Predominantly arranged around cul-de-sacs - layouts and buildings types generally diverge from that seen within the historic core.

Village extensions	Calculations
Indicative Dwellings per Hectare (DpH)	10-30 DpH
Typical plot size range	12m (W) x 22m (D) 20m (W) x 45m (D)
Typical block size range	180m (D) x 70m (D) 90m (W) x 100m (D)

Table 06: Typical density, plot sizes and block sizes for area type 3: Village extensions. Please note: Density calculations are based on a sample of tested areas, and refer to net densities. There may be areas that vary from these values and it is recommended that developers undertake their own testing.

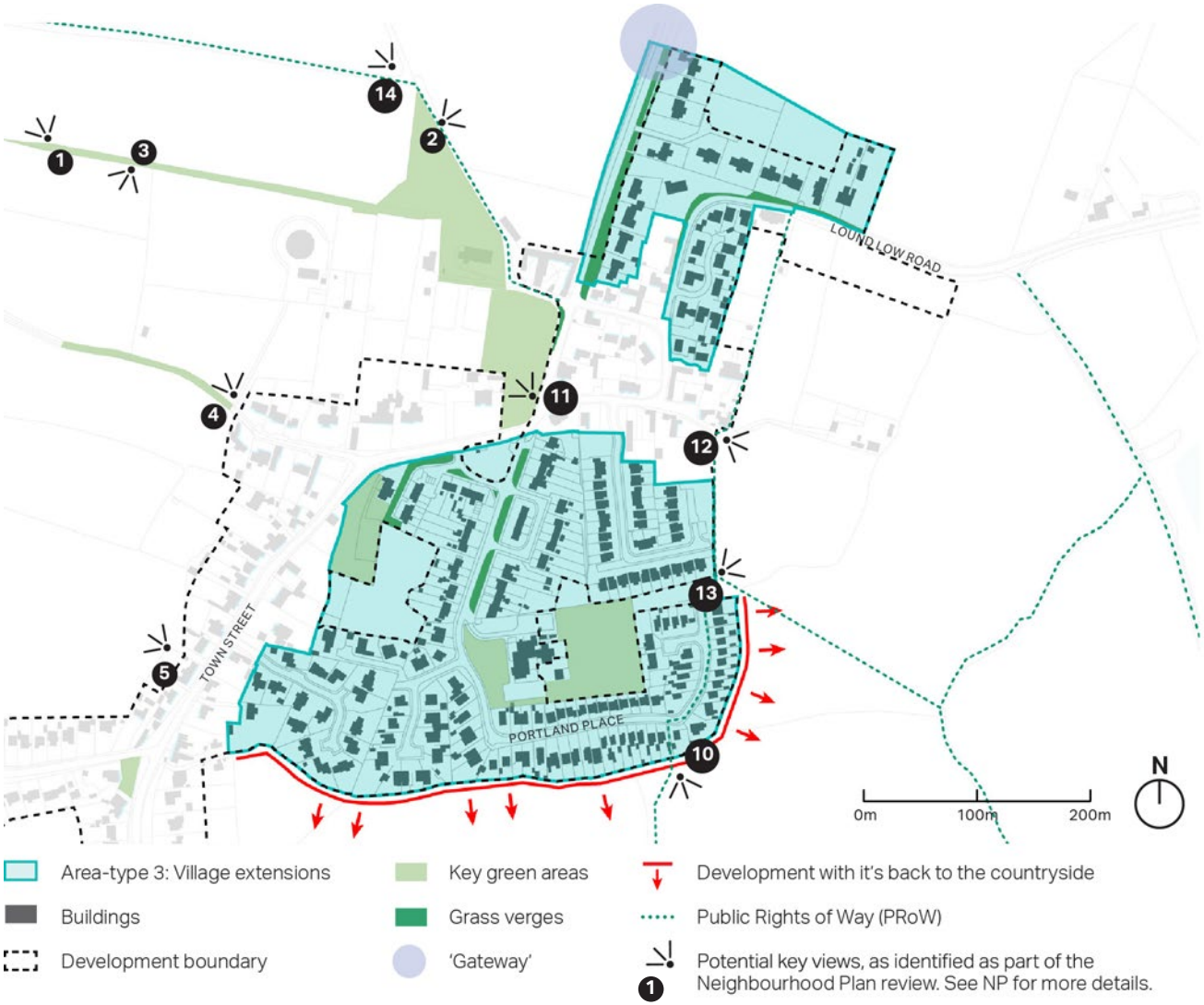


Figure 28: Figure ground illustrating key characteristics of the linear village extensions area type.

Topic	Written analysis
Connections: Context, urban form, layout, movement	Many streets are tertiary cul-de-sacs or local access roads, with a lack of through routes. This is notable at the entrance to Portland Place, where there is only one access point for a large area of development. This creates quiet roads, generally only used for accessing dwellings. Streets sometimes have pavements on both sides, but this varies by pocket of development. The north of Mattersey Road acts as a 'gateway' location - setting the scene for the approach to the village. There is development pressure at this location which could affect the character of this gateway. Please see page 43 for further analysis. Roads are blocked during school drop off/pick up – emergency vehicle access is inhibited
Built form: Building massing, scale and type, block and plots, boundary treatments, setbacks, building lines	Located to the north and east of the historic core, and consists of groups of homogeneous development, built across different time periods. Although featuring a variety of layouts, building types and architectural styles - there are consistencies within the overall design approach which result in these developments being grouped under one character area. Many of the village key public spaces are interspersed between pockets of development. Most dwellings have a main façade/primary frontage facing the street, although some are angled to create more informal buildings lines.
	There are a variety of plot and block sizes, due to the mix of development ages and styles. However, plots are generally smaller than seen in other area types, leading to increased density. Majority of development is 'inward' facing, with the rear of plots meeting the surrounding open countryside.
	Boundary treatments are mixed – low-medium rise red brick walls are common. Hedgerows are either independent or combined with red brick walls. Although setbacks vary greatly across the area type as a whole, within pockets of homogeneous development, buildings are typically set back at similar distances from the streets, creating a unity in building line, with front gardens and front-of-plot parking common. Examples of grass verges lining one side of the street, combined with mature street trees.
	Most buildings are 1-2 storeys in size, detached or terraced. Typical building types include 20th Century detached homes and terraces, bungalows, large modern villas, 21st Century cottages, and clusters of restored farm buildings.
Nature: Landscape, green and blue infrastructure, open and public spaces	Large grass verges, hedgerows and mature trees (along vehicular routes and within front gardens) make a key contribution to the green infrastructure network in this area. Although there is no risk of fluvial flooding in this area, government data indicates there are areas at risk from surface water flooding - particularly at the junction of Portland Place and Portland Meadows, and at the eastern edge of Town Street.
	Two key green areas are located within this area type - the grounds of the primary school and field next to the Village Hall (including a multi-use games area).
Activity: Uses, community	Buildings are primarily residential in use, excluding the Village Hall and Sutton cum Lound CofE Primary School. There are few amenities within the village itself, with most residents travelling to nearby Retford for groceries, shops, and entertainment.

Table 07: Outlining the characteristics of the area.

2.5.1 Streetscape

The adjacent photographs show two streets from within the village extensions area type and highlight some of their key characteristics.

Enclosure usually describes the proportion of street width compared to building heights. The National Model Design Code suggests that spaces will feel most comfortable with building heights at half the width of the space between them - an enclosure ratio of approximately 1:2.

Throughout this area type, there is a mix of enclosure ratios, from the enhanced 1:3 seen in more modern development, to the reduced 1:8 seen in areas of primarily one-storey buildings. Setbacks, boundary treatments, and building arrangements also vary dependent on the particular pocket and age of development.

For county level guidance on street design and parking standards - please refer to the Nottinghamshire Highway Design Guide

For district level guidance on street design and parking standards - please refer to the Bassetlaw Residential parking Standards SPD

1. Dwellings predominantly one storey, reducing the sense of enclosure.
2. Pavements on both sides of road.
3. Medium setbacks with a mixture of front gardens and hardstanding parking.

Figure 29: Looking west along Portland Place.

1. An example of a 'cul-de-sac' style street with no through route or pavements, typical of this area type.
2. Grass verges, trees, and hedgerows help this new development to anchor within its countryside setting.
3. Not all main primary frontages face the street.

Figure 30: Looking north along Brindley Grove, a cul-de-sac road.

2.5.2 Built form - what does good look like in this area?

The illustration on the following page brings together various elements of 'good design' from across the village extensions area type. The adjacent images have been used to inform the illustration, and highlight what certain elements of good design look like in practice.

It is important to note that within this area type, materials used and built form often diverge from the historic core. However, with more recent developments, there have been efforts to reference traditional character through layout and the uses of red brick and clay pantiles.

Figure 31: New development responds to and respects existing layouts, building lines and boundary treatments. On-plot parking is provided to the rear of dwellings.

Figure 32: Glimpses are provided to dwellings to the rear of the development block from the main road, aiding pedestrian legibility. Alignment, orientation, and setback is varied, preventing 'identikit' housing layouts.

Figure 33: New development is responsive to its setting by providing a termination to this view along the street. Red brick and clay pantiles have been used to complement the character of existing farm-buildings (to the left).

Figure 34: Large grass verges and mature trees contribute toward the creation of a tree lined avenue, reflective of the villages rural setting. This also helps to screen development.

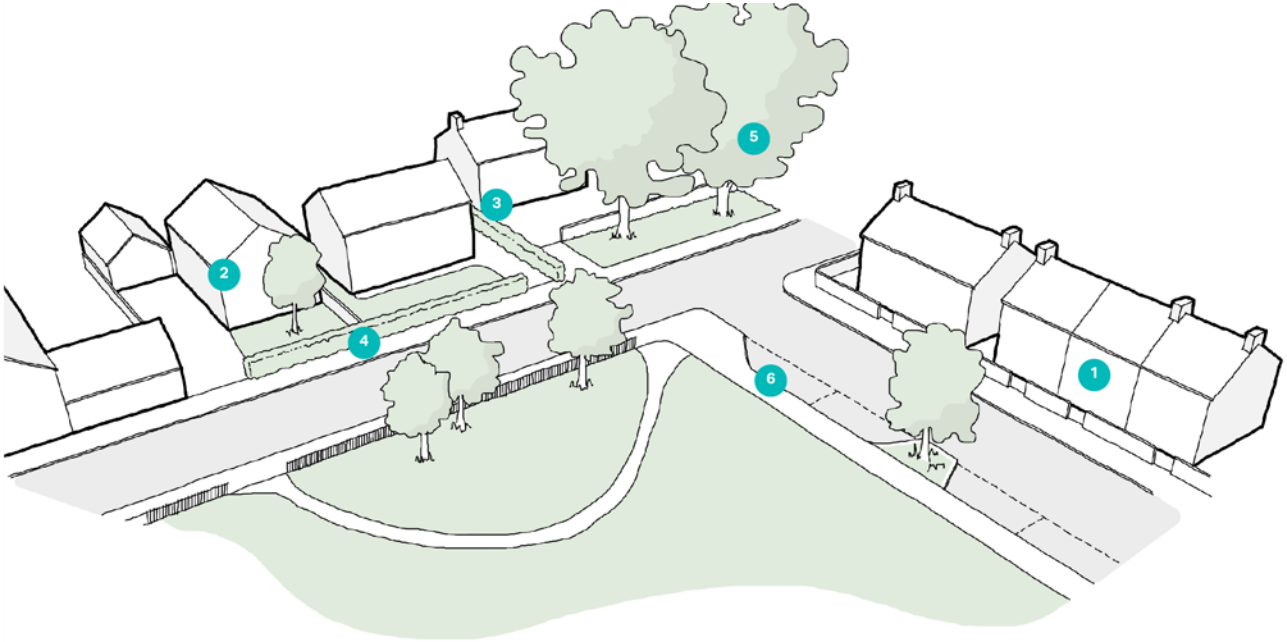


Figure 35: An annotated illustration highlighting what 'good' urban form looks like within the village extensions area type. Please note: this is not an existing streetscene, it instead brings together various elements of good design from across the area type. Numbers on the image relate to the annotations below.

1. **Scale and massing** - A mixture of detached, semi-detached, and terraced dwellings.
2. **Orientation** - The majority of dwellings have a main facade which faces the street, helping to provide natural surveillance. This is especially important where dwellings front onto green spaces. Some examples of dwellings turned at 90 degrees to the street.
3. **Building line -** A mixture of strong building lines and some variation between developments. Building lines generally respond to nearby examples of historic development.
4. **Boundaries and setbacks -** Hedgerows and low red brick walls are common boundary treatments. Variations in setback.
5. **Street trees** - Examples of distinctive 'tree-lined' avenues, with mature trees included in grass verges. Street trees also help to enhance enclosure.
6. **Parking** - A mix of parking solutions including on-plot (tandem, garages, to the rear) and street parking. Long rows of street parking should be broken up with planting.

2.5.3 Codes: Village extensions

In conjunction with the area-wide codes set out in Section 3, all development within the village extensions area type must:

- Respect and respond to the existing layout and built form as set out in the adjacent illustration.
- Be of a density that reflects the wider character of 10-30 DpH.
- Generally be no more than 2-storeys in scale.
- Respond appropriately to the countryside edge. Please see Section 3 for more detail.
- Consider the response to areas of green space - providing sufficient overlooking and including street trees to enhance enclosure.
- Adopt materials characteristic of the historic village including red clay pantiles, grey slate rooftiles, multi-toned red brick, and occasional instances of pale painted brick.

Area-wide design codes and guidance

03

3. Area-wide design codes and guidance

This chapter presents a series of area-wide design codes, applicable to future development within the Sutton cum Lound Neighbourhood Area (NA). These design codes should be considered in conjunction with the area type specific design guidelines in Section 2.

3.1 Introduction

This section supports developers and other applicants when producing or reviewing planning applications within the Sutton cum Lound NA. The featured guidelines and codes apply to the whole Neighbourhood Area, including any future allocated sites, infill development, and windfall development. There is a focus on residential development.

It is acknowledged that there is not always agreement on aesthetic issues and architectural tastes may vary. The following guidance therefore allows for flexibility and design innovation, whilst ensuring that any new development is appropriate and complementary to the surrounding context.

The guidance in this section is focused on topics that help designers and decision makers respond appropriately to context. To enable a clear design process, new development proposals must use the guidance to ensure that development proposals enhance the setting and sustainability of the Neighbourhood Area, while not detracting from its context, local character, and sense of place.

The goal of this document is to promote the delivery of the best possible range of residential development, which will support sustainable and contextually appropriate development.

Please note:

Both design codes and guidelines are contained within this document, highlighted within dark blue boxes as shown here. The difference between codes and guidelines is summarised below:

Design codes: Design codes are mandatory requirements for design issues and are expressed with the word **MUST.**

Guidelines: Guidelines set out aspirations for design that is expected to be delivered and are expressed with one of two words:

- **SHOULD** reflects design principles that are strongly encouraged.
- **COULD** reflects design principles that are suggestions.

The adjacent table identifies the guidance and codes contained within Section 3. Codes and Guidance are arranged under the following overarching headings:

- **A Connections**
- **B Built Form**
- **C Nature**

Reference to existing policy:

Where there is already reference to a theme within existing local policy or guidance, this has been highlighted alongside the below icon.

For example... For district level guidance on trees and hedgerows - please refer to Bassetlaw Local Plan Policy ST39.

Design codes and guidance		Page number
A: Connections	A1 - Designing for low traffic speeds	40
	A2 - Space to walk, wheel, and rest	41
	A3 - Legibility, key views, and gateways	44
B: Built Form	B1 - Design response	45
	B2 - Housing mix and density	47
	B3 - Building heights	47
	B4 - Layout	47
	B5 - Building lines	48
	B6 - Arriving home: plot boundaries and front gardens	49
	B7 - Infill and backland development	50
	B8 - Extensions and alterations	52
C: Nature	C1 - Green streets	58
	C2 - Landscape setting and response to the settlement edge	59
	C3 - Water sensitive urban design	61

Table 08: Individual design codes and guidance are grouped by topic, and can be found using the above page numbers.

A Connections

3.2 Connections

Streets and roads make up three-quarters of all public space (NMDC, 2021), and their design can therefore have a significant impact on the health and wellbeing of local residents. Street design considerations include design speeds, space to move and rest, and legibility

The following design codes and guidelines aim to enhance the quality of the movement network within Sutton cum Lound, ensuring routes are welcoming, legible, and safe for pedestrians.

Bassetlaw District Council's Successful Places SPD states that "the design speed of streets within residential places will not normally exceed 20 mph" (Pg. 68)

A1 - Designing for low traffic speeds

To help achieve a design speed of 20mph or lower, designing for lower speeds must be integral to the design of the road space. Proponents must prioritise the incorporation of appropriate horizontal design measures including:

- road alignment;
- staggered junctions;
- reducing carriageway widths;
- incorporating non-typical highway uses - e.g. planting, sculpture etc. which must be considered for any highways scheme.

Vertical design measures including speed bumps must be a last resort.

Figure 36: A sketch highlighting pedestrian crossings and on street trees - inclusion of these features can also help to reduce traffic speeds.

Figure 37: A sketch showing a road with on-street parking and chicanes. New development should consider integrating traffic calming measures such as these to help reduce traffic speeds without the need for speed bumps.

Bassetlaw District Council's Successful Places SPD states that "Footways should be minimum 2.0m wide but subject to widening as necessary to reflect function within a particular place or context." (Pg. 69)

A2 - Space to walk, wheel, and rest

It is important that the design of streets and spaces encourage those of all physical abilities to use them.

Space to walk and wheel

- Streetscapes should be designed to prioritise non-vehicular users, particularly in and around junctions - with wide, accessible footways and safe crossing points.
- Pavements should provide a defined pedestrian zone of 2m minimum width. Where the footway is narrower, it must not be continued for more than 6m in length.
- Level surface crossings for pedestrians at junctions (raised tables for vehicles or dropped curbs) should be used to reinforce the priority in residential areas.

Space to rest - The addition of resting points in comfortable and safe locations also supports accessibility.

- Resting points should be located in areas of natural surveillance, overlooked by primary frontages to improve feelings of safety.
- Resting points should include a level of shelter if possible - for example, being located under a tree or within a bus stop.
- Resting points should include some form of seating, with at least 50% including arm rests and back rests to aid accessibility.
- At least 1sqm of level hardstanding should be provided adjacent to seating areas to allow space for a wheelchair.

Figure 38: Photograph of bench in Mayfield Park, Manchester. The bench is sheltered by a tree, has suitable arm and back rests, and has space for a wheelchair at either side.

3.2.1 Legibility and key views

Legibility relates to how easy it is for people to find their way around a place. It describes the way in which buildings, routes, and spaces can be 'read' together to give an understanding of the place, it's structure and cues for wayfinding. Well-designed, memorable places aid users (including vulnerable users, the elderly, and the young) to feel safe, and enjoy navigating an interesting environment.

The legibility plan on the following page illustrates a range of key features, which effect legibility within Sutton cum Lound. These include:

- **Landmarks** - the most notable buildings and structure within the village, which aid wayfinding.
- **Gateways** - where the primary access points into the village are located.
- **Routes** - the primary movement corridors within the village.
- **Spaces** - notable green, open spaces
- **Key views** - key views as identified in the Neighbourhood Plan review.

As part of the Neighbourhood Plan (NP) review, a number of potential key views have been identified for Sutton cum Lound. These are primarily located out the outskirts of the village, taking in the vistas provided by surrounding countryside. However, views 3 and 9 (see Figure 41) instead look towards the village from the countryside.

Key views make an important contribution to the rural setting of the village. They connect Sutton cum Lound to its surrounding rural landscape, and provide reference points for wayfinding, by framing significant buildings or landscapes. New development has the potential to preserve existing views and to create new ones.

Figure 39: Outward views to surrounding countryside form a key part of Sutton cum Lound's identity and should be protected and enhanced.

Figure 40: Views of landmark buildings (St. Bartholomew's Church seen here) should be framed to aid legibility.

Figure 41: (To the right) Potential key views, as identified as part of the Sutton cum Lound Neighbourhood Plan review. See NP for more details.

3.2.2 Gateways

There are three main vehicular access points or 'gateways' into Sutton cum Lound (Mattersey Road, Station Road, and Sutton Lane). The character of these gateway sites sets the scene for the approach to the village.

On the approaches to the village from Mattersey Road and Sutton Lane, the roads are lined with grass verges, hedgerows, and mature trees. These tree lined routes screen development and visually soften the transition between open countryside and the more built up areas of the village.

From Station Road, a more defined entry point in created by the level crossing, although streets remain lined with grass verges and hedgerows.

A3 - Legibility, key views, and gateways

- The key views identified in Figure 41 are of particular importance and must be protected. New development must be designed to enhance and frame key views.
- Buildings should also be oriented to create views/vistas which can contribute to local way-finding. Views of both landmark buildings (i.e., St. Bartholomew's Church) and surrounding landscape features (i.e., views along green lanes) should be utilised to promote legibility within the area.
- New development must respect the existing character of gateway sites. Gateway sites should provide a 'soft' transition between open countryside and the village by maintaining tree-lined routes which help to screen development.

Figure 42: Both Mattersey Road (shown in photo) and Sutton Lane are lined with wide grass verges and mature trees along the approach to village.

Figure 43: The level crossing on Station Road creates a defined entry point or 'gateway' to the village.

B Built form

3.3 Built Form

Covering density, layout, building lines, and heights - built form refers to the three dimensional arrangement of buildings, blocks and spaces. These elements are crucial in shaping the overall look and feel of a neighbourhood.

Sutton cum Lound's buildings are some of the most defining features within the Neighbourhood Area. They act as important links to the villages rural history. Any new development will be in keeping with these buildings to maintain a sense of place.

Although built form varies by area type (as set out in Section 2), there are some commonalities across the Neighbourhood Area. All new development must adhere to the following codes and guidance, as well as referring to the area type specific guidelines within Section 2. Some of the following guidance is directed at development on existing plots, such as extensions and alterations, though many of the suggested principles can be applied across all forms of new development.

B1 - Design response

Designers must respond to the character of the Neighbourhood Area with one of the following three approaches, considered in the following order:

1. **Harmonise** - clearly respond to existing characteristics within the Neighbourhood Area, street and site, including scale, form, and appearance.
2. **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.
3. **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, developing innovative building form and use low embodied energy and high quality materials that add to the overall design quality, sustainability and richness of the area.

Exceptions - Deviations from this code are permissible but should be justified and align with the intent of this Design Code. The code is designed to support, not restrict, creative and outstanding design solutions that either match or complement the historical character of the village, enhance sustainability, or meet local housing needs (such as affordable housing provision, or homes for younger or elder residents).

3.3.1 House types

There are a variety of housing types and styles across Sutton cum Lound. These include cottages, villas, semi-detached and detached homes, and clusters of farm buildings.

The oldest buildings (predominantly 2-2.5 storey rural cottages, villas, and farmbuildings) are contained within the historic core area type.

1-2 storey postwar development is seen across the linear village and village extensions area types, with bungalows, semi-detached homes and terraces becoming more common.

Figure 44: (To the right) house type examples and their location within Sutton cum Lound. Houses are in approximate locations, observing houses typical to that general area.

For district level guidance on housing mix - please refer to Bassetlaw Local Plan Policy ST28.

B2 - Housing mix and density

As a rural village, Sutton cum Lound has a low-density built form which ranges from approximately 5-30 Dwellings per Hectare (DpH) as outlined in Section 2.

- Area type design guidelines and density estimations should be consulted to determine the most appropriate density for a development, based on its context.
- There should be an awareness of balancing density with housing need. Raising the density of new development could help to provide a greater proportion of smaller homes, but this should not be to the detriment of the local character.
- Development must provide a mix of homes including detached, semi-detached, terraced, and bungalows which meet local housing need.

B3 - Building heights

- New development should maintain the traditional low to medium-rise profile of Sutton cum Lound. Development must not exceed the height of predominant building forms (generally 2.5 storeys) to preserve the visual harmony and scale of the village.

B4 - Layout

- Buildings should generally be arranged so that their main facade addresses the street. The exception to this is clustered groups of farm buildings, where entrances may be instead located within a courtyard, or buildings fronting directly onto the pavement which may have a side-entry.
- Development should protect the remnants of green lanes and create other opportunities for 'green gaps' between dwellings in keeping with the character of the village. Green lanes and gaps help to break up long runs of development and provide visual links to the surrounding countryside. This helps dwellings to feel anchored within their rural setting.

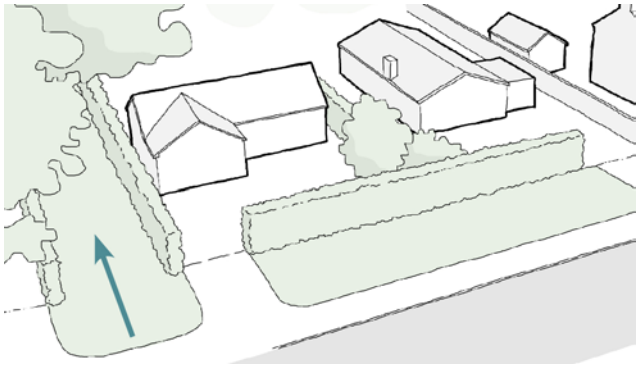


Figure 45: The access lanes to the private fields break up development, providing visual links and pedestrian access to surrounding countryside. This helps anchor development within its setting.

B5 - Building lines

The variation in age of development and house types has led to a wide variety of setbacks across the village, creating a loose-knit, visually interesting streetscene with semi-continuous frontages. This should be reflected within new development.

- Variation in building line should be encouraged. However, building lines and set-backs should nevertheless reflect the predominant character of the street and be set back no more than a maximum of 3m from adjacent buildings, unless additional landscaping or tree-planting is being introduced to maintain the enclosure of the streetscene.
- Facade projections such as porches or gables could also help to create variation in building line.

Figure 46: Figure ground highlighting primary frontages and a loose-knit building line. Varied building lines are characteristic of the village and help to create unique front gardens and a visually interesting streetscene.

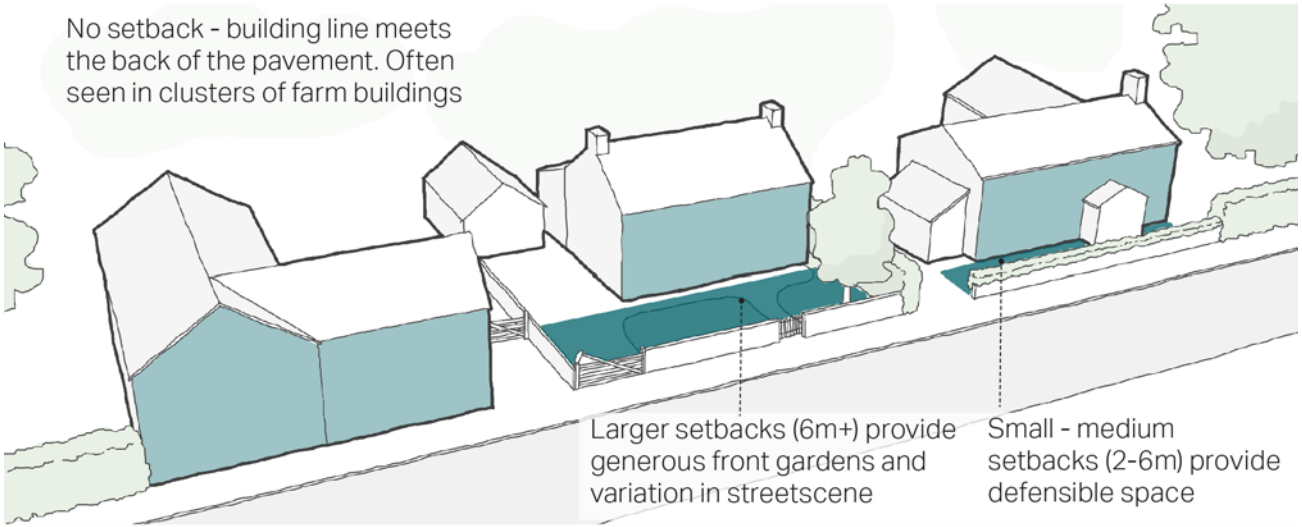


Figure 47: An example of what variation in building line may look like in a low-density village environment. Gaps between buildings and greenery create a 'loose-knit' streetscene where building line is not as dominant as it would be within more urban areas.

Bassetlaw District Council's Successful Places SPD states that "boundaries should be appropriate to their location, strengthen distinctiveness and reflect the characteristics of the local context" (Pg. 93)

B6 - Arriving home: plot boundaries and front gardens

The threshold between public and private provides opportunities for interaction between neighbours, contributes towards feelings of safety, and creates space for planting. As such, the provision and design of front gardens and other areas of defensible space is a key consideration.

- The interface between public and private must be clearly defined using characteristic boundary treatments including hedgerows, red brick walls, and rural paddock fencing - or a suitable combination of these.
- Where buildings are set back from the pavement, boundary features should define the plot and connect to the adjacent buildings or boundaries (for example, hedges or red brick walls).
- Front gardens should be no longer than 6m from the back of pavement to the dwelling in built up areas to maintain a sense of overlooking onto the street. Occasional longer gardens are permitted where in keeping with immediate vernacular.
- All front gardens must include planting to at least 50% of the area to ensure frontages do not become dominated by hardstanding.

Figure 48: A selection of typical boundary treatments from across Sutton cum Lound.

3.3.2 Infill development

Due to the small size of the village and the lack of allocated sites within the Neighbourhood Area, future development is likely to come forward via applications in the form of infill development of generally fewer than 10 homes. Infill can be defined as:

Infill development: New development that is located in-between two existing properties.

The overarching aim of these design guidelines is to promote context-sensitive infill housing of a high quality. This should help reinforce local character and create sustainable growth in Sutton cum Lound.

B7 - Infill development

Infill development proposals must:

- Be in keeping with the scale and massing found within the prevailing development pattern.
- Not be overbearing on existing properties or deprive them of light, including overlooking or overshadowing of both windows and amenity space.
- Respond to existing building lines and be set back no more than a maximum of 1.5m from adjacent buildings (unless additional landscaping or treeplanting is being introduced to the street scene).
- Where buildings are set back from the pavement, boundary features should define the plot and link up to the adjacent buildings (for example, hedgerows or red brick walls).
- Building fenestration and facade design should be in keeping with the predominant positive building character on the street, or harmonise with adjacent buildings of good character.
- Other than courtyard developments (such as barn conversions and farmstead housing) building entrances should address the street with their main facade. Corner buildings should address both streets with fenestration but the main entrance could be on either, subject to access requirements.
- Building heights should vary from 1.5-2.5 storeys depending on adjacent plots. A variable eave line and ridge line is allowed to create interest, but variation between adjacent buildings should be a maximum of 0.5 storeys.

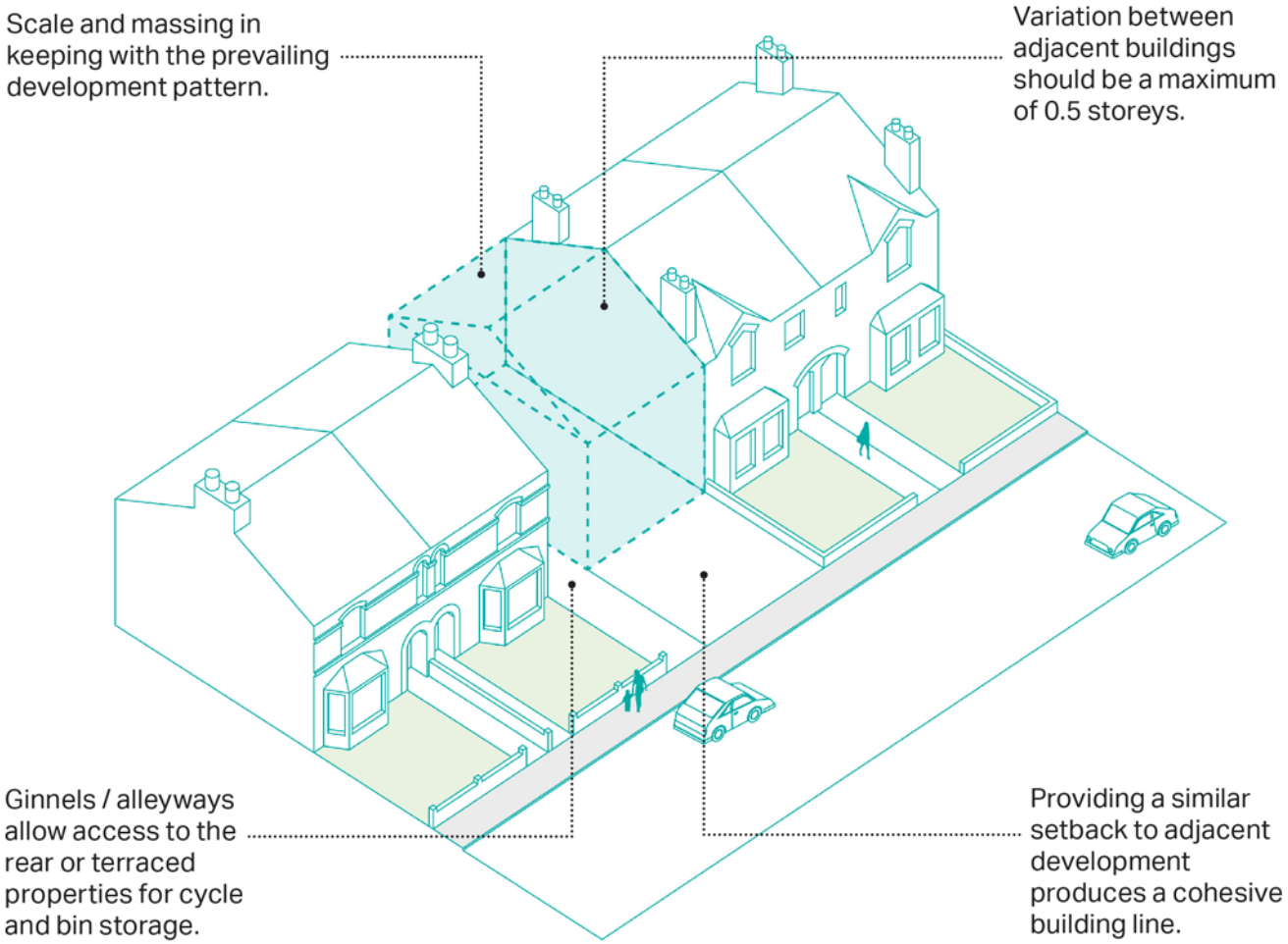


Figure 49: Good practice infill design principles.

Additional considerations:

- Backland development should not be larger in height, massing or scale than dwellings in the immediate context. Only on exceptionally large plots would it be deemed acceptable for any backland proposal to be larger or vary in character.
- Backland development must protect the privacy, integrity and amenity of dwellings within the immediate context.
- Backland access should minimise the removal or alteration of existing boundary treatments within the original plot where feasible.

3.3.3 Extensions and alterations

Development is also likely to come forward via applications in the form of extensions and alterations.

Although some residential extensions and alterations do not require planning permission (permitted development), the following design codes can still act as best-practice design guidelines for Sutton cum Lound.

B8 - Extensions and alterations

Extensions:

- Extensions to existing properties must be subservient or of an appropriate scale in relation to the original building.
- Front extensions should generally be avoided. If proposed, all front extensions should have a ridge which is below the existing ridge height, and cover less than 50% of the front elevation.
- Extensions to historic buildings (or within the setting of listed assets) should be sympathetic and respond sensitively to the original character of the building or nearby listed assets.
- Materials and architectural style should respond sensitively to the form and features of the original building.

Alterations:

- Wherever possible, alterations should reuse existing materials on site in order to harmonise with the original structure.
- Alterations should seek to restore original features such as windows, chimneys, and brickwork.
- Within the conversion of buildings, any new openings should complement the original character in size, form, and location.
- Sustainable-led proposals such as the introduction of renewable energy infrastructure should be considered on the grounds of its positive legacy. However, such infrastructure should be screened or integrated within development to mitigate visual impact.

- **Front extensions** should generally be avoided. If proposed, they should have a ridge which is below the existing ridge height, and cover less than 50% of the front elevation.
- **Rear extensions:** Single storey rear extensions must be set below first-floor windows. Rear extensions must also be designed to minimise any effects on neighbouring properties. In the occasion the size, style and setting of a dwelling allows for a two storey extension, special consideration must be given to how the building might impact neighbouring properties.
- **Side extensions:** Poorly designed side extensions can negatively impact on the streetscene, disrupting existing building lines or the rhythm of spaces between buildings. As such, both single and two storey side extensions should be set back from the main building line (at the front of the dwelling) and complement the materials and detailing of the original building.

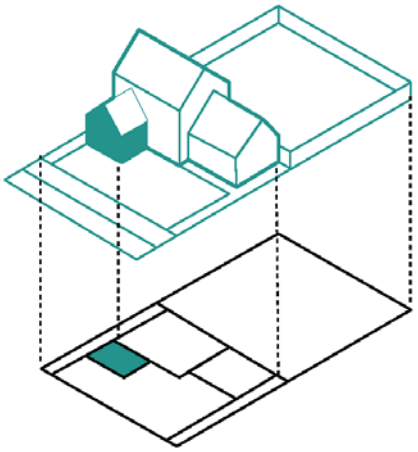


Figure 50: An acceptable example of a front extension which is smaller in scale than the existing building, mirrors the roof pitch, and covers less than 50% of the front elevation.

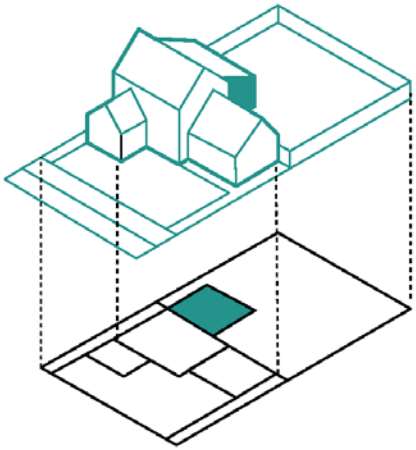


Figure 51: An acceptable example of a rear extension with a roof form and pitch which sits below the main ridge line of the original building.

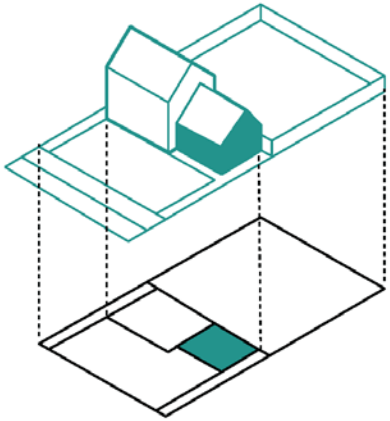


Figure 52: An acceptable example of a side extension which is single storey and set back from the main building line, with a roof form that responds to the original building.

C Nature

3.4 Nature

Sutton cum Lound's green, open spaces are a defining part of its rural identity, and contribute greatly to residents' quality of life. The way in which development responds to its surrounding natural landscape is therefore a critical component of a well designed place.

This section outlines the broad landscape characteristics of Sutton cum Lound, before providing codes and guidance applicable across the entire of the Neighbourhood Area (NA).

3.4.1 Existing character assessments

National Character Areas

The Neighbourhood Area (NA) falls within two National Character Areas (NCA), defined by Natural England. The Humberhead Levels (NCA 39) covers most of the area, while the Sherwood (NCA 49) occupies a small area to the west of the NA.

Key characteristics of the wider landscape:

- A low-lying, predominantly flat landscape with large, regular and geometric arable fields.
- A landscape with an open character, with long and expansive views and big skies
- Grassland grazing fields close to housing, hedges and trees.

Bassetlaw Landscape Character Assessment

The Landscape Character Assessment for Bassetlaw also divides the district into several character areas. Sutton cum Lound is included within the Idle Lowlands character area.

The document suggests a policy of 'conserve and reinforce' for the sub-area of the Idle Lowlands in which Sutton cum Lound is located. It specifically highlights the importance of conserving and reinforcing hedgerows, historic field patterns, isolated woodland, and tree avenues. It also suggests creating woodland on the edges of settlement to soften built development to help conserve the open rural character of the area.

3.4.2 Green infrastructure

The Neighbourhood Area (NA) contains several statutory and non-statutory landscape designations which include:

- **Wildlife Corridor -** The River Idle forms much of the eastern boundary of the NA. This is highlighted as a 'Main Green Corridor' in the Bassetlaw Local Plan.
- **Nature Reserves** - There is a designated Local Nature Reserve (LNR) to the north of the Parish at Daneshill Lakes. A second Nature Reserve (the Idle Valley) lies to the south-east of the village. This covers 319 hectares of the NA and is a one of the largest sites for nature conservation in the East Midlands. Parts of the Idle Valley are also a Site of Special Scientific Interest (SSSI).

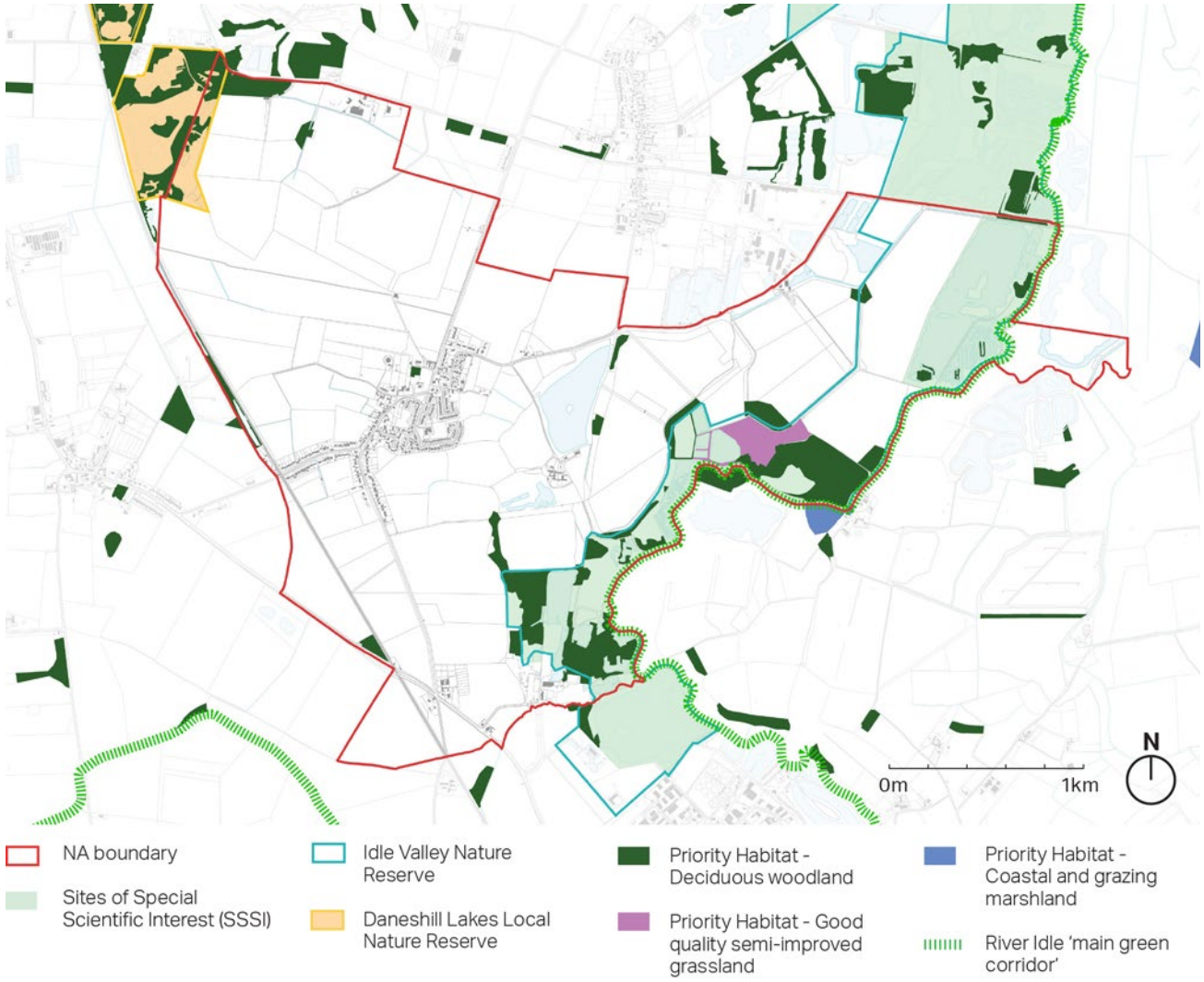


Figure 53: (To the right) Map showing notable landscape features within and around the Sutton cum Lound Neighbourhood Area.

- **Priority Habitats** - as listed under the Priority Habitat Inventory (PHI), these habitats are deemed of principal importance for conserving biodiversity and are listed in the UK Biodiversity Action Plan. The PHI promotes the maintenance and restoration of these habitats through agri-environment schemes. Priority Habitats within the NA include 'deciduous woodland' and 'good quality semi-improved grassland'.
- **Local Green Spaces and (LGS) Areas of Landscape Sensitivity (ALS)** - As part of the Neighbourhood Plan (NP) review, a series of LGS and ALS may be identified. At the time of writing, details of these designations are not yet available, but proponents should refer to the latest version of the NP for further details.

Non-designated elements including mature hedgerows, tree-lined avenues, a swift nesting site at the former Gate Inn, a wildfowl overwintering site at Bellmoor Lake and front gardens also make an important contribution to the green infrastructure network.

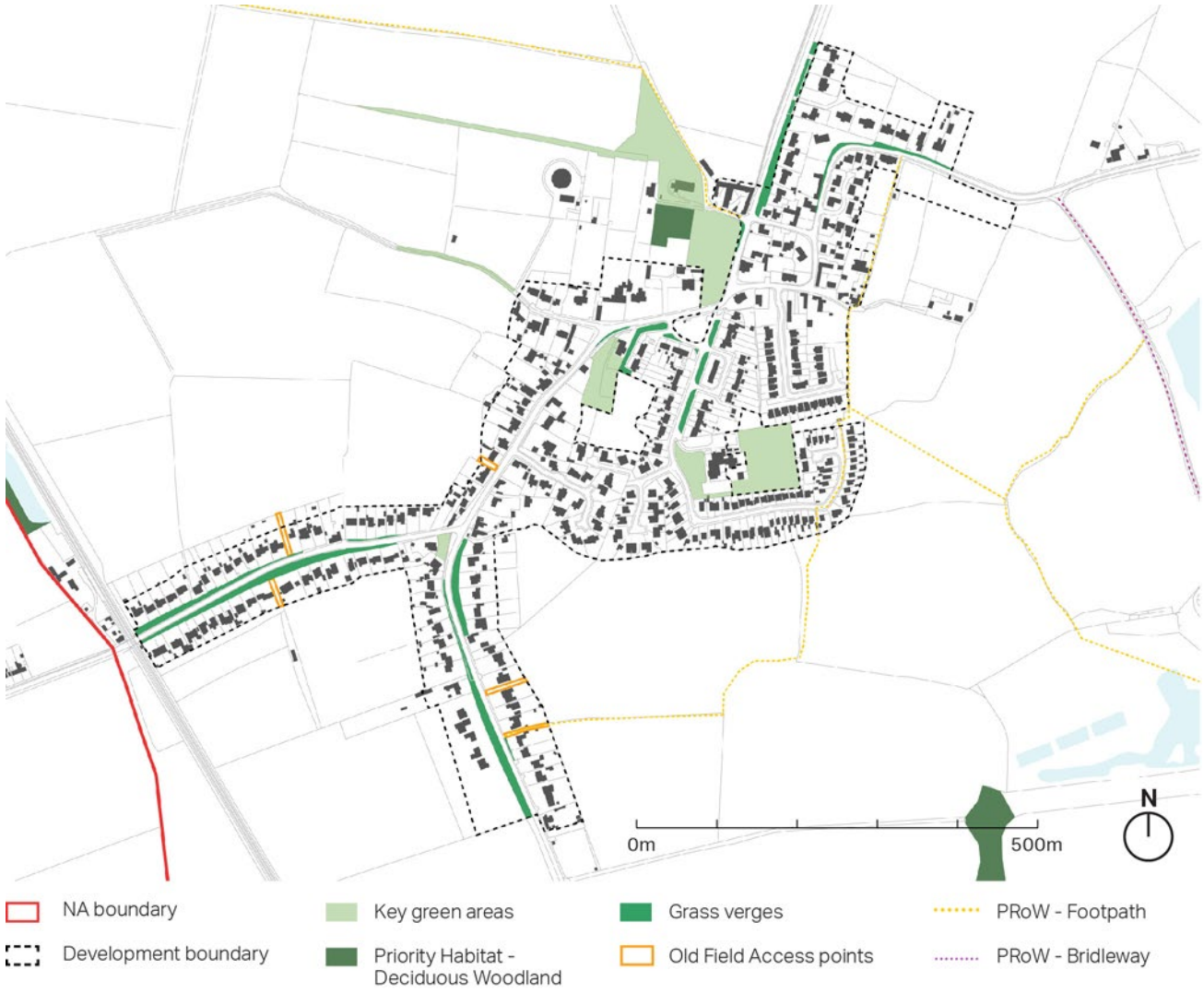


Figure 54: Map showing notable landscape features within Sutton cum Lound village.

What does good look like in Sutton cum Lound?

The following images demonstrate what the green infrastructure network looks like across Sutton cum Lound. New development should respect and respond to these locally distinctive characteristics.

Figure 55: Streets lined with grass verges, mature trees, and hedgerows are a distinctive streetscape feature across Sutton cum Lound and contribute to the rural setting of the village. This is notable on the approaches to the village particularly along Mattersey Road and Sutton Lane.

Figure 56: A good network of footpaths provides access to surrounding countryside and nature reserves (idle Valley and Daneshill Lakes).

Figure 57: The network of open green spaces around the village (including the green at the intersection of Town Street and Station Road as seen here) are highly valued by residents and should be protected/enhanced.

Figure 58: Mature hedgerows, trees, and planting within plots also makes an important contribution to the green infrastructure network. Where dwellings have large setbacks, this helps to define the edge of the plot and screen homes from view.

Figure 59: Where setback distances increase (as seen on Portland Place), street trees help to provide an enhanced sense of enclosure. This contributes to 'human' scale streets and a pleasant green environment for the village.

For district level guidance on trees and hedgerows - please refer to Bassetlaw Local Plan Policy ST39.

C1 - Green streets

- New developments must ensure existing trees and hedges are retained wherever possible, incorporating them into the new landscape design. Retained trees and hedges must be considered at the earliest design stage.
- If any mature trees are lost due to development (for example if they are diseased), they must be replaced with a minimum of three new trees (i.e., 1:3).
- New trees must be extra heavy standard as a minimum.
- New trees must be UK native deciduous trees (suck as oak). Non-native types could however also be incorporated which are suitable for the biodiversity of our nature species. The climate emergency will continue to change the environment and we may need further qualities of resilience that native trees cannot provide.
- As a village with generally low density development, the sense of enclosure on the street should be enhanced through the use of natural elements such as trees and hedges.
- To reflect the existing landscape character, new street trees should be located within grass verges.
- A regular maintenance schedule for all street trees should be implemented as part as new development to ensure their health and longevity. This includes watering, pruning, and disease control.

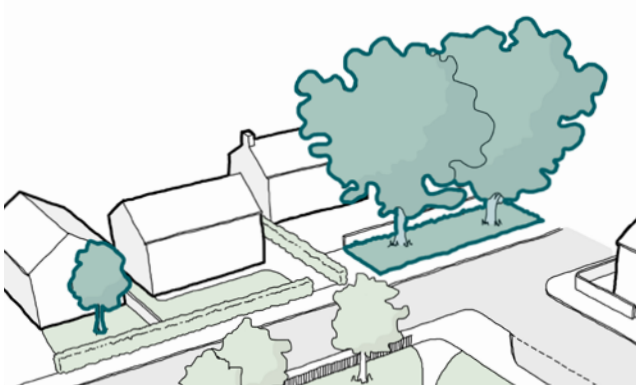


Figure 60: To create green streets, trees are an important feature - enhancing both rural character and the sense of enclosure. These can be street trees (located within grass verges) or trees contained within a property boundary.

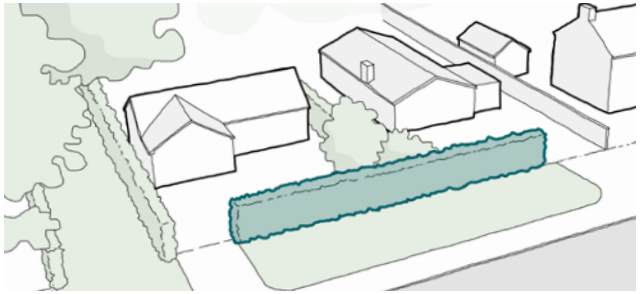


Figure 61: Native hedgerows also make an important contribution to green streets. They help to provide defined thresholds when dwellings have large setbacks, whilst also screening front-parking from view.

3.4.3 Settlement edges

Much of the Sutton cum Lound Neighbourhood Area (NA) is made up of open countryside, making the treatment of the edges of the village an important consideration. Development that interacts poorly with a landscape can have a negative impact - beautiful landscapes suddenly book-ended by wooden fencing can be jarring. This guidance aims to promote a sensitive transition between the settlements in the NA and the countryside.

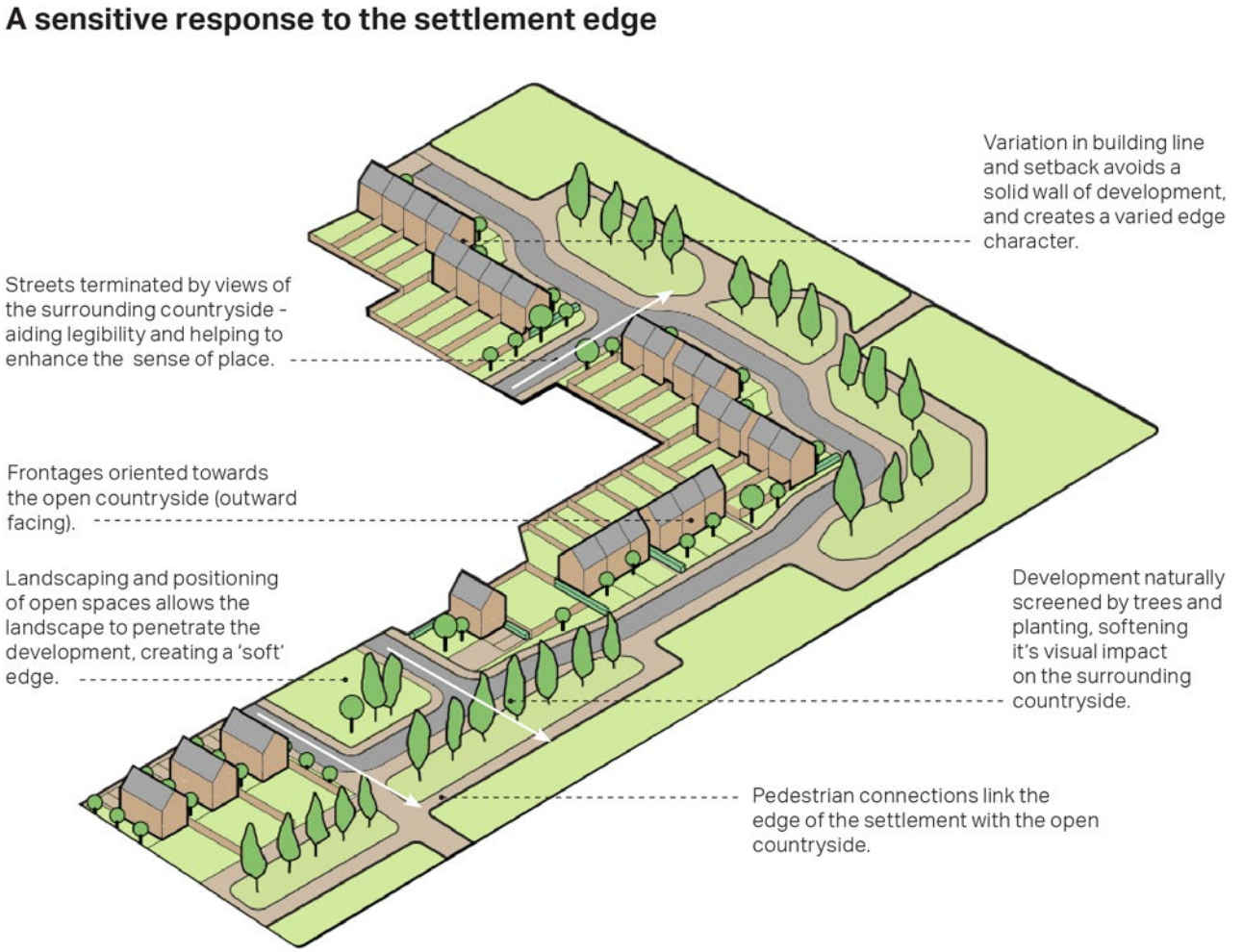


Figure 62: A sensitive response to the settlement edge is required. Indicative edge lane development model example (built form facing surrounding landscape), including trees and hedgerows that soften views to development.

For district level guidance on layout and response to the settlement edge - please refer to the Bassetlaw Residential Design Guide SPD. See section 3.6 (Layout).

C2 - Landscape setting and the settlement edge

New development should integrate sensitively with the surrounding landscape, particularly on the periphery the village. Design principles for sensitive peripheral development include:

- 'Soft' boundaries should be created between built form and the wider landscape by encouraging natural screening through landscape planting including hedgerows, wildflowers, and trees, characteristic of the wider landscape.
- Lower density development should be prioritised, with buildings not exceeding 2 storeys in peripheral locations.
- Buildings interspersed with tree planting could help to soften the visual impact on the surrounding countryside.
- Links should be provided for both pedestrians and cyclists to the wider countryside, and where possible, connect to the existing Public Right of Way (PRoW) network.

Figure 63: The remnants of green lanes creates green gaps in developments and provide a visual link out to surrounding countryside, anchoring the village within its setting.

Figure 64: An example of a dwelling on Town Street, as seen from Mattersey Road, which is naturally screened by trees and planting, softening it's visual impact on surrounding green space.

For district level guidance on flood risk and drainage - please refer to Bassetlaw Local Plan Policy ST50.

3.4.4 Flood risk

The majority of the village is not at risk of flooding from rivers. The main concern is instead flooding from surface water - particularly on streets and within agricultural fields surrounding the village.

Managing surface water is an important element of a development's response to nature. All development proposals should promote methods to mitigate increased risk of storms/flooding through water sensitive urban design, including the introduction of sustainable drainage systems (SuDS) and permeable surfaces.

Such on-plot source control opportunities will assist in reducing the rate at which surface water will discharge from plots and in turn reduce the risk of flooding downstream.

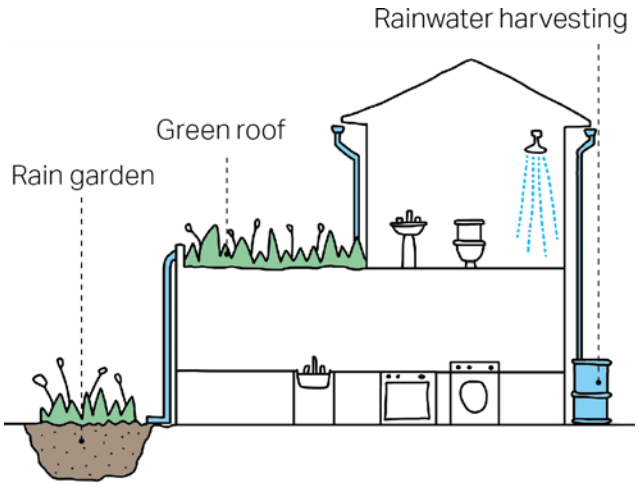


Figure 65: Some examples of on plot water management opportunities including rain gardens, green roofs and water butts for rainwater harvesting.

Figure 66: Permeable paving solutions such as grasscrete should be used on-plot wherever possible.

C3 - Water sensitive urban design

New development must consider:

- Permeable paving materials for driveways, parking areas, and footways to allow rainwater infiltration and reduce surface runoff.
- Rainwater harvesting systems. For example, water butts can help to harvest run off from roofs and provide a water source on dry days for gardening.
- Green roofs to reduce surface water runoff and provide biodiversity gains.
- Rain gardens to help soak up water runoff within back gardens and reduce pressure on drainage systems.

Appendix

04

4. Appendix

Appendix A contains a 'desktop study' which outlines the context, landscape character, built heritage, and connectivity of the village and the wider Neighbourhood Area (NA).

4.1 A: Desktop study

Completed in advance of the site visit, the intention of the desktop study is to provide an initial baseline analysis for the Neighbourhood Area (NA).

This allows consultants to gain an understanding of the place, its opportunities and its constraints in advance of the site visit. At the end of the desktop study, a series of area types were proposed for initial comment. These have since been amended following discussions with the Neighbourhood Plan Steering Group.

This desktop study helps to initially identify the variation in character across the NA, which in turn informs the route traveled around the area on the day of the site visit. This ensures that all key areas of character are visited and documented within the site visit.

The desktop study was issued to the group in advance of the site visit, for their review and comment. The site visit has then been used to cross check the initial information provided, and area types proposed within the desktop study, as well as providing a point of discussion for the group.

Following the site visit and receipt of the groups comments, the desktop study was updated to ensure it accurately reflected factual information, area types, and the groups key priorities. This baseline information was then used to inform the more in depth place analysis undertaken within Section 2.

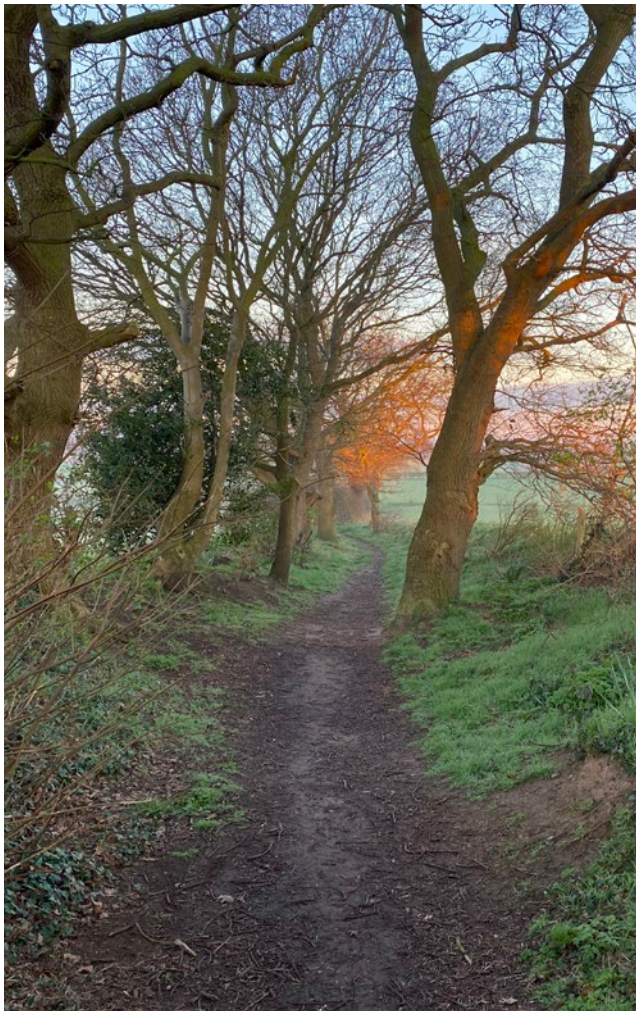


Figure 67: Close links to the surrounding countryside provide a key benefit for residents of Sutton cum Lound.

Context

- Sutton cum Lound is a small rural village situated 3 miles to the North West of Retford in the North of the county of Nottinghamshire.
- The Neighbourhood Area (NA) is equivalent to the Parish and is 789 hectares in area.
- The Neighbourhood Area (NA) has a population of around 683 people (2021 Census). This has remained consistent since at least 2011.
- Sutton cum Lound is classed as a Small Rural Settlement within the Bassetlaw Local Plan (LP). These have been given a minimum growth target of 5%, and a number of 17 new homes to be delivered during the plan period. This has been met (with 48 completions counted during the monitoring period, as of August 2023).
- No LP allocations in the NA, although speculative development pressure.

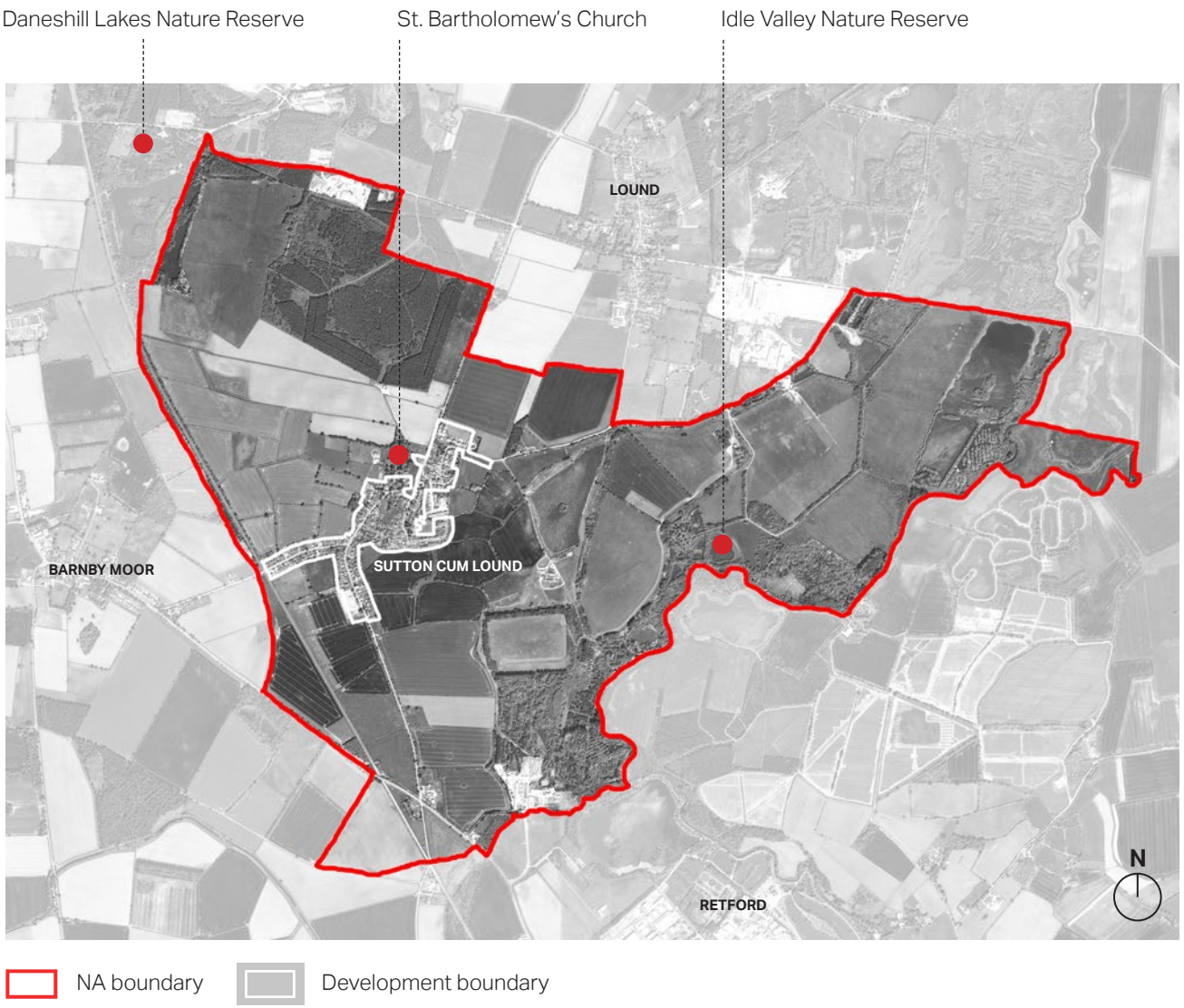


Figure 68: Aerial map highlighting the context of the Sutton cum Lound Neighbourhood Area (NA).

Nature and green space

- The River Idle forms much of the eastern boundary of the NA. This is highlighted as a 'Main Green Corridor' in the Bassetlaw Local Plan.
- The Idle Valley Nature Reserve is also a Site of Special Scientific Interest. It covers 319 hectares of the Parish and is a one of the largest sites for nature conservation in the East Midlands.
- There is also a Local Nature Reserve to the north of the Parish at Daneshill Lakes.
- The Bassetlaw Local Plan (2024) also designates two Locally Important Open Spaces (next to the Village Hall and around the Church). As well as one 'Playingfields and Outdoor Sports Facilities' associated with the primary school.
- The character of Sutton cum Lound is also due to the gardens, open spaces and other breaks between buildings both in the historic core of the village and on the edge of the settlement.

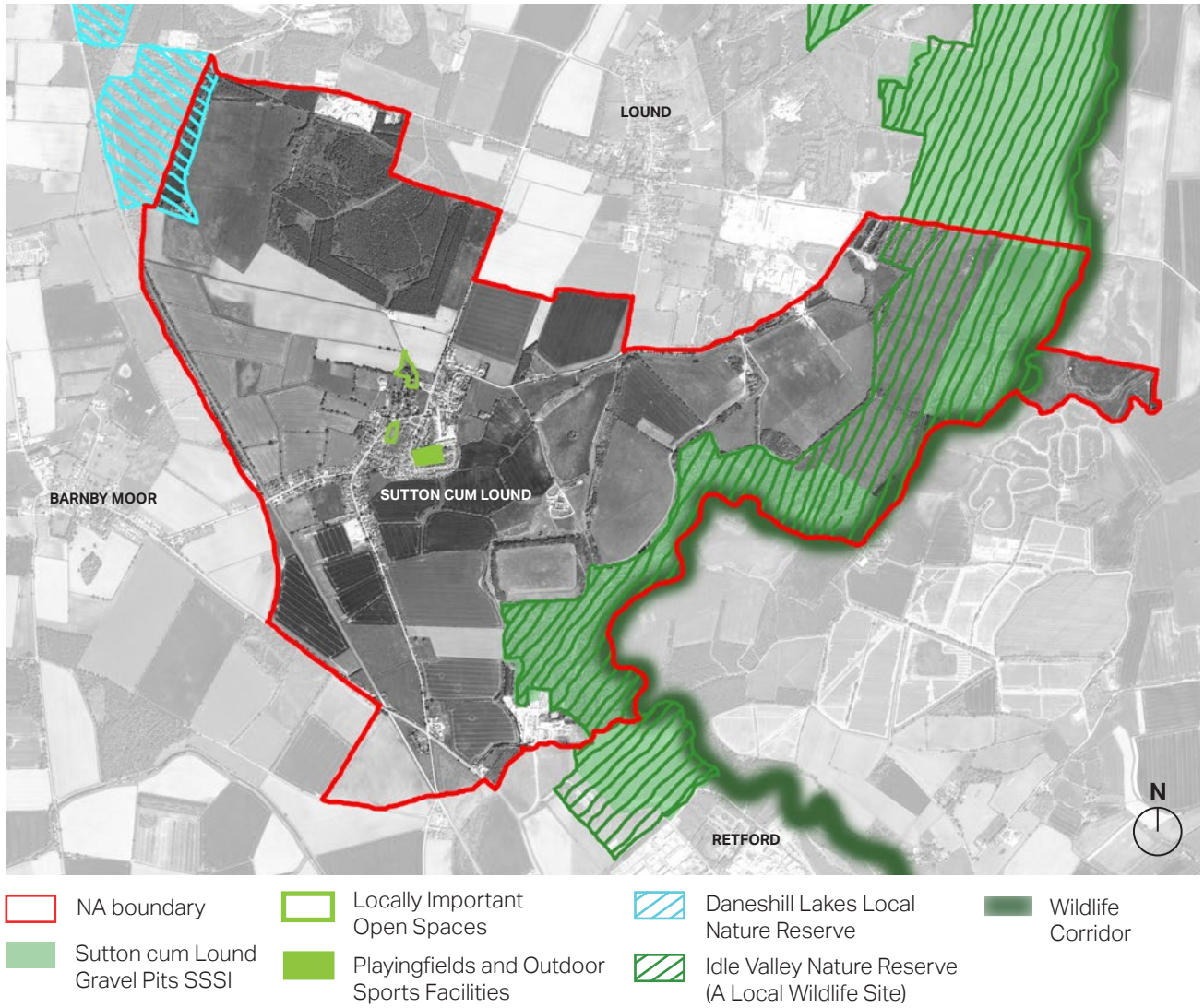


Figure 69: Aerial map highlighting key areas of nature/green space within the NA.

Routes

- The area is well connected by road. The A638 runs through the south of the NA. This provides vehicular connections to Retford to the south and onwards to the A1(M) in the north. Sutton cum Lound is also served by the 27 bus, running from Mattersey Thorpe to Retford.
- There are three main vehicular 'gateways' or entrance points into the village - along the secondary routes of Station Road, Sutton Lane, and Mattersey Road.
- Lound Low Road is a rural lane providing connection to nearby Lound. This road is narrow, features tight turns and is not suitable for larger traffic (bus/tractors etc). The effect of future development on traffic flow along Lound Low Road is a concern for the community.
- The East Coast Mainline runs through the west of the NA, with two level crossings providing road access. This can sometimes cause traffic problems.

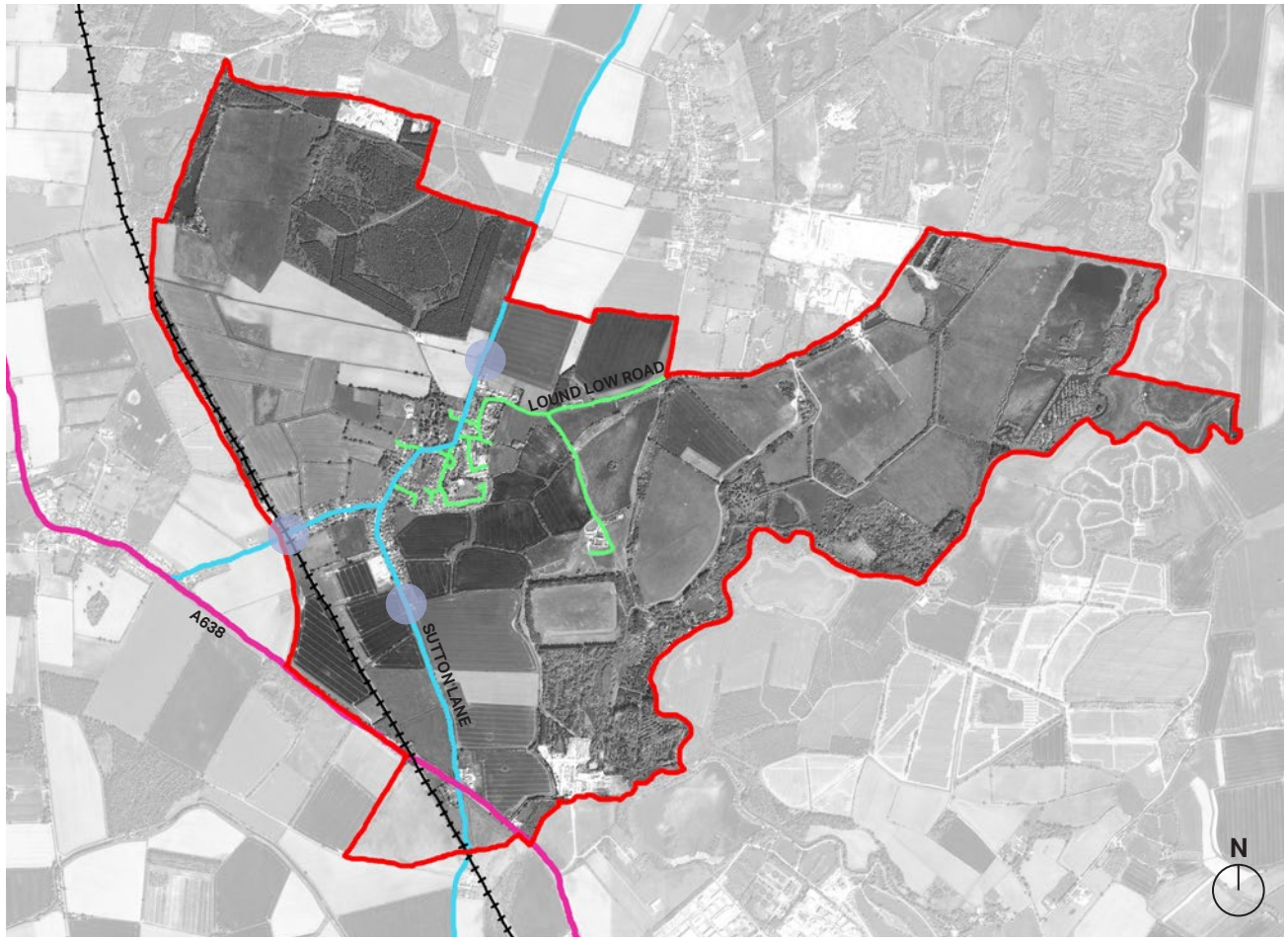


Figure 70: Aerial map highlighting vehicular movement routes within the Neighbourhood Area.

Routes (Continued)

- A good network of Public Rights of Way (PRoWs) connect Sutton cum Lound village with the surrounding countryside. This includes footpaths, bridleways and byways open to all traffic (BOATs). Please note: PRoWs have been mapped using the Nottinghamshire County Council website.
- Key footpaths link the village to surrounding nature reserves, where there are several additional recreational trails, although not noted as PRoWs. These other trails have been taken from Nottinghamshire Wildlife Trust maps of the Idle Valley Nature Reserve trails.

Note: "Other trails" information is taken from Notts Wildlife Trust.

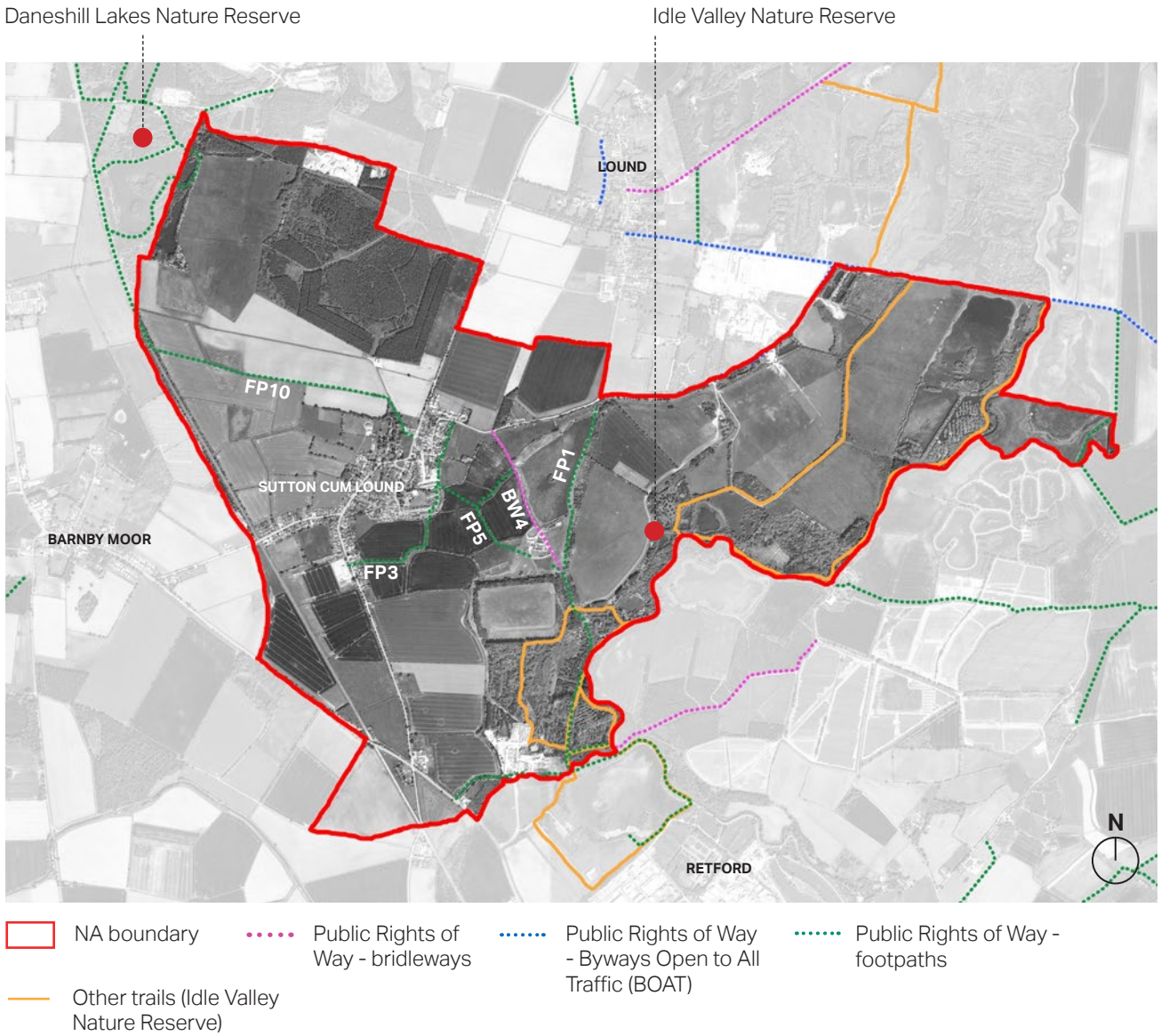


Figure 71: (To the right) Aerial map highlighting Public Rights of Way (PRoWs) within the NA.

Community amenities

Amenities within the NA include:

- Village Hall.
- A postal service is provided 2 half days per week from the Village Hall.
- Sutton Church of England Primary School.
- St. Bartholomew's Church.
- Playground.

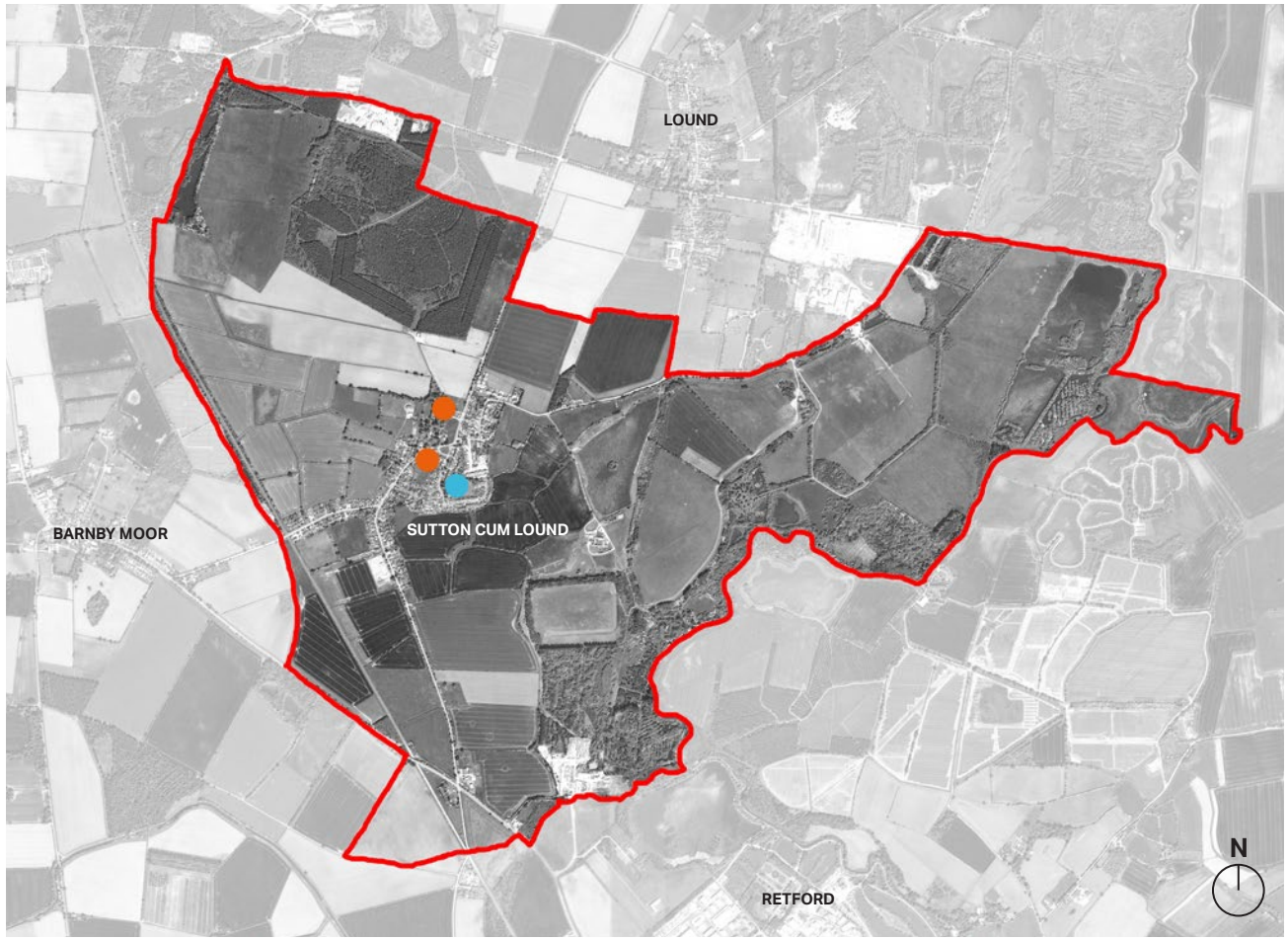


Figure 72: Aerial map highlighting the location and type of community amenities within the NA.

Heritage

- There are 2 x Listed buildings/ structures within the Neighbourhood Area (NA). 1 x Grade I (St. Bartholomew's Church) and 1 x Grade II (Gate Piers and Gates to Sutton Manor Grounds).
- There are also a significant number of Non Designated Heritage Assets (NDHAs) in the village.

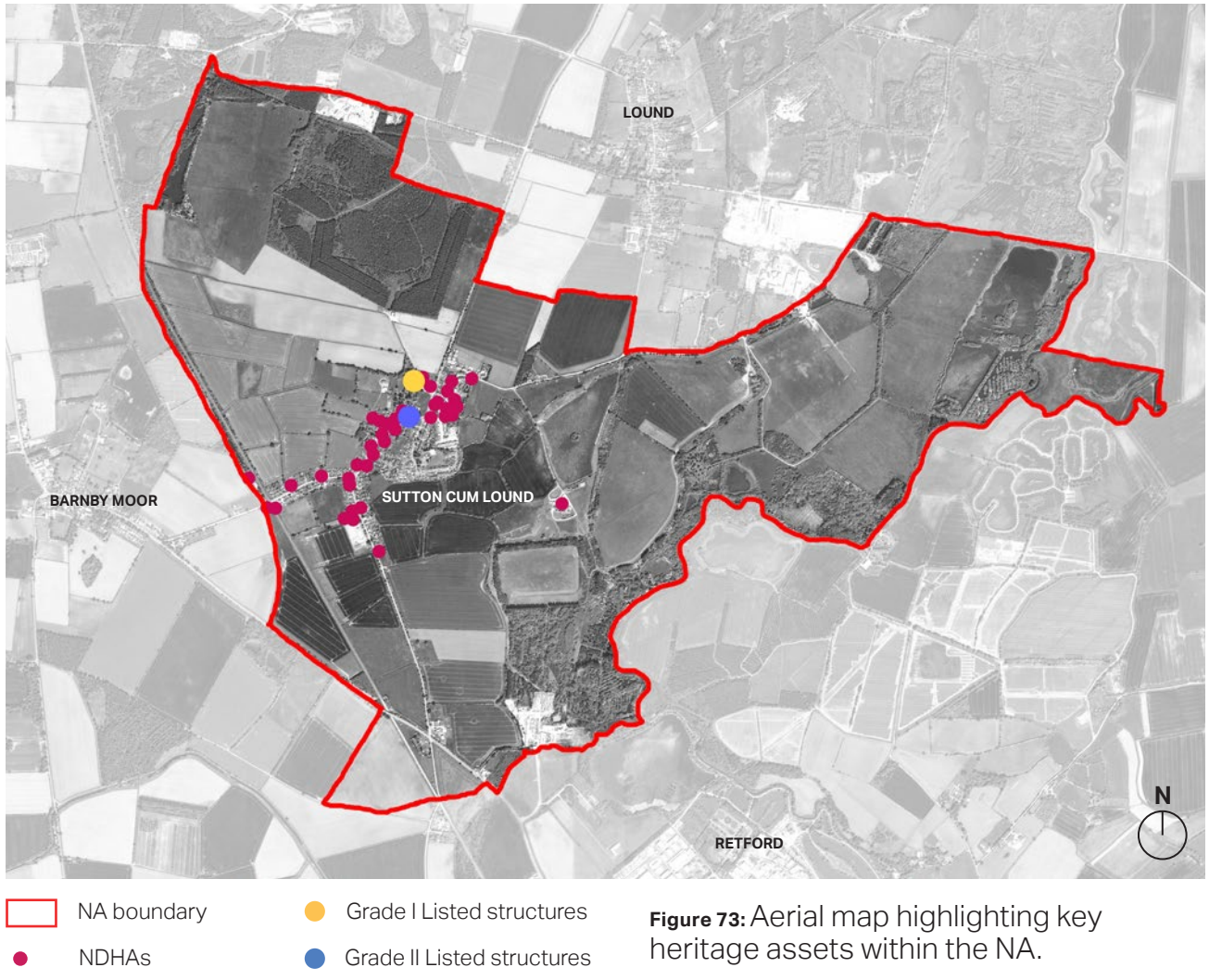


Figure 73: Aerial map highlighting key heritage assets within the NA.

Historical development

- Sutton cum Lound was mentioned in the Domesday Book as having a population of 14.
- Church of St. Bartholomew is thought to have originally been built sometime in the 12th Century.
- Common Land was enclosed here in 1777, leading to the pattern of field enclosures seen today.
- The population in 1850 was thought to be around 800 (higher than today).
- Within the mid 20th Century, development notably expands westwards along Station Road, and to the south-east of Town Street. Infill development also begins to inhabit gaps along Town Street.
- Within the 21st Century, Sutton cum Lound has continued to expand with new developments to the north, east and south of the settlement area.

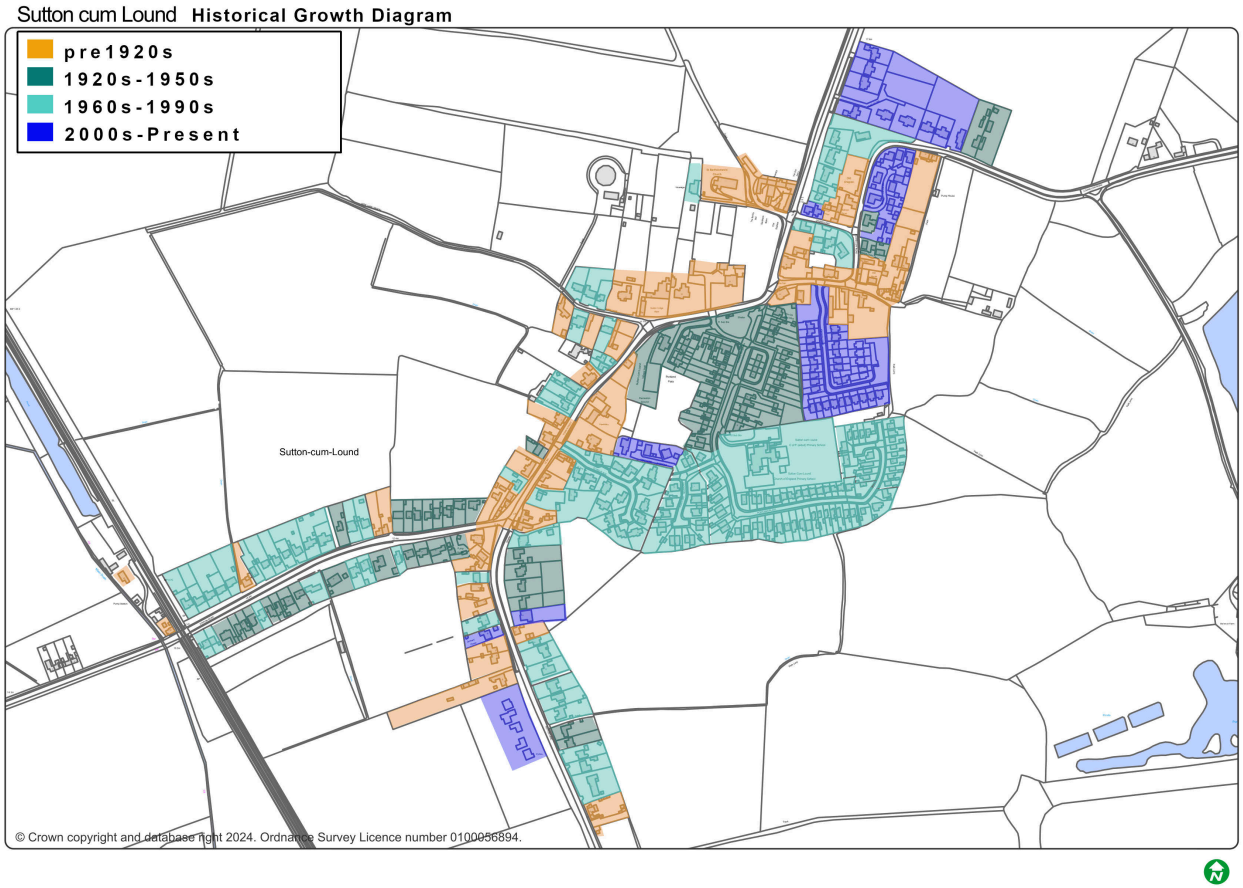


Figure 74: Diagram showing development period across the village. Provided by Bassetlaw District Council.

Built form

- Historic village is linear in form, focused around Town Street.
- The majority of historical buildings are constructed of red brick (some with white render) with clay pantile roofs.
- Buildings generally don't exceed 2 storeys.
- Red brick walls, hedgerows, and timber paddock fencing are some of the most common boundary treatments.
- A wide range of setbacks present, ranging from homes fronting directly onto the pavement to individual villas, setback within their plot and hidden from the street by mature planting.
- Common building typologies include cottages, villas, semi-detached and detaches homes, and clusters of farm buildings.
- An informal built form layout with green gaps between buildings forms a key character feature.

Figure 75: Typical building types and their location within Sutton cum Lound.

Streetscapes

Examples of streetscape on two streets within Sutton cum Lound, including enclosure.

Historic core

- Although this is a main route, there is an enhanced sense of enclosure (in places) of approximately 1:3. This is created by buildings which front directly onto the street/ only have small setbacks.
- Building line and setbacks vary and are much larger in other places.
- Buildings generally two storeys.

Linear village

- Along Station Road, 20th Century dwellings feature large setbacks, with front gardens and/or hardstanding parking.
- Grass verges also separate the street from property boundaries.
- Buildings generally 1-2 storeys. This creates a reduced sense of enclosure of approximately 1:9.
- Low brick walls and hedgerows used as boundary treatments.

Figure 76: Two examples of variation in streetscape across Sutton cum Lound.

How does this translate into suggested design code area types?

As the Design Codes and Guidance document will apply to the whole of the Neighbourhood Area, a set of 'area types' will need to be defined for Sutton cum Lound. Area types are not necessarily character areas, they are instead a context specific application of place types (as set out in the National Model Design Code). Area types will share common features and characteristics but character can also vary within an area type.

It is intended that different codes or guidelines may be applicable across the different area types. Suggested area types for Sutton cum Lound are sketched onto the adjacent map.

Following the site visit and receipt of the groups comments, these area-types have been updated to ensure they accurately represent the village.

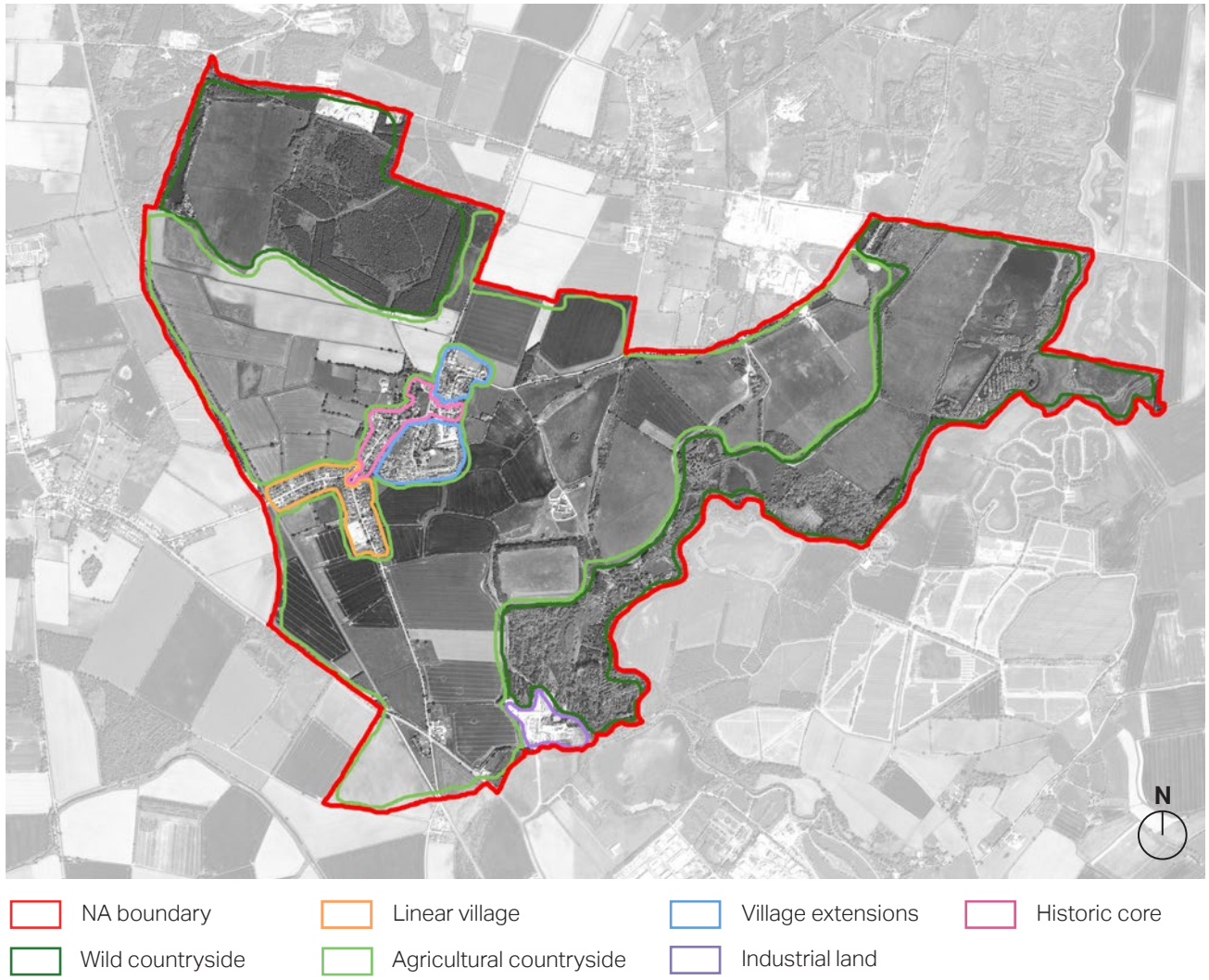


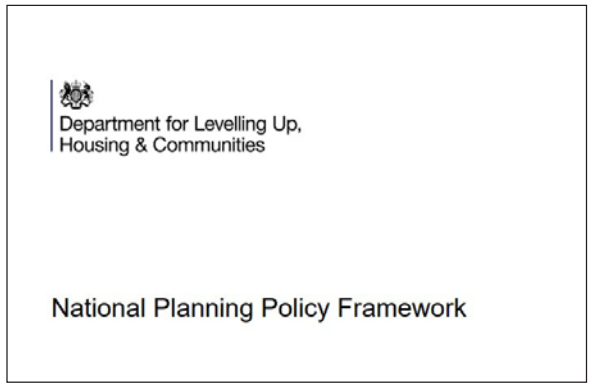
Figure 77: (To the right) Aerial map highlighting potential area types within the Sutton cum Lound NA.

4.2 B: Policy context

Appendix B outlines the national and local planning policy and guidance documents that have influenced the development of this document.

It is recommended that future development refers to the following policy and guidance, and subsequent updates, to supplement and support guidance described in this design codes and guidance document. The following text identifies relevant planning policies and guidance at both the national and local level.

4.2.1 National Planning Policy Framework & other guidance



National Planning Policy & Guidance (revised December 2023)

Ministry for Housing, Communities and Local Government (MHCLG)

The National Planning Policy Framework (NPPF) outlines the Government's overarching economic, environmental, and social planning policies for England. The policies within the NPPF apply to the preparation of Local and Neighbourhood Plan areas, and act as a framework against which decisions are made on planning applications.

The NPPF states that a key objective of the planning system is to contribute to the achievement of sustainable development, which will be achieved with reference to three overarching objectives.

The sections of the NPPF that are of particular relevance to this Design Code are:

Part 2: Achieving sustainable development;

Part 5: Delivering a sufficient supply of homes;

Part 8: Promoting healthy and safe communities;

Part 12: Achieving well-designed places, emphasises the need to create high-quality buildings and places as fundamental to what the planning and development process should achieve. It sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality;

Part 15: Conserving and enhancing the natural environment; and

Part 16: Conserving and enhancing the historic environment.

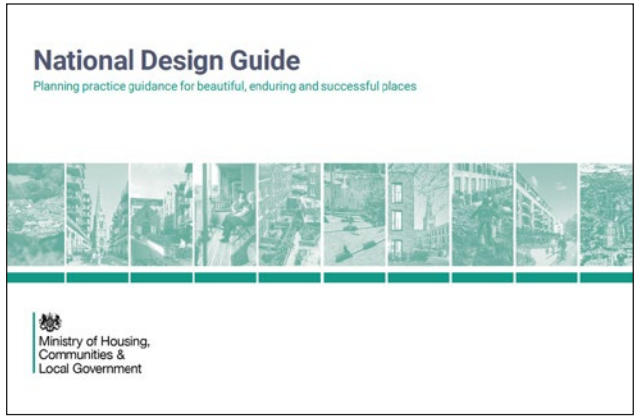
The NPPF notes that, 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes'.

National Model Design Code (2021)

MHCLG

The National Model Design Code (NMDC) sets a baseline standard of quality and practice. The NMDC provides detailed guidance on the production of design codes and the outlining of character areas. It expands on 10 characteristics of good design set out in the NDG.

The NMDC and NDG are companion documents setting out characteristics of well-designed places. The guides are expected to be used by local authorities, applicants and local communities to establish further design codes and guidance (such as this document) that can deliver in line with local objectives.



National Design Guide (updated January 2021)

MHCLG

The National Design Guide (NDG) sets the 10 characteristics of a well-designed place and demonstrates what good design is in practice. It supports the ambitions of the NPPF to utilise the planning and development process in the creation of high-quality places.

The NDG should be used as an overarching reference for new development where topics are not covered in local guidance. The NDG characteristics were used in the initial analysis to understand local demands and challenges. The NDG notes that a well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings.

Building for a Healthy Life (2020)

Homes England

Building for a Healthy Life (BHL) is the Government-endorsed industry standard for well-designed homes and neighbourhoods. The name reflects the key role that the built environment has in promoting wellbeing.

The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments. It also provides useful prompts and questions for planning applicants to consider during the different stages of the design process.

Manual for Streets (2007)

Department for Transport

Development is expected to respond positively to the Manual for Streets (MfS), the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.

Future Homes Standard (2025)

MHCLG

The Future Homes Standard will require new build homes to be future-proofed with low carbon heating and world-leading levels of energy efficiency; it will be introduced by 2025. All homes will be 'zero carbon ready', becoming zero carbon homes over time as the electricity grid decarbonises, without the need for further costly retrofitting work.

From 2025, new homes built to the Future Homes Standard should have carbon dioxide emissions at least 75% lower than those built to current Building Regulations standards. The Future Homes Standard is yet to become effective into law, but once adopted - any new development will be expected to comply with (or exceed) the standards set out.

4.2.2 Local planning policy & guidance

Sutton cum Lound is a civil parish, overseen by Bassetlaw District Council as the Local Planning Authority (LPA). The following planning and design documents were reviewed to understand the policy context under which this document has been produced. These include key documents such as the area's Local Plan and Supplementary Planning Documents (SPD).

Planning policy and design guidance		Notes	Adoption date
Nottinghamshire County Council	Nottinghamshire Highway Design Guide		January 2021
	Nottinghamshire & Nottingham Local Nature Recovery Strategy		Emerging
Bassetlaw District Council	Bassetlaw Local Plan		May 2024
	Landscape Character Assessment – Bassetlaw, Nottinghamshire		August 2009
	Affordable housing SPD	Currently adopted SPDs	January 2014
	Residential design SPD		December 2013
	Residential parking standards SPD		June 2012
	Shopfronts and signage SPD		July 2014
	Bassetlaw Design Quality SPD	Emerging SPDs to supersede the above	Emerging
	Bassetlaw Affordable Housing and Developer Contributions SPD		Emerging
	Greening Bassetlaw SPD		Emerging
Sutton cum Lound Parish Council	Sutton cum Lound Neighbourhood Plan	Currently under review	March 2021

Table 09: Summary of local planning policy and design guidance

Nottinghamshire Highway Design Guide

Nottinghamshire Plan (2021-2031)

Nottinghamshire County Council

The Nottinghamshire Plan (2021-2031) sets out a 10-year vision for Nottinghamshire – focused on working towards a healthier, more prosperous, and greener future for residents of the County. This vision informs planning and guidance documents produced by Nottinghamshire County Council, one of which is the Highway Design Guide.

Highway Design Guide

The purpose of this document is to assist in achieving the vision set out by the Nottinghamshire Plan goals by promoting good street design through development. The Highway Design Guide sets out technical guidance and specifications for street works across the County in addition to national policy documents such as Manual for Streets. The guide covers aspects including visibility splays, parking standards, materials and drainage, and street trees.

Nottinghamshire & Nottingham Local Nature Recovery Strategy

The Nottinghamshire & Nottingham Local Nature Recovery Strategy (LNRS) will be a comprehensive plan aimed at reversing the decline of nature in the region. Established under the Environment Act 2021, the strategy is designed to identify priorities for nature recovery and map out areas where creating or improving habitats will provide the greatest benefit for nature and the wider environment.

The strategy will guide local planning policies, public and private investments, and the delivery of mandatory Biodiversity Net Gain (BNG). A draft strategy is expected to be ready for public engagement in late summer/ autumn 2024, with the final strategy to be published in spring 2025.

Landscape Character Assessment – Bassetlaw, Nottinghamshire

The Landscape Character Assessment for Bassetlaw is a detailed study that identifies and describes the distinct landscapes within the Bassetlaw District and divides the district into several character areas. Sutton cum Lound is included within the Idle Lowlands character area.

The document suggests a policy of 'conserve and reinforce' for the sub-area of the Idle Lowlands in which Sutton cum Lound is located. It specifically highlights the importance of conserving and reinforcing hedgerows, historic field patterns, isolated woodland, and tree avenues. It also suggests creating woodland on the edges of settlement to soften built development to help conserve the open rural character of the area.

Bassetlaw Local Plan

Adopted on the 29th of May 2024, the Bassetlaw Local Plan 2020-2038 supersedes the 2011 Bassetlaw Core Strategy and associated policies. The Local Plan forms part of the Council's statutory development plan and forms the starting point for making decisions on planning applications in the area. The development strategy, planning policies, and proposals included in the Plan will direct and manage growth up to 2038 - helping to deliver sustainable development in appropriate locations.

The Local Plan defines Sutton cum Lound as a 'Small Rural Settlement' and sets a target of 5% housing growth (as a minimum) for the Neighbourhood area (NA). This is roughly equivalent to 17 dwellings. This target has already been met through recent developments, however at the time of writing, the NPSG may choose to allocate further sites. This will be decided as part of the Neighbourhood Plan review.

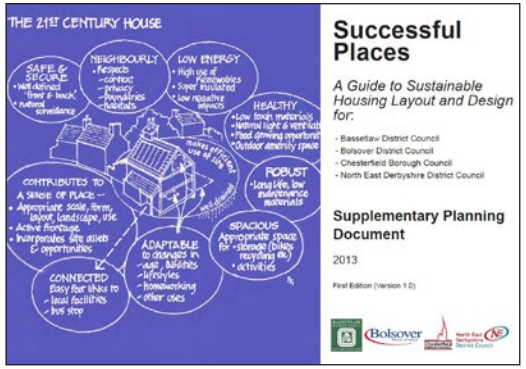
Supplementary Planning Documents (SPDs)

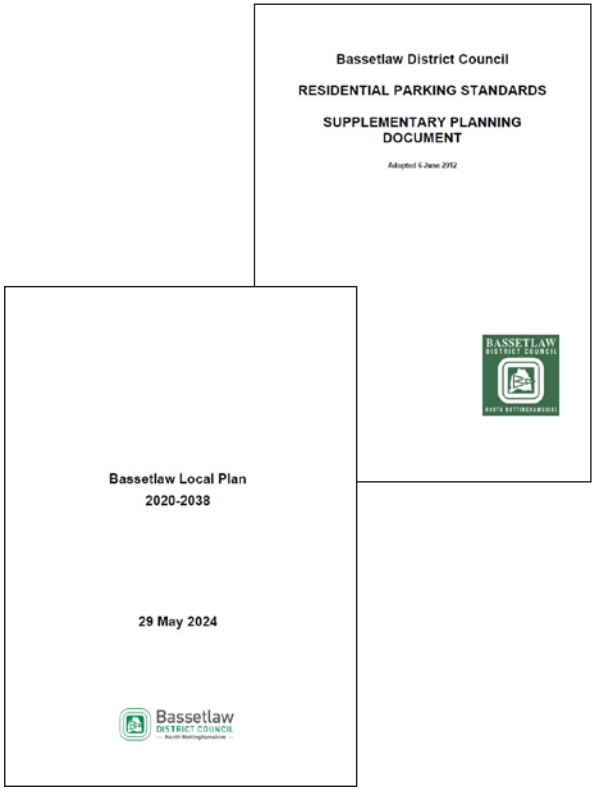
To help deliver policies within the new Local Plan, Bassetlaw District Council also plan to introduce three new Supplementary Planning Documents (SPDs) including:

- Affordable Housing and Developer Contributions
- Design Quality
- Greening Bassetlaw

These will replace the existing SPDs and are expected to be adopted in late 2024 according to the Bassetlaw Local Development Scheme (2022-2025). However, at the time of writing, the following Bassetlaw SPDs are still considered a material consideration for planning applications.

- Affordable housing SPD
- Residential Parking Standards SPD
- Shopfronts and Signage SPD
- Successful Places SPD





Supplementary Planning Documents (SPDs)

Residential Parking Standards SPD

Adopted in June 2012, the Residential Parking Standards SPD aims to ensure that new residential developments provide adequate parking while promoting sustainable transport options. It sets out the approach that the Council expects developers to take when establishing parking requirements for new residential development proposals. Key aspects include:

- Minimum parking standards for different types of residential developments.
- Consideration of site-specific requirements, allowing flexibility based on individual site characteristics.
- Guidance on the methodology for calculating parking needs.

Shopfronts and Signage SPD

Adopted in July 2014, the Shopfronts and Signage SPD aims to ensure that shopfronts and signage contribute positively to the character and appearance of the area. It covers:

- Design principles for new, replacement, or altered shopfronts and signage.
- Detailed design elements including scale, proportion, colour schemes, and specific parts of a shopfront like entablatures, fascia's, cornices, and stallrisers.

Successful Places SPD (2013)

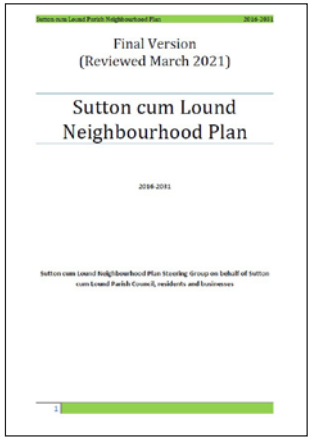
This SPD was prepared jointly by Chesterfield Borough, Bolsover District, Northeast Derbyshire District and Bassetlaw District Councils. It provides detailed guidance of the principles of goods design for residential developments, aiming to improve the quality, character, and sustainability of new development. This SPD:

- identifies the standards of design expected by the four local authorities;
- provides direction on the principles of good design within residential developments; and
- provides information and guidance on the design process.

Sutton cum Lound Neighbourhood Plan

Originally made in February 2018, the Sutton cum Lound Neighbourhood Plan was subject to a minor material modification to correct an error, with an updated version adopted in March 2021. This document covers the period up until 2031 and forms parts of the Statutory development plan for Bassetlaw, helping to guide development within the Neighbourhood Area.

Led by the Sutton cum Lound Neighbourhood Plan Steering Group, a comprehensive review of the existing Neighbourhood Plan commenced in late 2023. This will encompass any updates relating to the adoption of the new Bassetlaw Local Plan.


Final Version
(Reviewed March 2021)

Sutton cum Lound
Neighbourhood Plan

2016-2031

4.3 C: Checklist

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

Because the design guidance and codes in this document cannot cover all design eventualities, this section provides a number of questions based on established good practice against which the design proposal should be evaluated. The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has considered the context and provided an adequate design solution.

1

General design guidelines for new development:

- Does new development integrate with existing paths, streets, circulation networks and patterns of activity to allow accessibility and connectivity?
- Is there an opportunity to reinforce or enhance the established settlement character of streets and other spaces?
- Does the proposal harmonise with and enhance the existing settlement in terms of physical form, architecture and land use?
- Does the proposal relate well to local topography and landscape features, including prominent ridge lines and long-distance views?
- How can the local architecture and historic distinctiveness be reflected, respected, and reinforced?
- Have important existing features been retained and incorporated into the development?
- Does the proposal adopt contextually appropriate materials and details?
- Have surrounding buildings been respected in terms of scale, height, form and massing?
- Are all components e.g. buildings, landscapes, access routes, parking and open space well related to each other?
- Has adequate open space been provided for the development in terms of both quantity and quality?
- Does the proposal incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features?
- Has management, maintenance and the upkeep of utilities been considered by the proposal?
- Where does ecology/habitat measure fit into design? Eg. Bat Boxes, eaves venting simulation, owl boxes/loft house?

1 (continued)

General design guidelines for new development:

- Are energy efficient technologies (for example ground or air source heat pumps, rainwater harvesting, biomass and solar energy) positively integrated where appropriate?
- Does the proposal make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation) without adverse impact on the street scene, the local landscape, or the amenities of neighbours?
- Is there an opportunity to implement passive environmental design principles (for example, site layout being optimised for beneficial solar gain, techniques to reduce energy demands and the incorporation of renewable energy sources)?

2

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? I.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?

3 (continued)

Local green spaces, views & character:

- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how will this be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features:

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

5

Building line and boundary treatment:

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

6

Buildings layout and grouping:

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

7

Building heights and roof-line:

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

8

Household extensions:

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

9

Building materials & surface treatment:

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

10

Car parking:

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

About AECOM

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

aecom.com