Misterton Design Code

Design Guidelines & Site Design Codes

Revised document

August 2022

AECOM

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Quality information

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Revision History

Issue no.	Issue date	Details	Issued by	Position	Comments received	Approved by	Position
1	03.12.21	Partial draft (s1-3)	Nick Beedie	Associate Director	11.01.22		
2	02.02.22	Partial draft (s5)	Nick Beedie	Associate Director	02.02.22		
3	06.05.22	Full draft	Nick Beedie	Associate Director	18.05.22	Angela Harrison	NP Steering Group Chair
4	24.05.22	Final draft to Locality	Nick Beedie	Associate Director	27.05.22 (none)		
5 - Final	27.05.22	Edited final draft	Nick Beedie	Associate Director	-	Annabel Osborne	NP Planning Officer, Locality
6 - Revised	30.08.22	Revisions to site boundaries and flood risk areas	Nick Beedie	Associate Director	-		

Contents

Introduction

01

1. Introduction

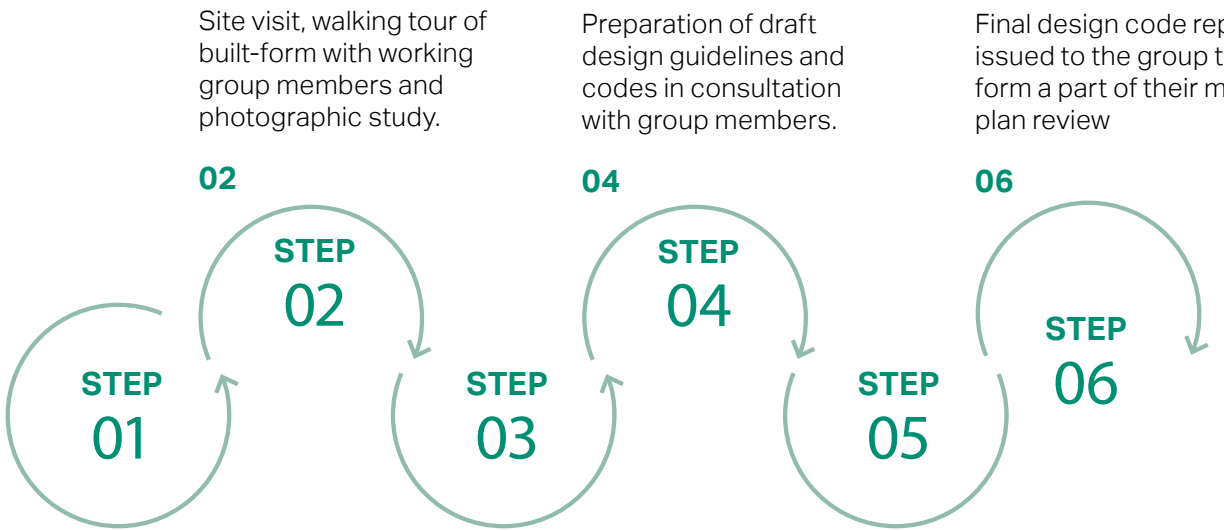
The Neighbourhood Plan steering group were allocated AECOM's support by Locality to establish a design guide with a number of design codes to influence the character and design of new development within the Neighbourhood Area. The area has a housing requirement of 194 homes, which is expected to be met through Local Plan allocations.

This design guide covers the whole plan area. The design codes are also specific to allocated or windfall sites. The guidance and design codes are underpinned by a baseline assessment for the character across the Neighbourhood Area and historic areas of the village. The analysis also addresses development constraints in relation to Sites of Special Scientific Interest around the Neighbourhood area such as the Chesterfield Canal. The village has no conservation area and a characterisation exercise was required to fully understand the historic significance of the area.

The design guidance should help unlock the development potential of the area by providing important design guidance and clarity for development on site allocations (through the Neighbourhood Area) and for speculative development within the area.

1.1 Aims

- To positively influence the character and design of new development within the Neighbourhood area.
- To understand the impact of any SSSI designations a constraint to development within the Neighbourhood Area.
- To identify the character and historic significance of the main village within the Neighbourhood area.
- Provide design guidance to support the existing site allocations.



01

Inception meeting between AECOM and Neighbourhood Plan steering group members.

02

Site visit, walking tour of built-form with working group members and photographic study.

03

Urban design and local character analysis based on site visit, photographic analysis and further desktop analysis.

04

Preparation of draft design guidelines and codes in consultation with group members.

05

Draft design codes report reviewed by Neighbourhood Plan steering group and Locality.

06

Final design code report issued to the group to form a part of their made plan review

1.2 Objectives

The following objective will help to achieve the overarching aims set out on the previous page.

- Review of landscape character studies covering the whole Neighbourhood Area
- Assessment of development constraints in relation to the SSSI designations
- The historic area in the village is not designated as a conservation area - a characterisation exercise will help set out the historic significance of the area
- Characterisation of the whole main settlement area of Misterton
- Design guidance and codes covering the whole Neighbourhood Area
- Design guidance and codes covering the allocated housing sites

1.3 Study area

Misterton is a village and civil parish in the far north east of the Bassetlaw district of Nottinghamshire, England. The parish population was estimated at 2,145 in 2019. The Neighbourhood area of Misterton does not include West Stockwith village, making it a distinct from the Misterton Parish boundary, which does.

There are three distinct areas marked on the plan (over page) that this design code addresses: the wider Neighbourhood Area; the village of Misterton (including the area within the development limit boundary and any potential sites adjoining it) and the allocated housing sites which fall within the development limit.

An anomaly that is identified by the plan boundaries is that an area of housing (Bramley Way / Pippen Close) falls within the Misterton development limit but is outside of the Neighbourhood area.

Figure 01: Misterton War Memorial and Church Meadow

Figure 02: Station Road

F.3 | **Figure 03:** Map showing the Neighbourhood area of Misterton

Who should use the guide

The Design Code should be a valuable tool in securing context driven, high-quality development in Misterton. It will be used in different ways by different people in the planning and development process, as summarised in the table.

A valuable way they can be used is as part of a process of co-design and involvement that further understands and takes account of local preferences and expectations of design quality. In this way the guidance and codes can help to facilitate conversations on the various topics that should help to align expectations and help understand the balancing of key issues. A design code alone will not automatically secure optimum design outcomes but should help to prevent many of the worst and raise standards.

Potential users	How they will use the design guidelines
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 Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design 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 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: Potential users

1.4 Planning policy and design guidance

There are several national and local planning policy and guidance documents that have been referred to in the development of this design guide and the codes featured in it. This section highlights recent government initiatives such as the National Design Guide and Homes England adoption of Building For a Healthy Life (formerly Building for Life 12).

1.4.1 National Planning Policy & Guidance (revised July 2021)

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 parts of the NPPF which are of particular relevance to this Design Code are:

- Part 2: Achieving sustainable development
- Part 8: Promoting healthy and safe communities
- Part 12: Achieving well-designed places
- Part 16: Conserving and enhancing the historic environment

Part 12: Achieving well-designed places stresses the creation of high-quality buildings and places as being 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.

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'.

2021 - National Model Design Code
DLUHC

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide:

Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes & Buildings, Resources and Lifespan.

This guide should be used as an overarching reference for new development where topics are not covered in local guidance.

2020 - Building for a Healthy Life

Building for a Healthy Life (BHL) is the new name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new 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 schemes, as well as useful prompts and questions for planning applicants to consider during the different stages of the design process.

1.4.2 National Design Guide (2019) & National Model Design Code (2021)

These companion documents set out characteristics of well-designed places. They support the ambitions of the NPPF to utilise the planning and development process in the creation of high-quality places. The National Design Guide states that 'specific, detailed and measurable criteria for good design are most appropriately set at the local level'. The guides are expected to be used by local authorities, applicants and local communities to establish further design codes (such as this) and guides that can deliver this in line with local preferences.

1.4.3 Local Planning Policy & Guidance

Bassetlaw District Council and Nottinghamshire County Council are the local authorities that Misterton Neighbourhood Area sits within (planning and highways respectively).

The following documents are essential references to local policy and guidance that have informed the design guidelines and codes. Of particular relevance is the Successful Places Supplementary Planning Document (SPD).

Local Planning Policy & Guidance	Date
Bassetlaw Local Plan 2020-2037	August 2021 (Draft)
Landscape Character Assessment - Bassetlaw, Nottinghamshire	August 2009
Successful Places SPD	2013

Table 02: Local Planning Policy & Guidance

1.4.4 Successful Places

This SPD was prepared jointly by Chesterfield Borough, Bolsover District, North East Derbyshire District and Bassetlaw District Councils. This residential Design 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.

This design code aims to add place specific detail and depth to the design principles of the SPD without retreading the same ground.

1.5 Site visits and engagement

A workshop on site and village walkover was conducted on the 24-09-21 with the Neighbourhood Plan steering group and their planning consultant. A drive around the wider plan area was conducted by AECOM consultants afterwards to assess character and key features that inform the sense of place.

Both provided valuable perspectives on the current and historic issues, constraints and opportunities, focused on the areas and sites in and around the village centre and the Chesterfield Canal.

Further conversations were had with the group's planning consultant to ensure that the design codes support and provide evidence for the specific planning policies in the Neighbourhood area.

Figure 04: A1 map used during the workshop with the Neighbourhood Plan group

Neighbourhood context

02

2. Neighbourhood context

This chapter outlines the broad landscape character, planning constraints and context of the Neighbourhood area.

2.1 Location and context

The Neighbourhood area is set within a rural area of Nottinghamshire. The nearest city is Lincoln, 19 miles to the south-east of Misterton. Nottingham is 36 miles south and Sheffield is 25 miles west.

The River Trent hugs the Neighbourhood area's eastern boundary which both the River Idle and Chesterfield Canal feed into. The River Idle flows west-east along the northern portion/boundary of the study area while the Chesterfield Canal flows up from the south and through the middle of Misterton before reaching the Stockwith Basin and River Trent respectively. The Doncaster-Lincoln railway line cuts across the area but does not stop. The line crosses over both the River Idle and Chesterfield Canal via a bridge at two separate points.

Misterton's development limit encompasses the great majority of the of built development within the area, which is otherwise very rural. The majority of the Neighbourhood area is made up of low-lying arable farmland and fields. Other development outside of the development limit consists of isolated farmsteads and clusters of agricultural buildings.

There are two landscape character areas within Misterton Neighbourhood area (Bassetlaw Landscape Character Assessment, 2009):

- Idle Lowlands
- Mid Notts Farmlands

The relevance of these is to understand the influence on the identity of the parish and what is rooted in the place, e.g. local materials, and particularly how it can help inform future development in and around village so that it sits within and relates to its landscape context.

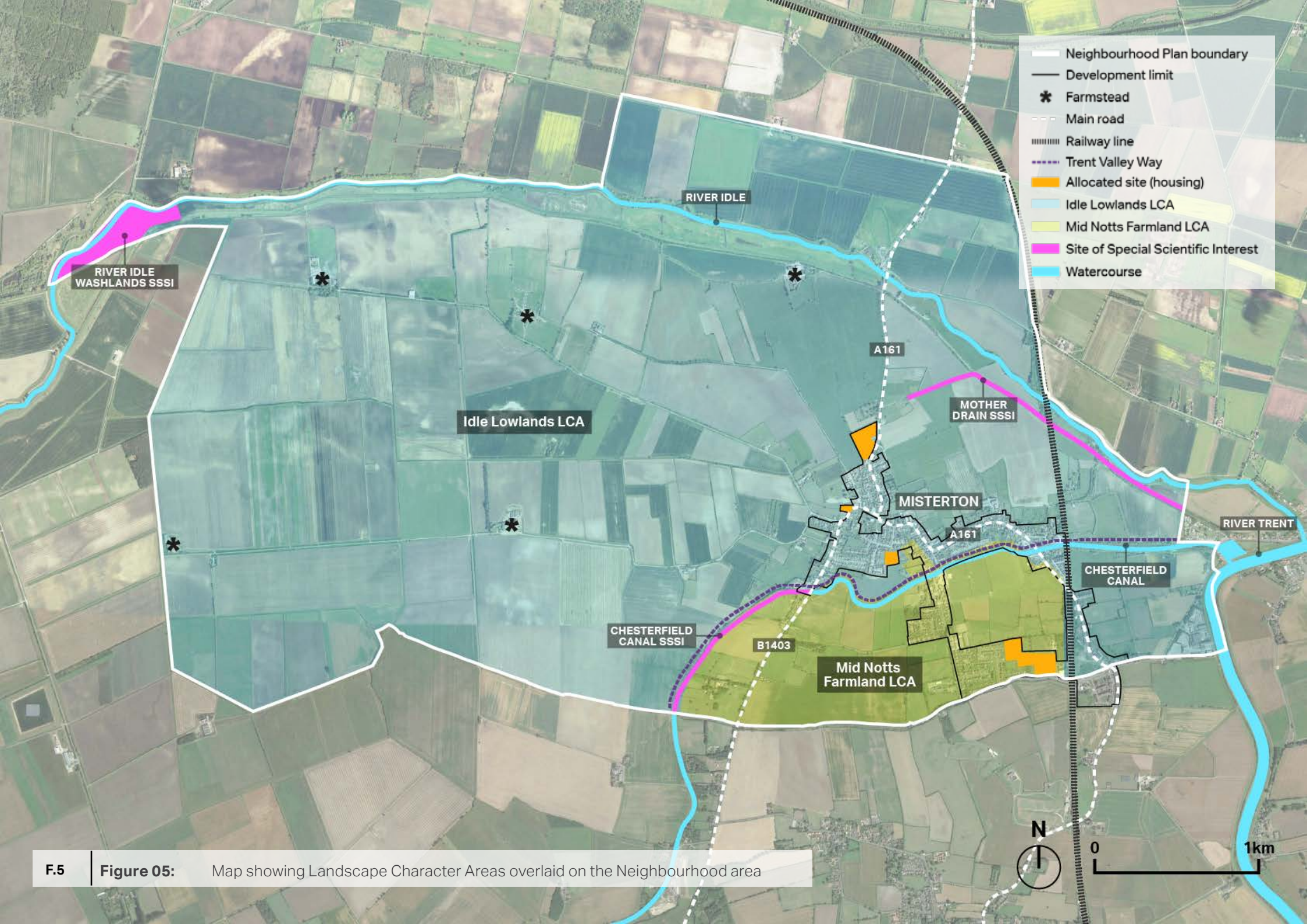
The level of sensitivity of each area determines the impact potential development will have on its landscape character. Landscapes that need conserving are the most sensitive to development while the landscapes in need of landscape character creation are the least sensitive.

2.1.1 Idle Lowlands LCA

The Idle Lowlands LCA makes up most of the parish area and includes a substantial portion of Misterton's developed land. This LCA is characterised by low-lying carrs, levels and rolling sandland. Most areas of the former heath and wetland are sparsely populated with isolated farmsteads being the only type of settlement within the landscape.

2.1.2 Mid Notts Farmland LCA

In contrast, the Mid Notts Farmland LCA only stretches between the southern edge of the Chesterfield Canal and the southern boundary of the Neighbourhood area. This LCA is characterised by small, nucleated villages, isolated farmsteads, and quiet country lanes which all form important components of the landscapes character along with undulating landform, hedgerow-lined fields, and woodland.



F.5 | **Figure 05:** Map showing Landscape Character Areas overlaid on the Neighbourhood area

2.2 Designations

The following designations are of great importance when considering development constraints within the Neighbourhood area.

Sites of Special Scientific Interest (SSSI) Impact Risk Zones are used to assess planning applications for likely impacts on SSSIs. If the nature and scale of the proposed development matches one or more of the development descriptions listed in the right hand margin of the results table alongside a development category then the proposed development has the potential to impact upon a SSSI (see SSSI IRZ User Guidance MAGIC.pdf, defra.gov.uk).

The Local Planning Authority should consult Natural England for advice on how impacts might be avoided or mitigated. Consultations should be sent to consultations@naturalengland.org.uk. If you are a developer, consultant or member of the public preparing to submit a planning application, Natural England can be consulted for pre-application advice on how impacts might be avoided or mitigated. See the gov.uk website for further information on pre-application discretionary advice service.

2.2.1 River Idle Washlands SSSI

This statutory designation covers an area of 88.48Ha and is located to the north west of Misterton village. (see map over page). The designation falls under both Baasetlaw District Council and Doncaster Metropolitan Borough Council authority.

The washlands are important as feeding and roosting sites for populations of wintering and passage waterfowl including Bewick's, whooper and mute swans, wigeon, teal, pochard, snipe and a variety of other wildfowl and wading birds.

(designatedsites.naturalengland.org.uk).

2.2.2 Chesterfield Canal SSSI

This SSSI is 29.81Ha and is located to the south west of Misterton village along the Chesterfield Canal. It falls under the authority of Bassetlaw District Council.

This site, a 20 km stretch of canal between Retford and Misterton in north Nottinghamshire, supports a nationally uncommon aquatic plant community characteristic of the brackish, eutrophic (nutrient-rich) water. The flora includes a number of nationally scarce species.

(designatedsites.naturalengland.org.uk).

2.2.3 Mother Drain SSSI

This designation covers an area of 3.63Ha and runs parallel to the River Idle to the north east of Misterton village. It falls under the authority of Bassetlaw District Council.

Mother Drain is a drainage channel running parallel to the River Idle on the edge of the North Nottinghamshire Carr Lands. The site supports an exceptionally rich invertebrate fauna, which includes notable assemblages of dragonflies and water beetles, and a rare moth.

(designatedsites.naturalengland.org.uk).

Figure 06: Oblique-aerial view of River Idle Washlands

Figure 07: Chesterfield Canal lock

Figure 08: Pump House located on the Mother Drain

Figure 09: Allocated Site NP02 just off Church Street

Figure 10: Allocated Site NP06 just off Meadow Drive

2.2.4 Development Limits

The Bassetlaw District Council development limit policy defines the extent of a settlement and distinguishes between the urban area, and its associated land uses (such as residential, employment, retail, or community facilities and services), and rural countryside and associated land uses (such as agriculture, grazing land, outdoor recreational uses, or woodland).

The development limit of Misterton covers approximately 60.67Ha of the Neighbourhood area. The area includes a section of the Chesterfield Canal which divides the village on an east-west axis.

2.2.5 Site allocations

There are five residential site allocations throughout the Neighbourhood area. All of which lie within the settlement's development limit. There is also a large site to the south east of the village and bordering the railway line that is a brownfield site.

NP01 – currently the White House Farm Camping and Caravanning Site

NP02 – small field with multiple agricultural storage sheds

NP06 - paddock-style open space accessed from Old Forge Road

NP11 – large field used for agriculture

NP12 – large field used for agriculture

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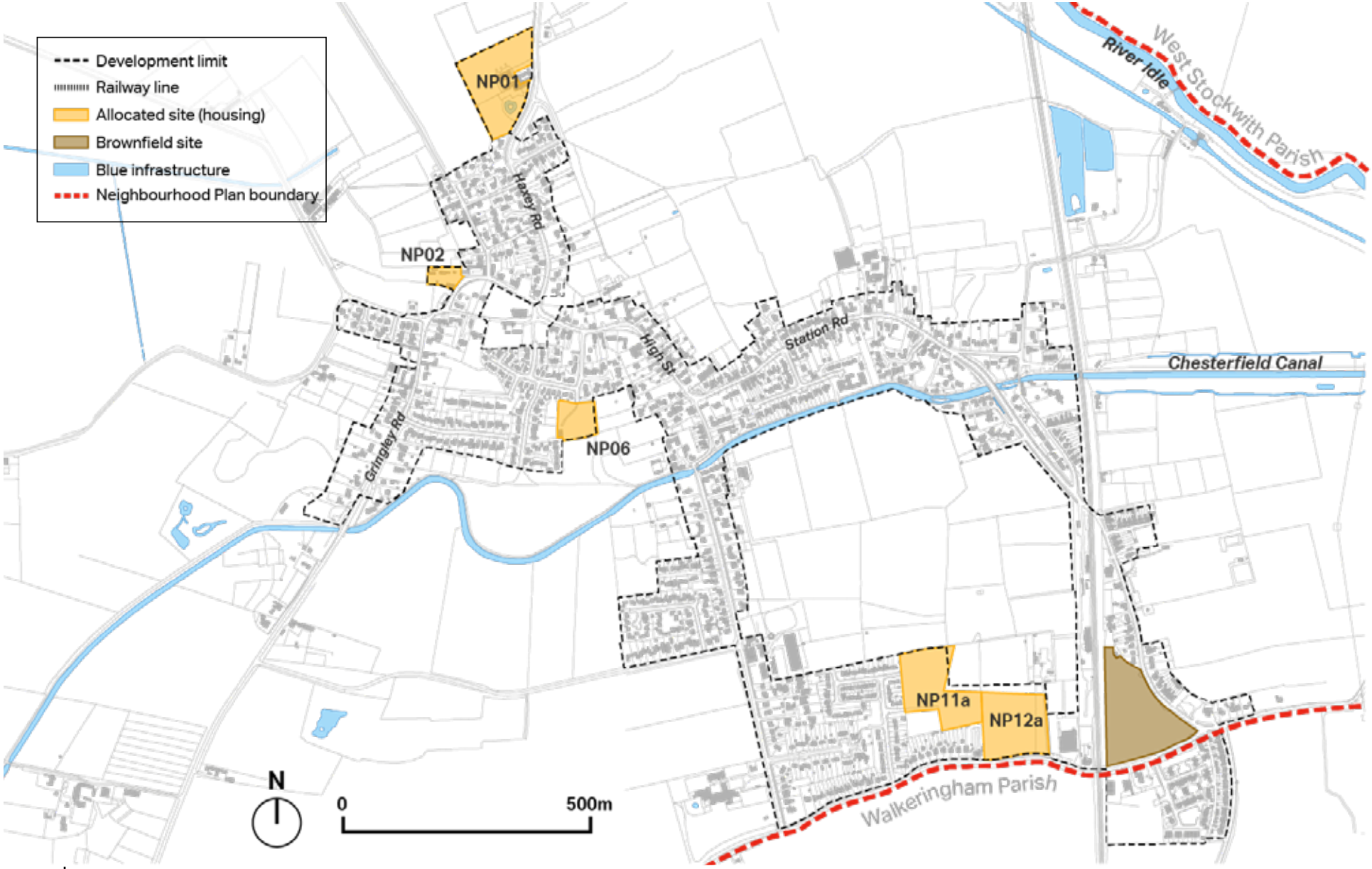


F.11 **Figure 11:** Development limit, brownfield land and allocated sites for housing (site boundaries are as defined in the Made NP).

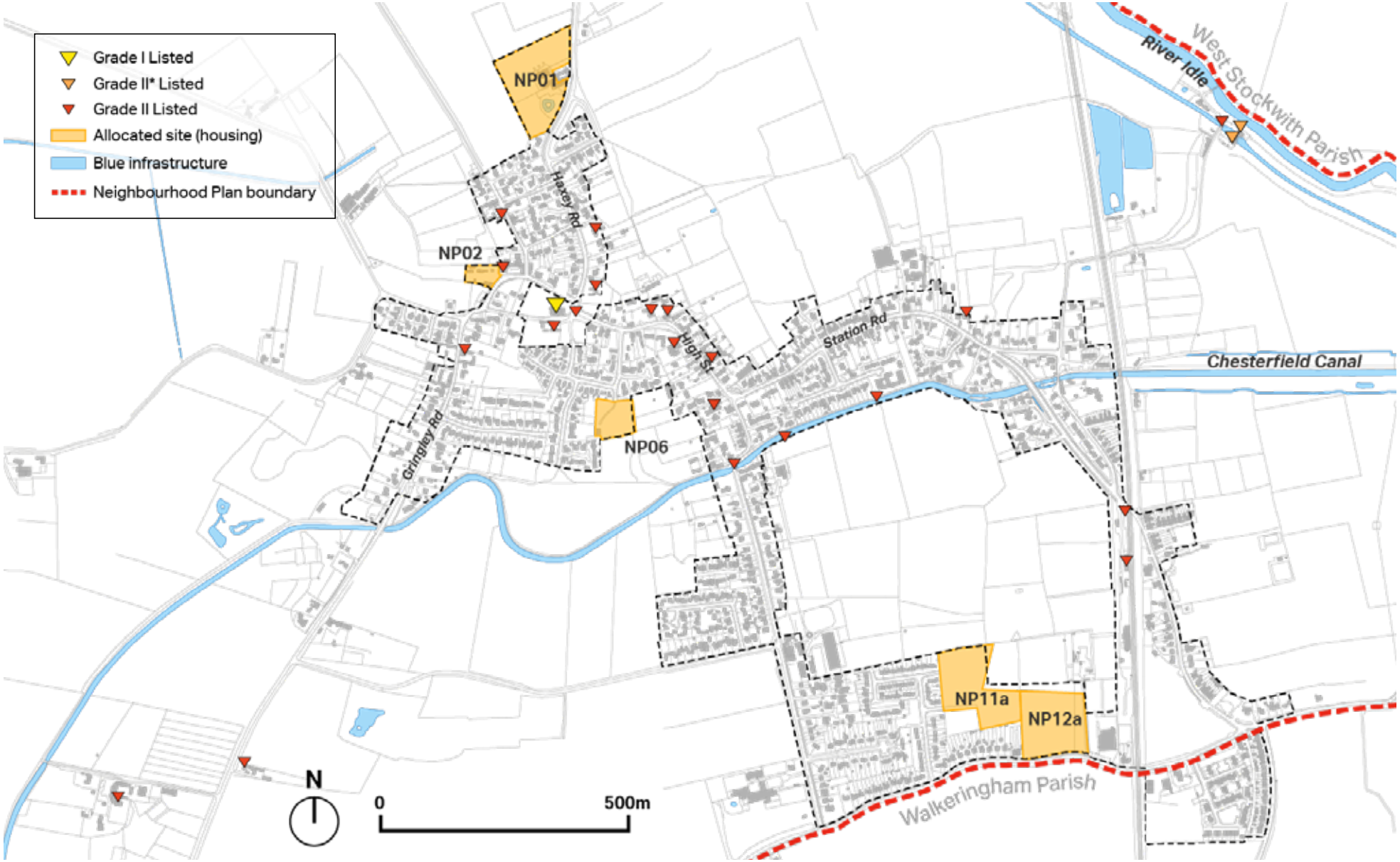
2.2.6 Listed buildings

Misterton has numerous (22) Grade II as well as two Grade II* Listed buildings and one Grade I Listed building as set out in the table beside this. The Grade I Listed building is the Church of All Saints while the two Grade II* structures are the north and south pump houses located on the Mother Drain. Whilst the remaining Grade II Listed buildings vary in stature they range between bridges, farm houses, and historic community institutions.

All of the Neighbourhood area's 25 listed buildings are located in and around Misterton's urban area (see map on next page). Of these, a majority lie within the development limit

Grade:	Listing name:
Grade I Listed	Church of All Saints
Grade II* Listed	North Engine House, walkway and cut waters South Engine House and boundary wall
Grade II Listed	Misterton War Memorial Misterton Station House and outbuildings Misterton Methodist Church 11, High Street, wall and railings Gate piers and gate at Misterton Station House Haxey Gate Bridge Swallow Bridge, Chesterfield Canal Access bridge at pumping engine houses Chesterfield Canal boundary marker at SK 77009455 Wharf Bridge Gringley Road Farm House Fountain Hill Farm House The Cedars 27, High Street 8, Church Street 103, Station Street Number 7 and attached pigeoncote Church Farm House The Old Vicarage 3 and 3A, Debdhill Road Elm Farm House and outbuildings Youth and Community Centre

Table 03: Listed buildings



F.12 | **Figure 12:** Listed buildings and allocated sites for housing

Figure 13: Grade I Listed Church of All Saints

Figure 14: Grade II* Listed North and South Engine House's of the Pump House

Figure 15: Grade II Listed Youth and Community Centre (now Misterton Library)

Figure 16: Grade II Listed Misterton Methodist Church

2.3 Flood risk

Misterton is situated on the Chesterfield Canal with several vehicular and pedestrian bridges connecting either side of the canal. Both the River Idle and River Trent also run through and beside the Neighbourhood area respectively. The River Idle has railway, vehicular, and pedestrian bridge crossings. The River Trent, the largest of the study area's watercourses, hugs the eastern boundary of the Neighbourhood area. Both the River Idle and Chesterfield Canal flow into the River Trent to the east of Misterton's urban area.

With a majority of the parish's landscape falling under the Idle Lowlands landscape character area, much of the parish is susceptible to Flood Zone 3 (as well as Flood Zone 2). The village of Misterton itself however is on higher ground and is left mostly unaffected by either Flood Zone 2 or Flood Zone 3, with the exception of the settlement's eastern side. The parish's allocated sites all fall outside of any flood zone designation and are therefore void of any flood mitigation measures. This said, some of the sites border flood zone designated land and should therefore consider some form of flood defence should they be developed.

2.4 Topography

The Neighbourhood area's expanse of Flood Zone 3 designations are indicative of Misterton's low-lying land. With the River Idle running through the Parish and the River Trent running alongside it, floodplains surround Misterton's urban centre.

The area's topography peaks at two locations; at Debdill Hill to the north west of the village and the area just east of the B1403 (Gringley Road). Overall the Neighbourhood area topography is low-lying and flat.

Figure 17: Pedestrian bridge over the River Idle

Figure 18: Chesterfield Canal and towpath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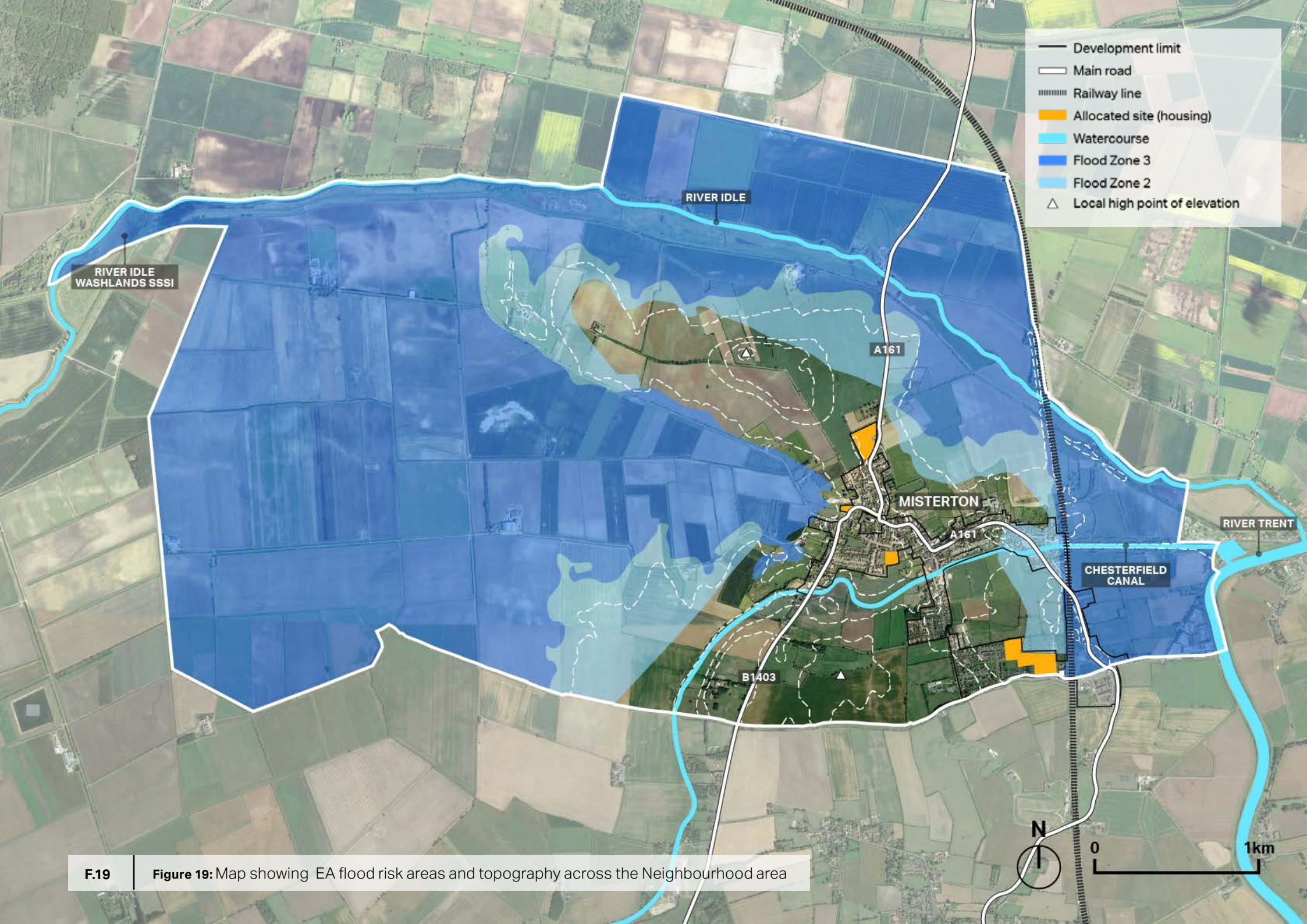


F.19 **Figure 19:** Map showing EA flood risk areas and topography across the Neighbourhood area

END OF SECTION

Villagescape & character

03

3. Villagescape & character

This section begins with analysis of the whole village under a series of themes that help to understand the overall spatial character and key features of the village. A character study follows, with reference to key focus areas that highlight the quality and diversity of the

3.1 Settlement origins and growth

The name Misterton is thought to refer to its origins as a 'monastery farm/settlement'. It appears in the Domesday survey in 1086 as Ministretone indicating that there was a church at Misterton by late C11. The church, dedicated to All Saints, has been rebuilt and modified throughout its life, notably the tower and spire were rebuilt 1847-8.

The exact origin and age of the settlement is unclear but the name has been interpreted as signifying that in pre-Conquest times there was a church served by a community of clergy. Alternatively, it could mean that it was a dependency of York Minster.

It is known The farmland to the west of the village (Misterton Carrs) was drained by Dutch engineers in C17 and this would have significantly expanded agricultural production in the area.

A further key development for Misterton was the opening of the Chesterfield Canal in 1777, designed by James Brindley. This ran for 46 miles (74 km) from the River Trent at West Stockwith (1km east of Misterton) to Chesterfield in Derbyshire.

It is known that the canal was built to export coal, limestone, and lead from Derbyshire, iron from Chesterfield via West Stockwith to the Trent and so to Hull or Nottingham. Also imports into Nottinghamshire and Derbyshire would have greatly increased activity and trade in Misterton.

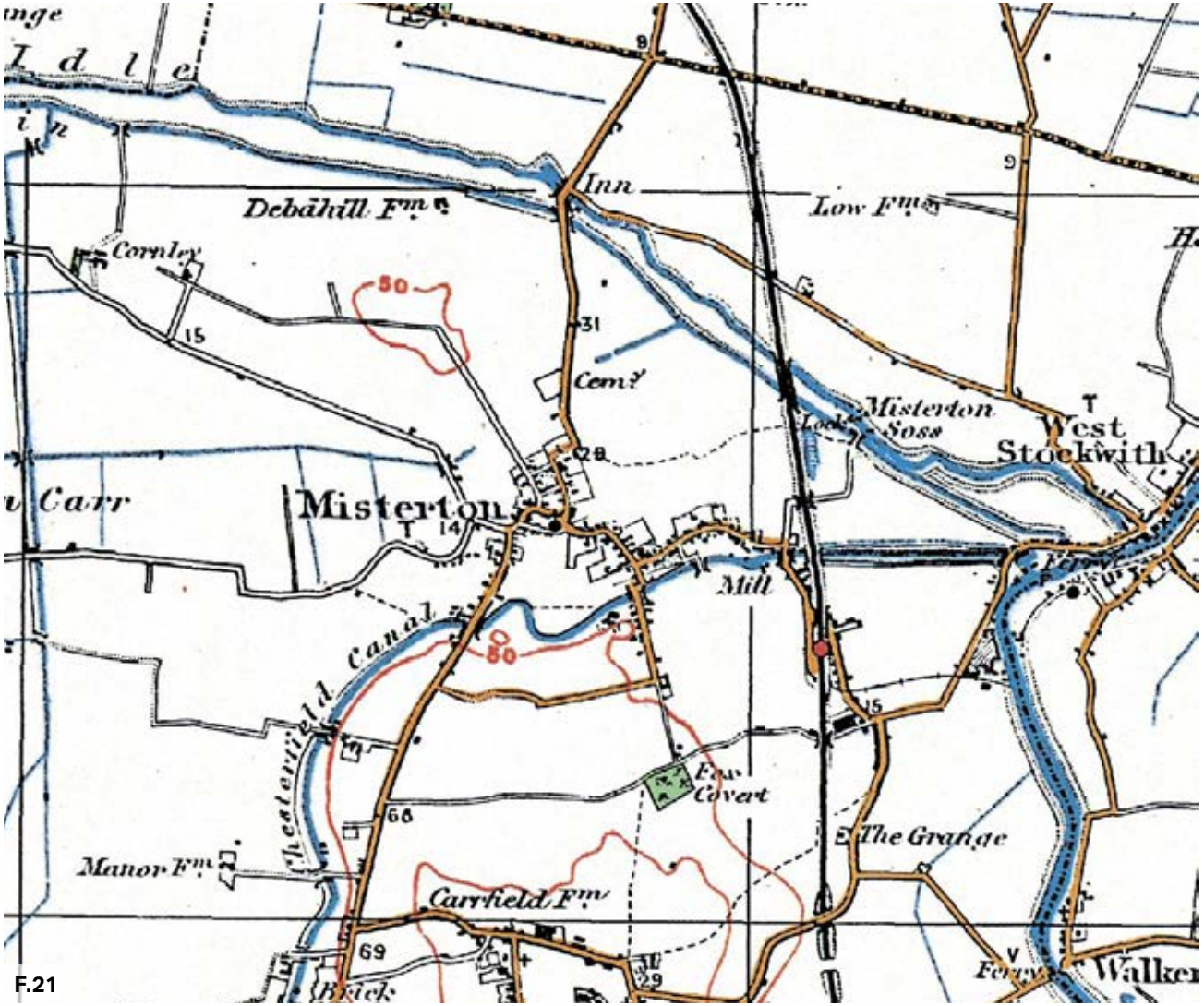
The arrival of the Great Northern and Great Eastern Joint Railway in late C19 at Misterton, connecting Lincoln and Doncaster was a further economic boost. Historic industries that are recorded in Misterton around this time include; brick and tile, and chemical and gas works.

Little industry remains in Misterton today. There is a large brownfield site, once home to the Newells Engineering Works, nestled between the railway line and Marsh Lane.

The village is designated as a local service centre with several local amenities including a small supermarket, library, primary school, medical practice, veterinary clinic, pub, and church.

Figure 20: The Newells Engineering Works (1947) on what is now a large brownfield site

Figure 21: Historic map (1919-1926) of the Misterton Parish

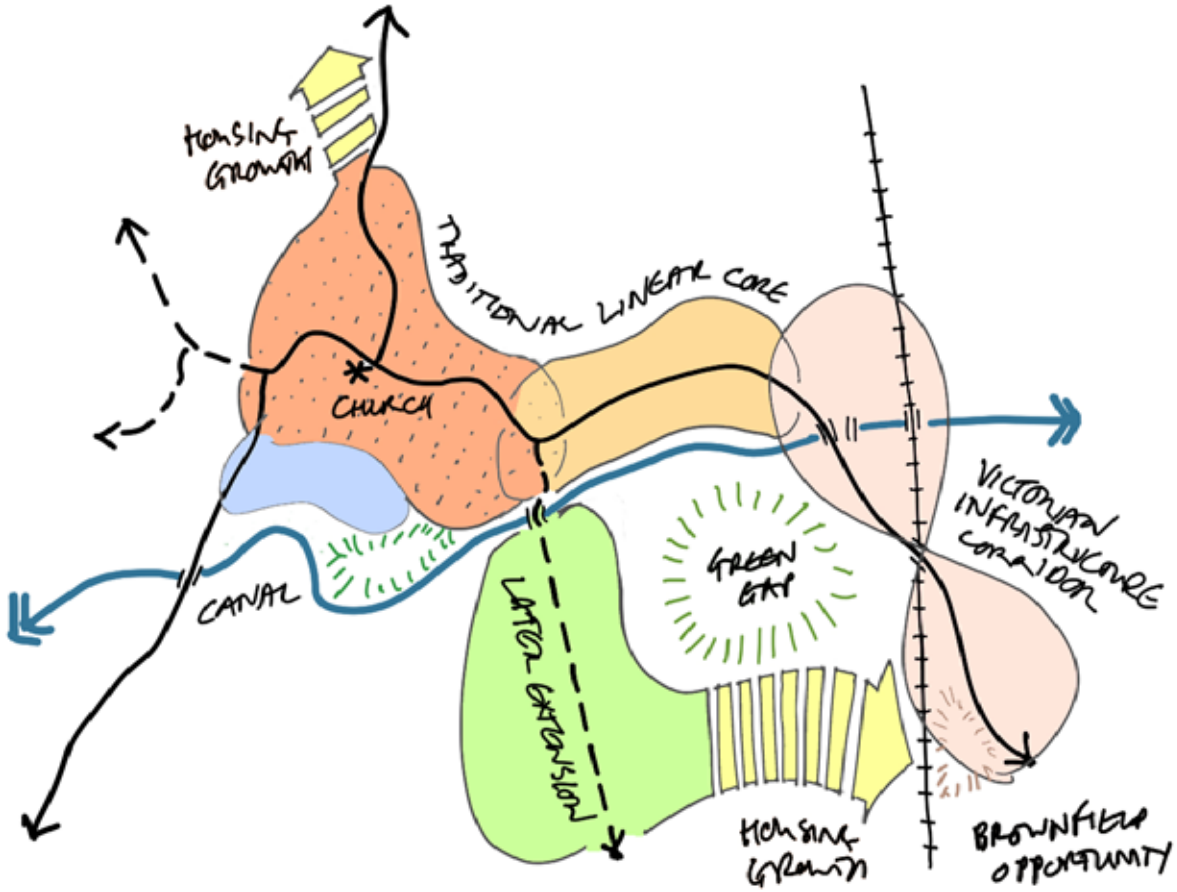


3.2 Settlement pattern today

Overall, the village retains its linear form with development following the alignments of the A161 (Haxey Road High Street; Station Street) and B1403 (Church Street; Gringley Road), the main roads through the area.

The village is slightly more compact to the north west around the Church of All Saints. It extends in a linear fashion along streets and lanes to the south east. Misterton has taken on a unique development pattern due to large areas of green fields that are excluded from the development limit.

Misterton also exhibits a strong village feel due to its rural surroundings, modest scale, and limited provision of local retail and services.



F.22 | **Figure 22:** Settlement structure sketch diagram

Figure 23: Traditional detached dwelling set within a substantially sized plot

Figure 24: Historic farmhouses and modern farmstead-styled developments are commonplace

F.23

F.24

3.2.1 Figure ground

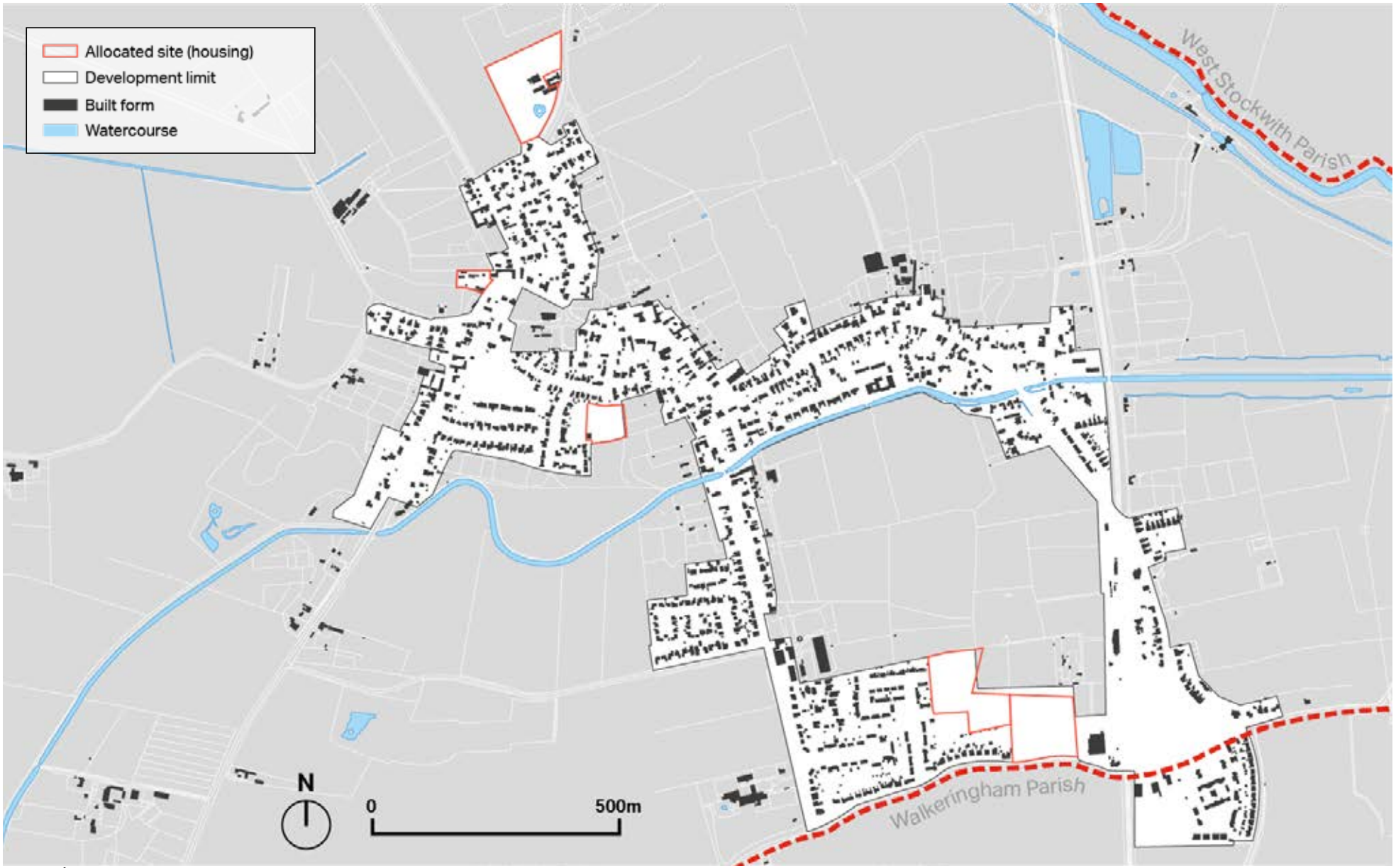
The figure-ground plan of a village (see over page) can be likened to its DNA, encapsulating its personality. Both good and bad traits are apparent in the simple display of solid black (building) set against a white background.

The addition of watercourses (blue) helps to give some context to this important but slightly abstract view. The inclusion of the development limit also highlights the concentration of development within the area.

This plan type is a great indicator of different characters, or periods of development, throughout the village.

Notable characteristics:

- Varying building patterns combine to define the oldest/ longest streets and lanes leading into the village or towards the church.
- Domestic scale buildings create informal frontages to define the primary streets along the historic lanes of the village.
- Patterns of buildings and spaces towards the fringes of the village become looser
- There is variety between imposed layout and seemingly organic growth in different areas, broadly corresponding to post-WWII / late C20 infill and earlier smaller scale builds.
- Large floor plates correspond to industrial and agricultural uses which break up the mainly domestic scale building footprints,
- Overall, there are several recognisable patterns, these are; main streets; planned infill; incorporated farmsteads/ village industry and isolated farmsteads and infrastructure outside the village.
- The canal broadly defines a split between the more organised layout to the north of the village and expansion to the south and wast.



F.25 | **Figure 25:** Figure-ground demonstrating built-form

3.3 Movement pattern

3.3.1 Route hierarchy

Misterton's route hierarchy highlights the settlement's linear pattern of development which is concentrated along its principal radial routes (Gringley Road, Haxey Road, High St, and Station St). See plan over page.

The typology of different routes in Misterton ranges from historic radial routes that connect to surrounding settlements or farmsteads (along which the village has grown); to neighbourhood thoroughfares and development access loops and branches, and cul-de-sacs.

Of the settlement's tertiary routes many have formed dead-end cul-de-sacs. This route typology adversely effects Misterton's permeability by stunting connectivity and access between its successive developments.

The Doncaster-Lincoln railway line runs north-south to the east of the village which stops at Doncaster Station to the north and Gainsborough Station to the south. Misterton's former railway station is located along this stretch of line but was closed by British Railways in 1961. However, there is an ambition by a local campaign group to reopen the station.

3.3.2 Street type character

Main street – village spine and high street. Includes 90' bends, likely based on former field patterns For example: High Street

Village radials – historic, routes leading to the high street from other settlements. For example: Haxey Road.

Village lanes - other developed lanes that are well enclosed by development and plot boundaries but sometimes lack footpaths. For example: Debdhill Road.

Rural lanes - hedge lined lanes leading to farmsteads, landscape resources or infrastructure. For Example: Soss Lane / Cattle Road.

Figure 26: View along High Street

Figure 27: View along Haxey Road

Figure 28: View up towards Haxey Road from Rook's Lane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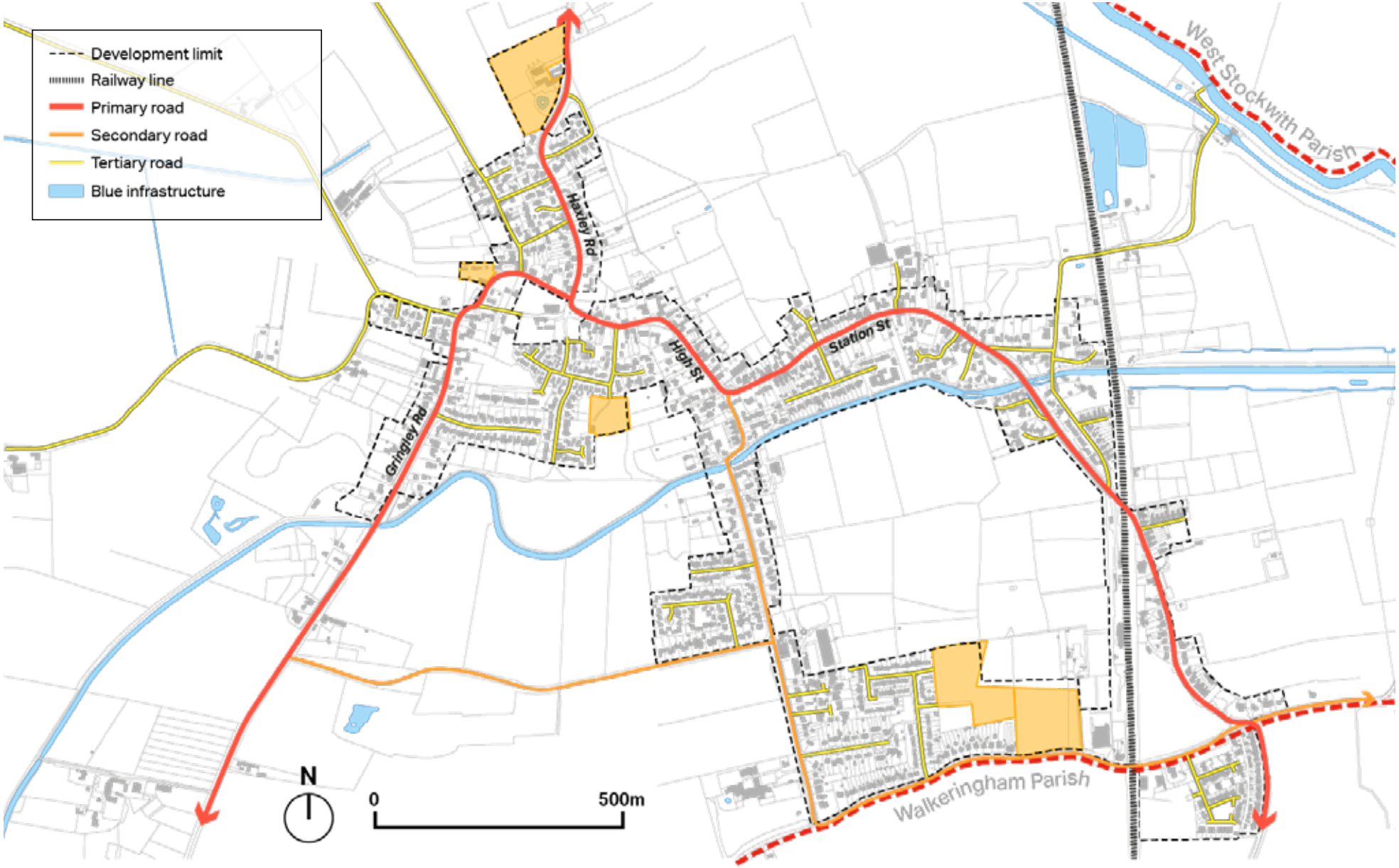


F.29 | **Figure 29:** Street hierarchy and sites

3.3.3 Pedestrian network

Figure 32 illustrates the settlement's key pedestrian networks that range from locally connected public rights of way (PROW) and pavement footpaths to inter-county wide strategic trails.

Several routes run parallel to the Parish's watercourses, reinforcing the recreational value of Misterton's blue infrastructure. In particular, the Trent Valley Way along the Chesterfield Canal is a long-distance pedestrian route that links to the River Trent throughout the counties of Nottinghamshire and Lincolnshire. PROW also run along the River Idle and Mother Drain.

Pavement footpaths also follow Misterton's key radial routes (i.e. primary streets) and secondary streets from the street hierarchy. Many of these have connections to the surrounding landscape via the village's PROW network.

3.3.4 Public transport

Misterton's railway station was closed in 1961 but the line is still in operation with services between Doncaster and Gainsborough continuing to pass through to the east of the village.

The Doncaster-Lincoln railway line runs from the East Coast Main Line connecting Doncaster from the south east to Lincoln via Misterton. There is an aspiration to reopen the station.

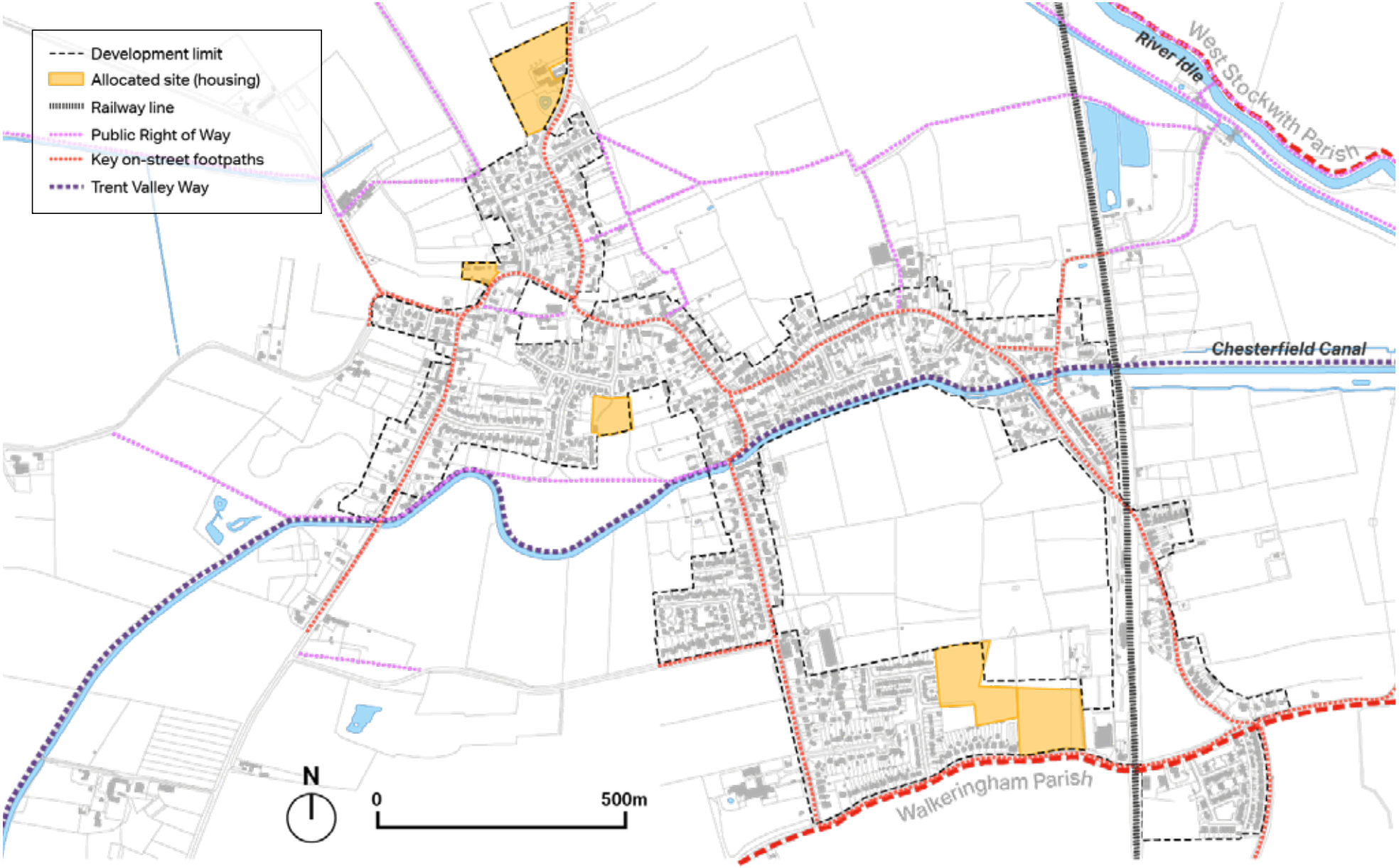
There are several bus stops along Gringley Road, High Street and Station Street, with services to the nearby village and towns of Doncaster, Gainsborough and Retford.


F.30


F.31

Figure 30: Trent Valley Way tow-path along the Chesterfield Canal

Figure 31: View of pavement footpaths on the High Street



F.32 | **Figure 32:** Strategic footpaths and public rights of way

3.3.5 Legibility & wayfinding

Misterton's waterways do not form major barriers to movement due to the many bridge crossings which provide good pedestrian and cycle connectivity over. These include the Grade II Listed Wharf Bridge over the Chesterfield Canal. The towpath and waterways also provide long distance recreational movement corridors within the Parish, linking place and heritage.

The Grade I Listed Church of All Saints is a defining landmark of the village with its spire being visible from multiple locations around the village (see adjacent map for key views). The Pump House on the Mother Drain to the north west of the village provides another key landmark due to the two large chimneys which dominate their rural surroundings. Both the Church and Pump House contribute to local wayfinding between the village's eastern and western sides.

Misterton has two key junctions; one is the Church Street-High Street-Haxey Road junction and the other is the High Street with Station Street and Wharf Road.

Both intersections are of significance due to there being a convergence of key movement corridors. Both junctions are also sites of frequent community activity.

The adjacent plan also highlights locations which stimulate significant levels of community activity. These locations are around the Church of All Saints, the Co-op supermarket, Misterton Primary and Nursery School, and along Marsh Lane where there are several local amenities including a GP, pharmacy, and a large sports

F.33

Figure 33: Chimneys of the Pump House can be seen from multiple locations around the Parish

Figure 34: Chesterfield Canal tow-path and the Grade II Listed Wharf Bridge

Figure 35: Key view/vista of the Church of All Saints from Debdhill Road

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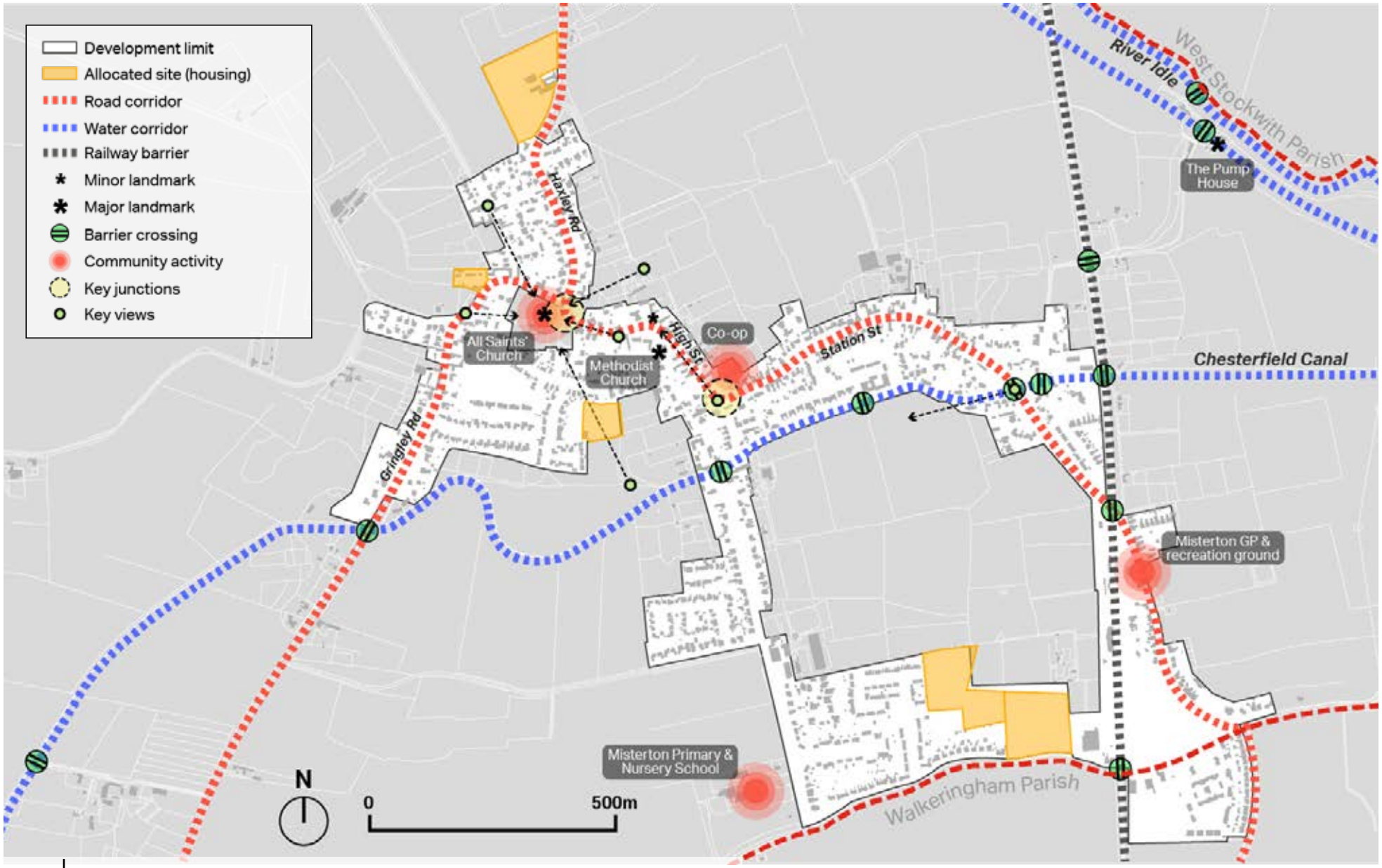
F.35



F.36 | **Figure 36:** Village structure and legibility

3.4 Topography and views

The map on the next page shows the figure-ground overlay on a 2m contours plan. This reveals the relationship of buildings to land-form, the hills and valleys of the settlement, and how they have helped shape the village in and its expansion. While most of the Parish is on the low-lying floodplains of the River Trent and River Idle, most of Misterton's built area is slightly elevated.

3.4.1 Topography

The settlement's topography gradually rises to the south west where it peaks at a modest 20-22m above sea level. The village has developed along the shallow ridges of this area and Debdhill (north-west of Misterton). As expected the area's natural waterways such as the River Idle and the Mother Drain are located along the settlement's lowest lying land at 0-2m above sea level. The Chesterfield Canal runs through Misterton at the foot of the gentle hill to the south west.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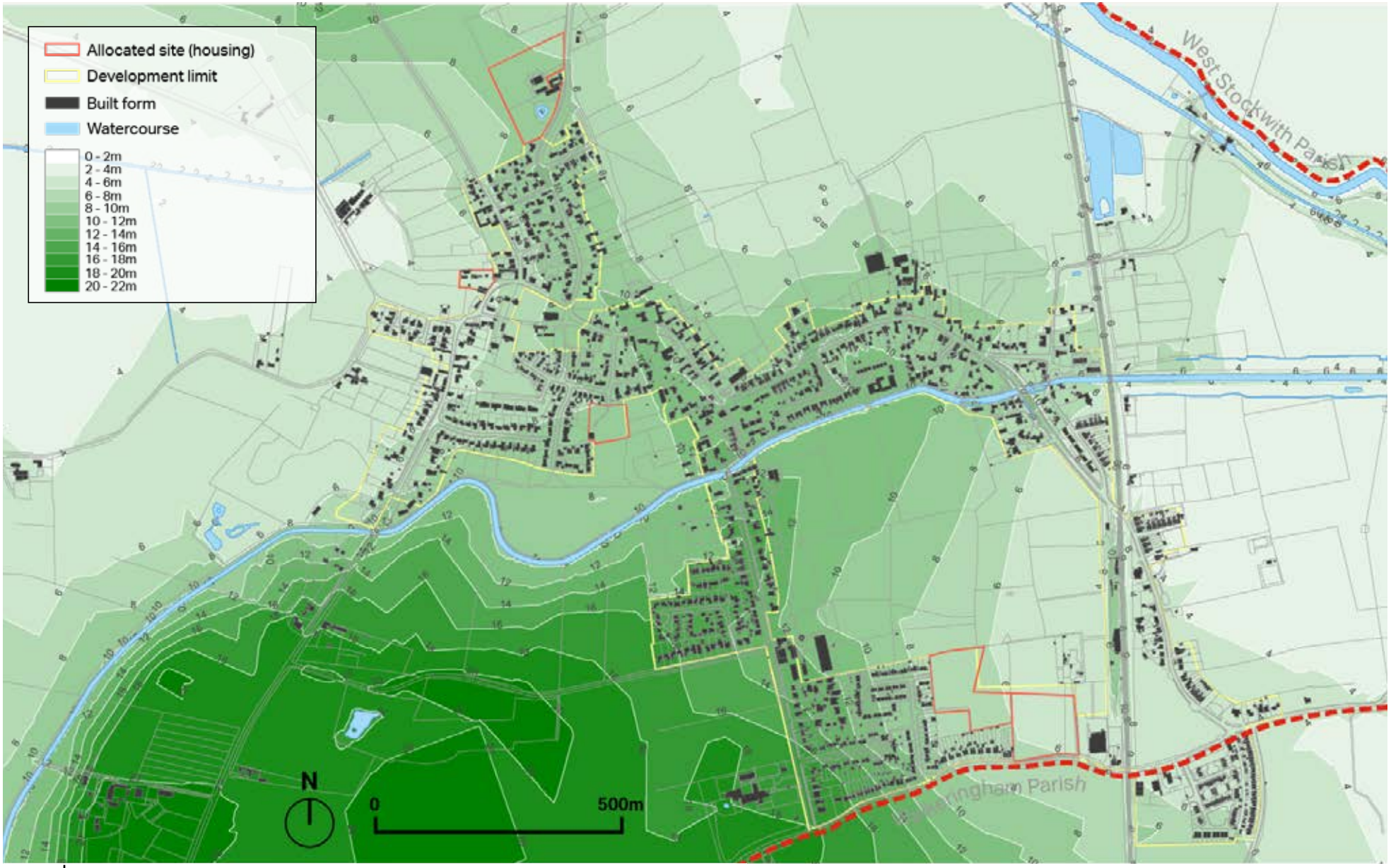
F.38

Figure 37: View of surrounding landscape from Gringley Road (south west Misterton)

Figure 38: View from Debdhill looking towards West Burton A Power Station (north west Misterton)



F.39 | **Figure 39:** Topography and built-form

3.4.2 Key Views

Misterton's rural context produces attractive views of the surrounding landscape. The following pages show photos of the key views surrounding the village, as indicated on the adjacent plan. The views are concentrated to the south west of the village due to the gradual rise in the topography. Many of these are located along Gravelholes Lane, which is a vantage point above the village, due to its position along the hills ridgeline.

Overall, the topography of the Parish is low-lying which affords extensive views to landmarks in the far distance. For example, there is a clear view of the silos from the West Burton A Power Station to the north-west of the village.

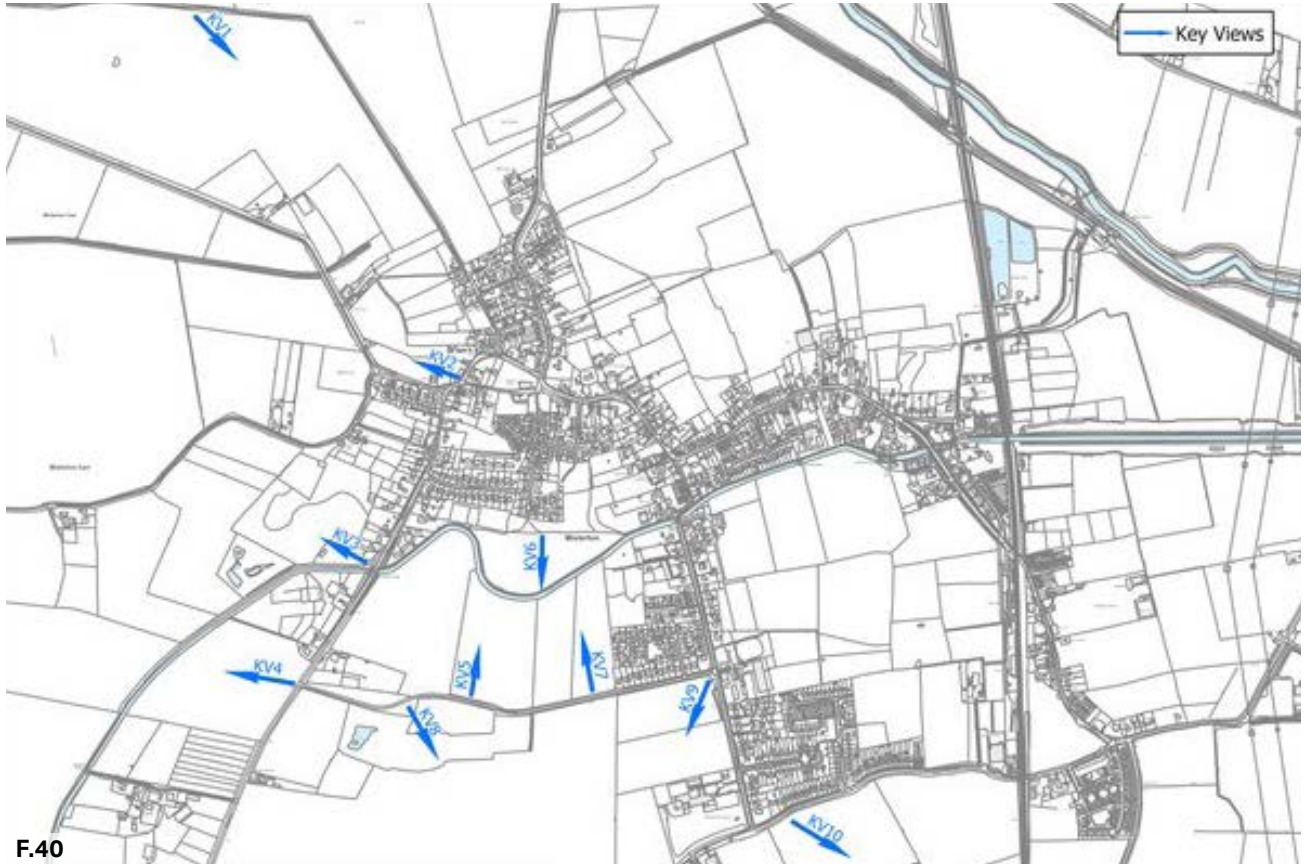


Figure 40: Map showing ten key views identified by the community

Figure 41: Debdhill looking south east towards All Saints Church

Figure 42: View from the corner of Church St looking westward

Figure 43: View from Coopers Bridge on Gringley Rd looking westward

Figure 44: Gringley Rd junction with Gravelholes Lane looking westward

Figure 45: Gravelholes Lane looking north towards Misterton village

Figure 46: Looking south from footpath towards the Chesterfield Canal

Figure 47: Gravelholes Lane looking north towards the Chesterfield Canal

Figure 48: Looking south east from Gravelholes Lane

Figure 49: Gravelholes Lane and Grovewood Road looking south west behind the school

Figure 50: Looking south east from Fox Covert Lane towards Walkeringham

3.5 Recreation & open space

There are a variety of open space uses in Misterton as shown on the plan over page. These include; green open spaces, sports and recreation, amenity green spaces, and a community garden. One of the biggest and higher-quality open spaces is the sports and recreation ground to the south-east of the village. It is home to Misterton Cricket Club, a bowling green, basketball court, football pitch, and children's playground and is accessed via Marsh Lane (A161). The space is readily used by the community as well as various local sports teams for both training and tournaments.

The largest of the spaces is the open green space that borders the Chesterfield Canal. A public right of way runs along the north of the space which provides access to the Chesterfield Canal and Trent Valley Way trail. This area is therefore well used by walkers and dog owners alike from within Misterton as well as the wider region.

The remaining open spaces are smaller and provide valuable green infrastructure for residents who live close-by to them.

The adjacent plan also shows Misterton's natural designations which include Local Wildlife Sites and Tree Preservation Orders. The Local Wildlife Sites include; the River Idle, Mother Drain, Chesterfield Canal, the Orchard Close Fishery and a marshland area that borders the village's western edge.

Key points:

- There is a network of open spaces with differing uses throughout the settlement
- One of the amenity green spaces falls within an allocated site (NP11)
- The large open green space bordering the Chesterfield Canal is an important recreational space for the local community

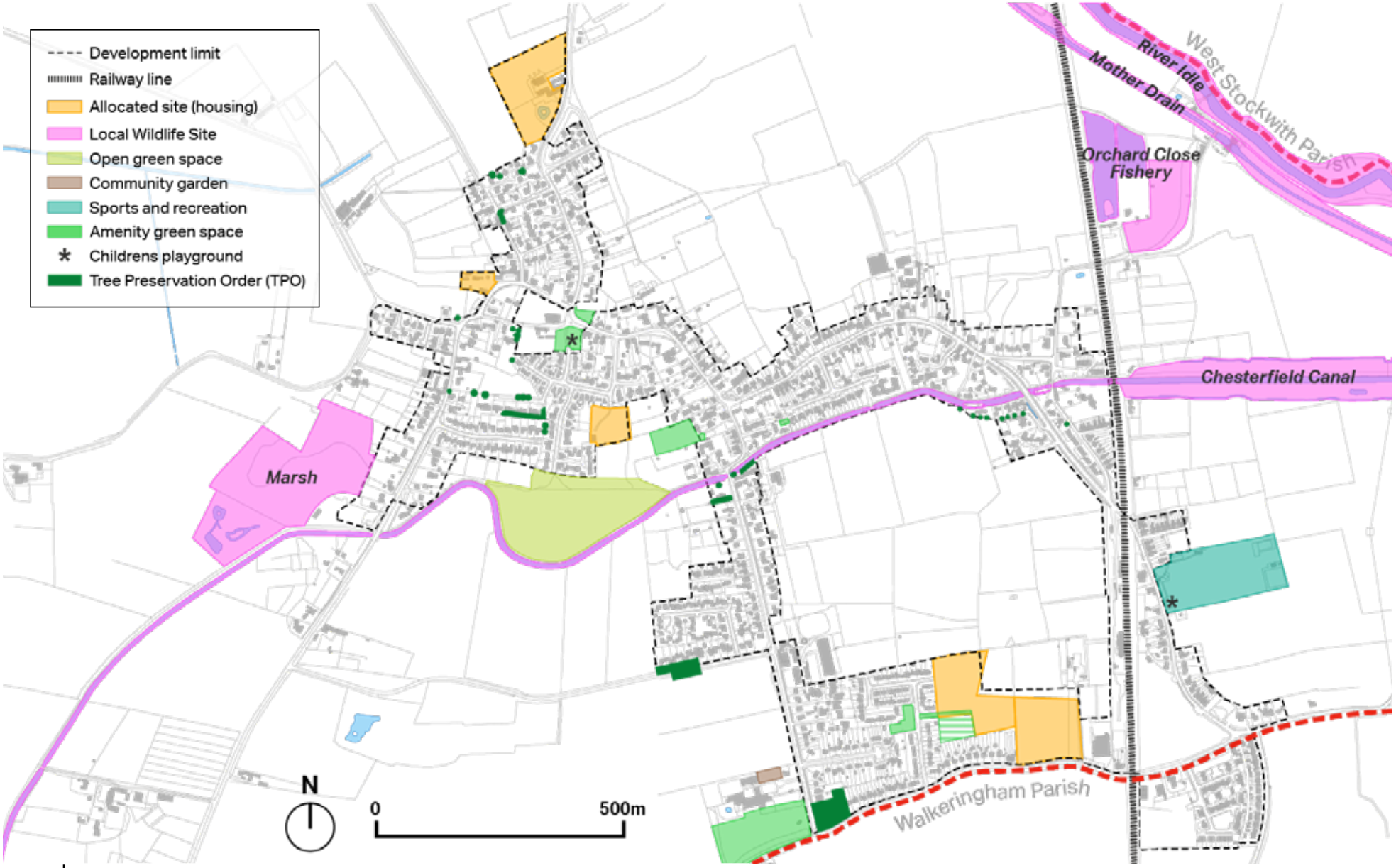
The Chesterfield Canal and pattern of field hedgerows are important linear features that form and connect important habitats.

Figure 51: The large open green space between Misterton's built area and the Chesterfield Canal

Figure 52: Misterton sports and recreation ground to the east of the village


F.51


F.52



F.53 **Figure 53:** Open space and natural assets. The boundary of the Local Green Space and site allocation boundaries for NP11 and NP12 have been amended slightly please refer to the Review NP for exact boundaries.

3.6 Characterisation study

3.6.1 Introduction

The following character study looks at the different areas of the village and assesses whether there are distinct character areas that help us to understand the village.

3.6.2 Traditional architecture and development periods

Misterton exhibits an array of pre-war building styles yet there is also consistent use of materials that recurs often throughout the main streets and lanes of the village that is something of a regional vernacular (red brick and red pantiles). In amongst the older buildings that adorn the village's main thoroughfares there are various housing styles from later periods, sometimes sensitively integrated and sometimes not. Although the village displays a mix of traditional and non-traditional architecture overall there is still a strong sense of its vernacular origins, particularly to the north of the Chesterfield Canal.

As for local design preferences, in the Misterton Neighbourhood area survey, 80% of respondents felt new developments should complement and blend in with current traditional style homes within the village (e.g. red brick construction with red pantile roofs).

Table 04: Village characteristics

Category	Village characteristics
Land use	Residential; minor retail; community facilities; agriculture
Layout & Density	Linear development pattern with predominantly low density housing following the Village's historic radial routes. Many dwellings are detached and have significantly sized plots which is reflective of Misterton's rural setting.
Access	Misterton's has three key gateways along its arterial routes: Haxey Road, Marsh Lane / Station Street, and Gringley Road.
Landscaping	Grass verges; hedgerows; pocket parks; sports & recreation ground
Topography	Low-lying land with few changes in elevation.
Landmarks & Features	Chesterfield Canal; River Idle; Church of All Saints; Misterton Methodist Church; The Pump House
Views	Church of All Saints spire visible from multiple locations.

Development period timeline: looking back

Later / Modern

Post-2000

Late 20th century

Post-WWII

Earlier / Traditional

Inter-war / Arts & Crafts

Victorian / Edwardian

Georgian & earlier

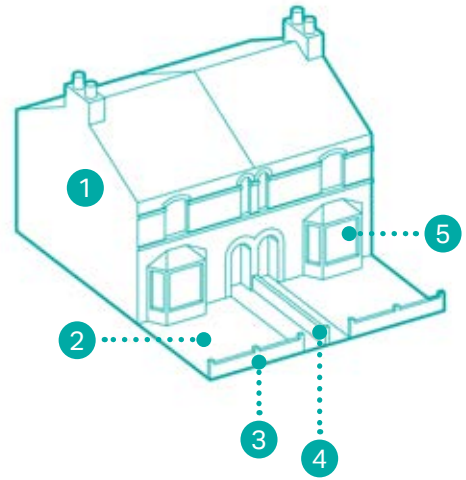
3.7 Typical house types in Misterton

The following housing typologies have been identified for demonstrating high-quality residential design, as well as being the 'typical' house types found along Misterton's arterial routes (Haxey Road; High Street; Station Street). Due to this these housing types reflect some of the settlements most historic housing stock.

Some of the design features common among the house types include red brick boundary walls which produce a distinct separation between public-private spaces as well as between private spaces (i.e. between individual dwellings).

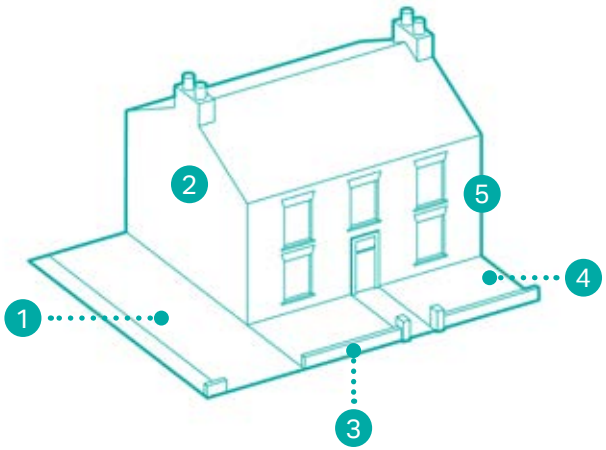
The size and scale of the housing types are also responsive to the context of Misterton, as a rural and sparsely populated village. The house types therefore uphold an aesthetic, as well as function, that contributes to the historic and rural character of Misterton.

Victorian semi-detached



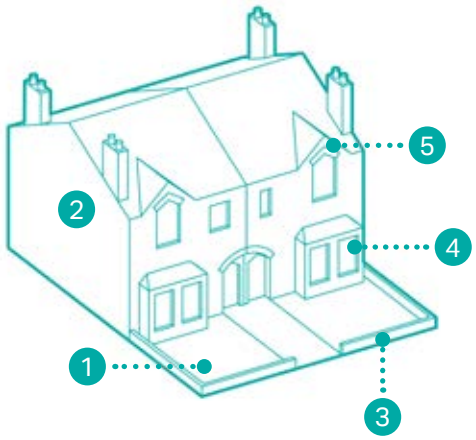
1. Two-storey semi-detached dwelling
2. Setback from pavement
3. Red-brick boundary frontage
4. Red-brick boundary between dwellings
5. Bay window

Edwardian detached



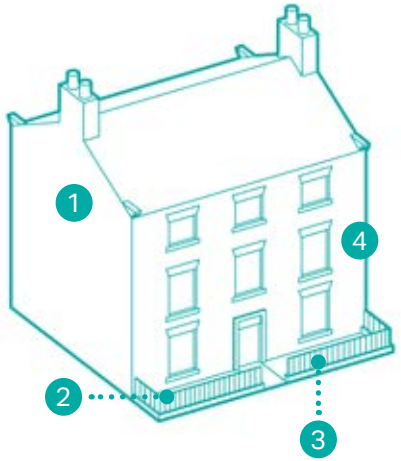
1. On-plot parking alongside dwelling
2. Two-storey detached dwelling
3. Red-brick boundary frontage
4. Setback from pavement
5. Symmetrical fenestration / facade

Newell's Works terrace



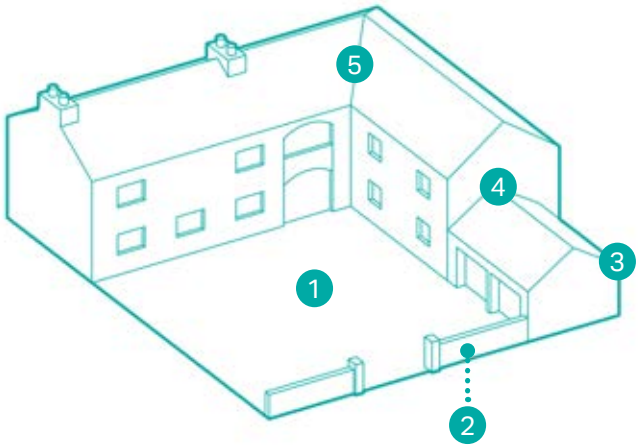
1. Setback from pavement
2. Two-storey terraced dwelling
3. Red-brick boundary frontage
4. Bay window
5. Pointed dormer window

Weavers' cottage



1. Three-storey detached dwelling
2. Wrought iron boundary frontage
3. Small setback from pavement
4. Symmetrical fenestration / facade

Farmstead



1. Large setback / land surrounding dwelling
2. Red-brick boundary frontage
3. Outbuildings / garage
4. Height ranging between 1 and 2 storeys
5. L-shaped building footprint

3.8 Character areas

A primary purpose of this Design Code is to help generate authentic and locally distinctive design responses to the existing settlement and its landscape context.

We have defined simple character areas that help understand the overall pattern of the settlement to which some of the design codes and guidance can be applied.

Within these broad areas further defining characteristics are relevant including; historic period and building types; landscape character; intensity of use and predominant urban form (layout & density), along with topography and features.

All potential sites will require a unique design response, in keeping with Misterton, dependant on location, site features and character area/s.

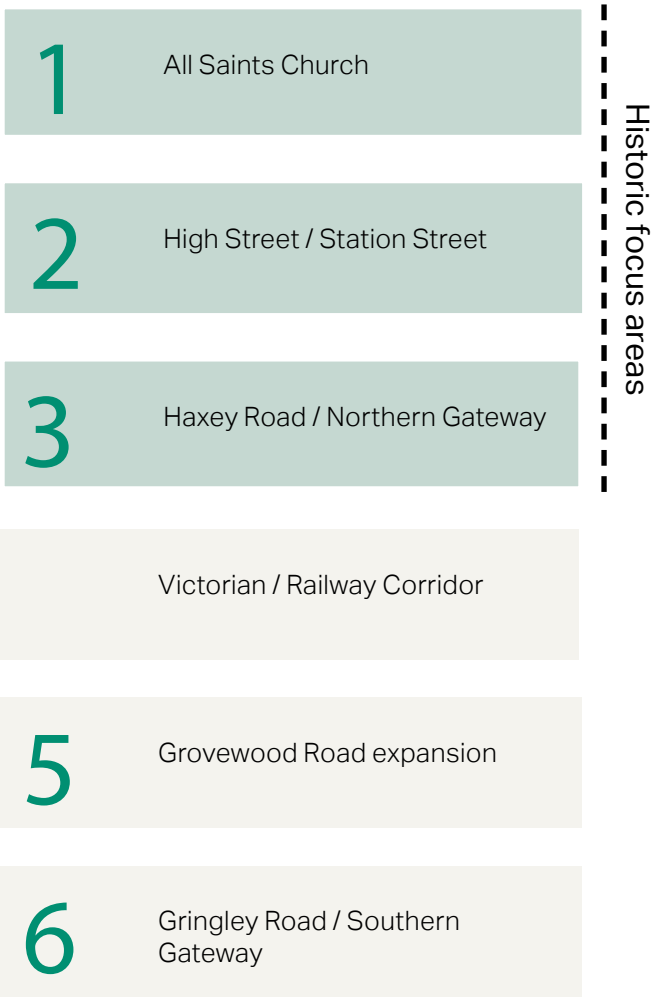
3.8.1 Historic Focus Areas

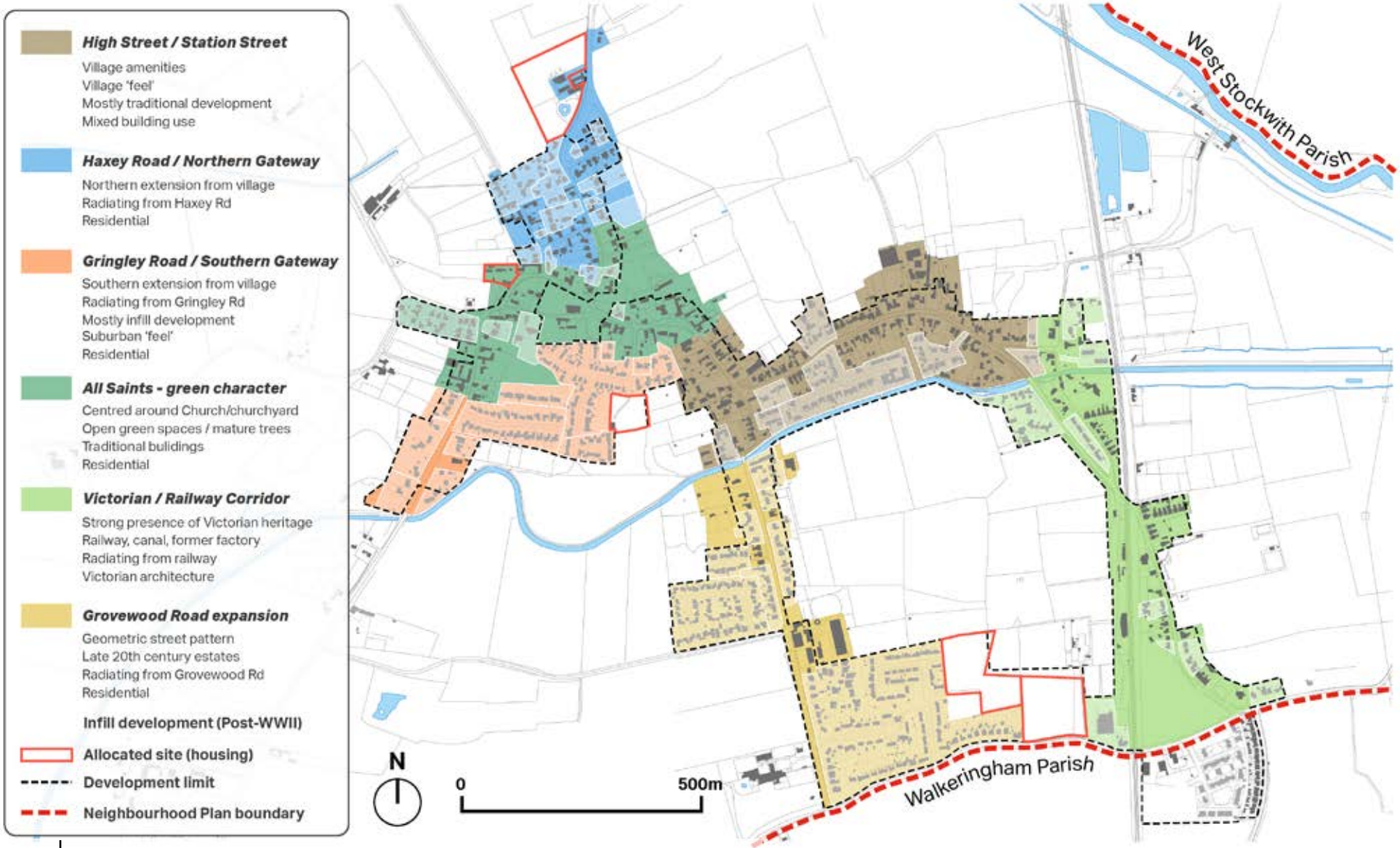
In order to draw out key lessons and to understand variation within residential character areas and periods of development several focus areas, outside of the historic core, have also been assessed.

Focus Area 1: All Saints Church - historic cottages and farmsteads centred around Church of All Saints. Also characterised by mature tree canopies and green spaces.

Focus Area 2: High Street / Station Street - historic built form fronting either side of High Street and Station Street. The village's retail and services are concentrated in this focus area.

Focus Area 3: Haxey Road / Northern Gateway - characterised by a subtle grid pattern and more rural street typologies with mix of both traditional and infill development.





F.54 **Figure 54:** Character area map highlighting infill development - The map shows six character areas and infill developments within these (lighter areas). The infill areas are where new traditional styled development will have a greater benefit by knitting together the more traditional style areas.

3.9 Historic focus areas

As the map on the previous page suggests the historic focus areas encapsulate some of Misterton's oldest buildings including the 13th century, Grade I Listed Church of All Saints as well as multiple historic cottages and farmsteads. These areas also have the greatest concentration of listed buildings; many of which are local landmarks due to there architectural significance.

Many of these buildings are fronting the village's historic movement corridors: Haxey Road, Church Street, High Street, and Station Street. The centrality of these corridors has made them host to Misterton's local amenities including: a small supermarket, library, church, village hall (Methodist church), butchers, and other minor retail.

While there is a notable variation in these areas' building typologies there is a visibly historic character that has produced a village-like 'feel' and identity that isn't experienced elsewhere in the Parish.

Factors	Appearance characteristics
Building types	• Significant variation in building typology due to several eras of historic development. Including cottages, farmsteads, detached, and semi-detached dwellings generally dated between 1800 and 1930s.
Building scale	• Two-storey detached dwellings dominate the area with occasional two-storey semi-detached dwellings also. Several 1-2 storey farmsteads with large building footprints also distributed around the area.
Materials	• Red brick; red pantiles; slate tiles
Boundaries	• Generally low-rise and medium-rise red brick walls
Thresholds	• Most buildings front directly onto the pavement
Roofscape	• Pitched roofs - pitches mostly in line with street; occasional gable ends presented to the street creates variety in the roofscape.
Public realm	• Generally double paved streets apart from several rural lanes radiating from the areas arterial routes. Other public realm includes grass verges; mature tree canopies; recreational space; small gardens/pocket parks

Table 05: Appearance characteristics

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F.57


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F.58

Figure 55: Historic map (1919-1926) of Misterton village

Figure 56: Church of All Saints

Figure 57: Misterton War Memorial

Figure 58: 3-storey framework knitters cottage on High Street

Key characteristics

Colours and materiality

Façade

Red brick

Pale render

Roofing

Red pantile

Grey slate tile

Boundary treatments

Low-rise red brick wall with limestone capping

Medium-rise red brick wall with limestone capping

Hedgerow

Doorways

Wood panelled door with surround

Timber frame porchways

Windows

Casement window with timber framing

Bay window with sash windows and timber framing

Table 06: Village characteristics table

1 Focus Area: All Saints Church

3.9.5 All Saints

The area is dominated by the 13th century and Grade I Listed Church of All Saints as well as the focus area's inherently green character which is also centred around the churchyard. The combination of mature tree canopies and open green spaces has created a visible network of interconnected green infrastructure. The area is also characterised by general lack of infill development in contrast to other areas.

Key characteristics:

- Built form is mostly made up of 18th and 19th century detached cottages and farmsteads located along the top of Gringley Road and Church Street.
- Infill development limited to isolated detached and semi-detached dwellings
- Multiple mature trees and open green spaces that contribute to local biodiversity and wildlife networks.
- Most dwellings either directly front the street or have small setbacks in the form of small front gardens. There is a lack of streetscape continuity due to mixture of front and side elevations fronting the street.
- Key public realm includes the churchyard and the small park adjacent the church (incl. children's playground)

Figure 59: Satellite image of the area around All Saints Church

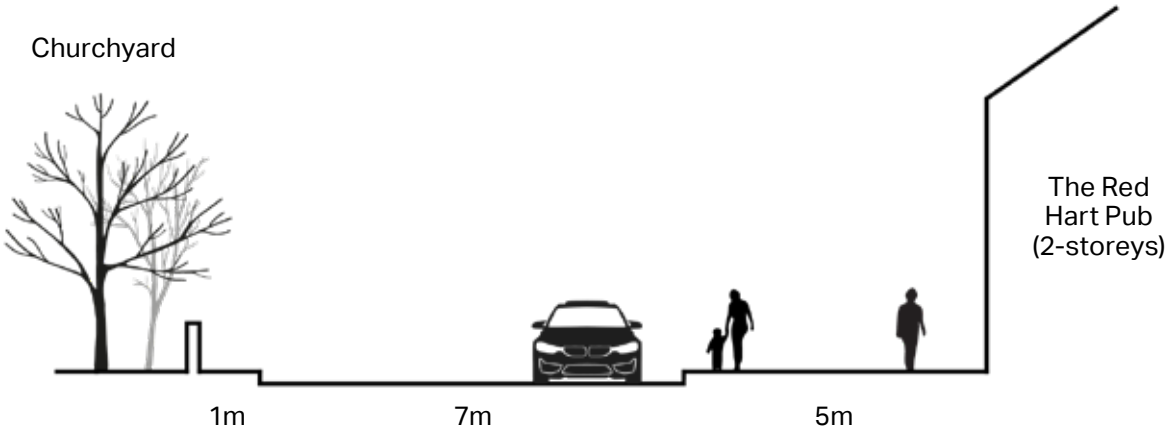

Figure 60: Cross section of Church Street

Figure 61: Grade I Listed Church of All Saints

Figure 62: View up Church Lane

Figure 63: View of churchyard and Misterton War Memorial

Figure 64: Small park adjacent church

2 Focus Area: High Street / Station Street

3.9.6 High Street / Station Street

The areas development forms a linear pattern along High Street and Station Street. The most characterful and 'village-like' built form is experienced along these two streets whereas more recent infill development is located south of Station Street. While the area is characterised by a variety of architectural styles there is a general homogeneity in materials.

Key characteristics:

- Development fronting High Street and Station Road generally dates between Georgian and Victorian period.
- Infill development is concentrated on parcels of land south of Station Street (i.e. Hillsyde Avenue, The Barn). Many of these new streets are cul-de-sacs which restrict the area's permeability.
- Variety of setback sizes reflective of areas different development periods. Victorian terraces have small front gardens whereas the farmsteads have much larger setbacks along Station Street.
- Key public realm includes Jubilee Gardens (a small pocket park) at the High Street-Station Street intersection.

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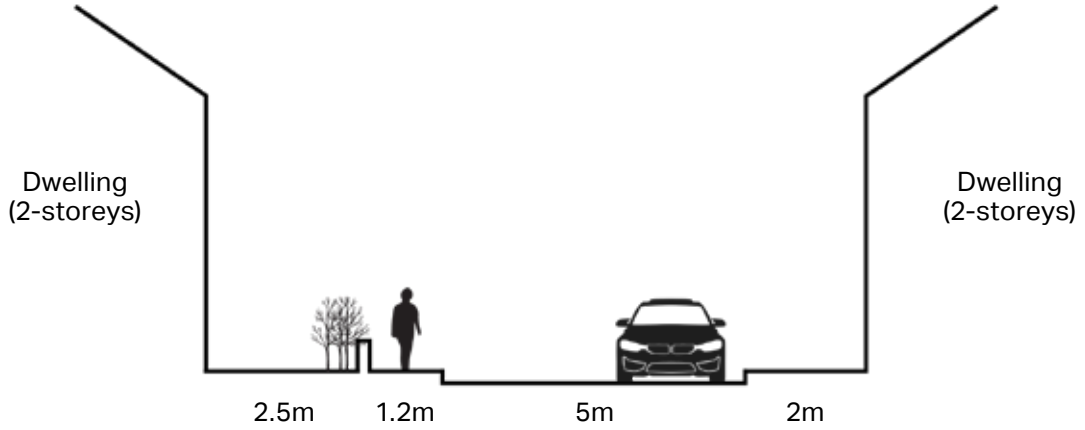
Figure 65: Satellite image of the High Street / Station Street area



F.66

Figure 66: Cross section of High Street

Figure 67: View down High Street

Figure 68: Victorian detached dwelling fronting Station Street

Figure 69: Former Co-op building along High Street

Figure 70: Former Misterton School building (now Misterton Library)

Figure 71: View down Station Street

3 Focus Area: Haxey Road / Northern Gateway

3.9.7 Debdhill Road/Northern Gateway

Characterised by a single-square grid pattern formed by Debdhill Road, Rook's Lane, Colton Street, and Haxey Road. This modular layout is visible on the historic map on page 44. Debdhill Road has a rural / village character due to its connectivity between the Church of All Saints and Debdhill Hill at either end. By contrast, Haxey Road is one of Misterton's principal movement corridors and acts as the village's northern gateway.

Key characteristics:

- Subtle grid pattern that is visible on the area's historic mapping (see map on page 44)
- Varied periods of development of both farmstead-style, detached, and semi-detached dwellings
- 21st century infill development concentrated along Debdhill Road and a couple of cul-de-sacs
- Variety of setback sizes reflective of areas different development periods. For example, detached dwellings along Haxey Road eastern edge have large front gardens and plots in comparison to development along Debdhill Road.
- Rooflines are generally not in line with the street due to side elevations creating breaks in the streetscapes continuity.

Figure 72: Satellite image of Haxey Road / Northern Gateway character area

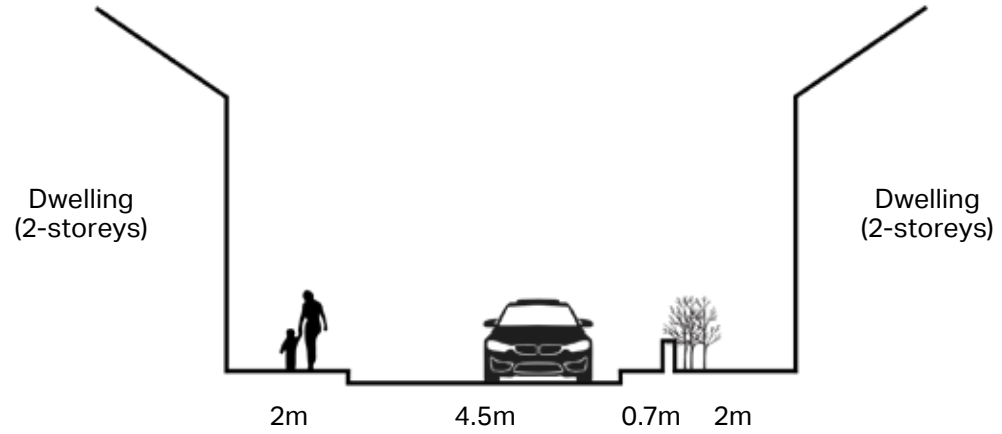


Figure 73: Cross section of Debdhill Road

Figure 74: View down Haxey Road

Figure 75: View down Rook's Lane

Figure 76: View/vista of Church of All Saints from Debdhill Road

Figure 77: Grade II Listed building fronting Haxey Road

Figure 78: Edwardian semi-detached dwellings fronting Haxey Road

4 Victorian / Railway Corridor

3.10 Victorian / Railway Corridor

This area is a Victorian-era extension of Misterton located along the eastern edge of the village. The Doncaster-Lincoln railway line runs north-south through its centre while the Chesterfield Canal runs east-west. A large brownfield site to the north of Fox Covert Lane is where the Newells Engineering Works once stood.

The railway, canal, and legacy of the engineering works are all reflective of the area's Victorian industrial heritage. While Misterton Station remains closed the Chesterfield Canal has become a popular pedestrian corridor, with the Trent Valley Way now running along it. A row of red-brick terraces adorned with the 'Newells' name remain along Marsh Lane, fronting the former works site.

Overall, the area's built form is inherently Victorian with darker-tone red-brick facades and Welsh slate roofs which somewhat strays from Misterton's traditional materiality.

Factors	Appearance characteristics
Building types	• Victorian terraces and semi-detached dwellings concentrated along Station Road and Marsh Lane. Several parcels of 21st century infill development along Station Street and Marsh Lane also.
Building scale	• Most dwellings to the south (Marsh Lane) are 2-storey terraces and semi-detached dwellings. Northern area mix of 2-storey detached and semi-detached dwellings.
Materials	• Victorian red brick; Welsh slate roof; red pantile roof
Boundaries	• Low-rise red-brick walls are the dominant boundary treatment
Thresholds	• Victorian dwellings have generally small setbacks in the form of small front gardens. More recent infill development characterised by larger setbacks in the form of front gardens and/or driveways.
Roofscape	• Victorian dwellings characterised by Welsh slate tiles whereas infill development typically adorned with traditional red pantiles. Gable-ends are the dominant roof typology. The Victorian roofscapes are generally in line with the street.
Public realm	• Generally double-paved streets throughout the area. Grass verges along Station Street and towpath along Chesterfield Canal.

Table 07: Appearance characteristics


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Figure 79: 'Newells' Victorian terraces fronting Marsh Lane

Figure 80: 20th century semi-detached dwellings fronting Marsh Lane

Figure 81: Station Road

Figure 82: Chesterfield Canal

Figure 83: Sports and recreation ground along Marsh Lane

5 Grovewood Road Expansion

3.11 Grovewood Road Expansion

This area extends south of the Chesterfield Canal with development either fronting or radiating from Grovewood Road. The area's built form is predominantly made up of large 20th century housing estate-style developments with the exception of several Victorian detached dwellings fronting Grovewood Road.

While Grovewood Road follows a linear form its radiating residential estates follow a more modular layout. There are two notable parcels of development with this characteristic along both Grove Park (west of Grovewood) and then Amcott Avenue/ Grange Avenue (east of Grovewood).

Grovewood Road itself is an attractive corridor with substantial grass verges, occasional mature trees, hedgerows and several Victorian dwellings that all contribute to its character. There is also a large characterful barn (Grove House Farm) halfway down Grovewood Road which stands out as a local landmark.

Factors	Appearance characteristics
Building types	• 20th century semi-detached and detached dwellings dominate the area. Grovewood Road however has a mix of building typologies including several Victorian detached and semi-detached dwellings as well as a large old barn.
Building scale	• All buildings two-storeys and of similar size and scale with the exception of the Victorian dwellings and Grove House Farm along Grovewood Road.
Materials	• Red brick; red pantile roof; Welsh slate roof (Victorian dwellings only)
Boundaries	• Hedgerow and wooden fencing along Grovewood Road but little to no boundary treatments within the 20th century housing estates.
Thresholds	• Significant setbacks in the form of front gardens and driveways.
Roofscape	• Mix of hip and gable-end red pantile roofs with Welsh slate roofs limited to the Victorian dwellings along Grovewood Road.
Public realm	• Grovewood Road and its radiating developments all have grass verges. All roads are double-paved apart from Grovewood which only has single-paving along its eastern side. Two open green spaces are located off either side of Grange Avenue.

Table 08: Appearance characteristics

Figure 84: View down Grovewood Road with Grove House Farm's historic barn on the left

Figure 85: Local green space off Grange Avenue

Figure 86: Grange Avenue

Figure 87: Grange Avenue access from Fox Covert Lane

Figure 88: Grass verges/recreational space along Grange Avenue

6 Gringley Road / Southern Gateway

3.12 Gringley Road / Southern Gateway

The area is characterised by several medium to large-scale developments dating from the late 20th to early 21st centuries. Many of these developments have produced estates or rows of homogeneous housing. This is particularly evident along Minster Road and Old Forge Road where dwellings are all very similar in appearance. More recent infill on Ashdown Way and Fields End exhibits greater richness in design and detail however.

Gringley Road, or the B1403, is one of Misterton's key routes providing access to and from the village from over the canal. Unlike other roads in the area development along Gringley Road has been more organic due to its successive periods of infill development that have gradually extended down the road over time.

Unlike most of the other character areas, this area has a notable lack of historic development with the exception of several dwellings along Gringley Road.

Factors	Appearance characteristics
Building types	• Area is characterised by late 20th and early 21st century semi-detached and detached dwellings.
Building scale	• All buildings are two-storeys with the exception of Minster Road which is predominantly 1-1.5 storey bungalows. Several clusters of large detached dwellings along Ashdown Way, Fields End and Gringley Road.
Materials	• Red brick; red pantile roof; Welsh slate roof
Boundaries	• Mix of hedgerow, wooden fencing, and brick/stone walls but little to no boundaries along Old Forge Road and Ashdown Way.
Thresholds	• Significant setbacks along Gringley Road with it being key movement corridor.
Roofscape	• Mostly gable-end red pantile roofs with the exception of Minster Road which has grey welsh-slate adorning the bungalows.
Public realm	• Public realm limited to grass verges distributed along sides, fronts and gateways of development. Gringley Road in particular has continuous grass verges running its entire length on both sides of the road. Fields End is an attractive block-paved shared-surface lane.

Table 09: Appearance characteristics

Figure 89: Large detached dwellings along Ashdown Way

Figure 90: Detached bungalows along Minster Road

Figure 91: Semi-detached dwellings fronting Meadow Drive

Figure 92: Fields End housing estate

Figure 93: Detached dwellings along Old Forge Road

1

2

3

Settlement Character Guidelines:

1 - The historic linear core is underpinned by simple building forms and unfussy detailing. The variety of simple building forms and functional/decorative architectural detailing could be used to inform the detailing on future development. This could apply along most of the historic routes within the village to help reinforce the prevailing character of traditional dwellings. Inauthentic pastiche and bolt on elements should be avoided however.

2 - The structure of the village is easily understood based on the linear pattern of main streets and the clear built- frontage definition, combined with glimpses and key views to the wider landscape. There are some near 90' bends in the high street where views are 'capped' by 'header buildings' adding some interest and the impression of a sequence of spaces unfolding as you move through the village. This quality is known as 'villagescape'. Infill development should support this and aim to enhance street-scenes, adding to the creation of a series of outdoor rooms that are fronted by sympathetic building designs.

3 - The interplay of built form, open spaces and planting elements such as hedgerows and tree groups is important within the 'green core' of the village that makes up the setting to the grade I listed All saints church. This lower density plot coverage of existing homes and buildings gives a more green and spacious sense of place, in contrast to the higher density frontages. In this area the combination of open spaces planting and gardens washes over the village and is likely as important for bio-diversity as the character of the village and its grade I listed church.

4

4 - The relationship between the internal streets and spaces and landscape setting is a fundamental component of the character of Misterton. This interplay between the internal street spaces and key views to landscape is important to the character and sense of place. The gaps between buildings, paddocks and green links should be respected by new development and this visual interplay retained.

5

5 - Boundary treatments have a significant impact on the setting of the Village within the landscape. Where future development is located at the edge of the Village the landscape scheme and boundary treatment are crucial. Natural boundaries and features should be utilised and enhanced wherever possible. As such, the edge response is key to new sites and they should aim to add to the overall irregular and varied mosaic of buildings, paddocks, meadows and sympathetic planted boundaries to moderate views from the Chesterfield Canal and other public rights of way around the village.

6

6 - Misterton building material is mainly red brick and red pantile. although there is a range of types and colours evident. Painted brickwork and white render are also used, especially on older buildings, so there is scope for new development to display a variety of finishes that would be in keeping with the village aesthetic.

Design guidance & codes

04

4. Design guidance & codes

This section sets out the principles that will influence the design of potential new development and inform the retrofit of existing properties in the Neighbourhood area. Where possible, local images are used to exemplify the design guidelines and codes. Where these images are not available, best practice examples from elsewhere are used

4.1 Introduction

This section provides guidance on the design of development, setting out expectations that relevant planning applications in the Neighbourhood area will be expected to address. This includes for both allocated sites and windfall development.

The guidelines developed in this section focus on residential environments. However, new housing development should not be viewed in isolation and mixed-uses are encouraged generally. First and foremost the design and layout of urban form must respond to the wider urban pattern and landscape context.

The design codes and guidance set out in this section will provide that context and direction for major development sites, infill development sites and provide detailed guidance of topics of local concern.

The local pattern of streets and spaces, building traditions, materials and the natural environment should all help to determine the character and identity of a development. It is important for any proposal that full account is taken of the local context and that the new design embodies the 'sense of place', both in terms of local character and distinctive features such as listed buildings and conservation areas.

Responding to the context means recognising existing positive design solutions (see chapters 2 and 3) or using existing cues as inspiration. Proposals for a new scheme could adopt a traditional approach or a contemporary design that is innovating with purpose, whilst being in harmony with the landscape. It is acknowledged that there is not always agreement on aesthetic issues and architectural taste but using appropriate design precedents and a clear design

process will give results that are less subjective and do represent good design.

A **Boundary Treatments**

B **Materials and Aesthetics**

C **House Typologies**

D **Public Realm**

E **Green Gaps and Links**

F **Density**

G **Infill Development**

H **Major Development**

A Boundary Treatments

4.2 Boundary Treatments

Misterton has multiple examples of high-quality boundary treatments which future development should reference. As key street features, proposals should include boundaries that will positively contribute to Misterton's streetscapes.

Guidelines for boundary treatments are as follows:

- High-quality and characteristic boundary treatments are encouraged. These include red brick boundary walls and hedgerow
- Avoid ambiguous plot boundaries by providing clear visual and physical boundaries between public and private spaces, as well as between dwellings.
- Reflect and reinforce local character by demonstrating typical Misterton boundary treatments (i.e. red brick walls and hedgerow).
- The use of decorative wrought iron and planting is encouraged to soften wall boundaries.
- Where there are examples of high-quality boundary treatments nearby to a site, proposals should either reference or take inspiration from these.
- Wooden fencing: avoid long stretches of property boundary that face public areas being made of wooden fencing.
- Where wooden fencing is used its colour should be muted or of darker tones so not to look out of place.
- Boundary treatments should be made of high-quality and durable materials that will stand the test of time. Low-quality wooden fencing is therefore discouraged.
- The size and scale of boundary treatments should respond to both its positioning (i.e. whether its a front, side or rear boundary) and surroundings.

Figure 96: Typical low-rise red brick boundary frontage producing a clear boundary separation.

Figure 97: High-rise red brick boundary providing clear separation between public and private spaces.

Good and bad practice:

Front boundary

High-rise brick wall and hedgerow frontage with added planting to soften the wall.

Side boundary

Mixed boundary: high-quality wood and red brick with contextually appropriate wood tone.

Rear boundary

High-rise red-brick wall bounding garden. Planting also used to soften the wall.

Hedgerows and muted wooden fencing can help to integrate property boundaries in the street scene.

Lack of physical separation between dwellings producing ambiguous plot boundaries.

Tall, closed boundaries at front of plot provide security to the plot but create a defensive feel and lower quality streetscape which can reduce perception of safety in the street itself.

B Materials and Aesthetics

4.3 Materials and Aesthetics

Misterton's built form reflects a variety of architectural periods. However, there are dominant materials and architectural styles that can be referenced in any new development. This is vital to upholding Misterton's distinct identity, which is strongly featured in the detailing of its built form.

Guidelines for boundary treatments are as follows:

- Reflect local identity by using traditional building materials that make a valuable contribution to the rural character of the village.
- The use of red brick and pale render is encouraged for the facades of dwellings while red pantiles and grey slate tiles are encouraged for roofs.
- Materials should be natural and locally sourced as this will contribute to a cohesive materiality and colour palette across Misterton. Synthetic materials are often not as long-lasting or aesthetically comparable to natural materials.
- Muted or darker tones of material are encouraged to minimise visibility of development from the surrounding landscape. The choice of colour and finish is an important design consideration in mitigating adverse impacts on the surrounding landscape.
- Decorative brick, stone and wood detailing is encouraged to provide references to the Parish's past and promote place-making. Architectural detailing should reference Misterton's historic built form (i.e. Georgian, Victorian and Edwardian housing and traditional farmsteads).
- The above should also apply to the colour of door and window frames. Subtle or muted colours should be used to ensure cohesion with Misterton's village and historic character.
- Deviating from traditional materials and aesthetics should be considered where innovative design and sustainability is demonstrated.

Facades

As the primary facade type many dwellings use variations of red brick.

Misterton has an array of renders ranging from cream and white to subtle hues.

Roofing

Welsh grey slate tiles typical of Victorian and Edwardian era development in Misterton.

Misterton's traditional roof material. Red pantiles are typical of the regions historic roofscapes.

Detailing

Infill dwelling with stone, brick, and timber elements

Infill dwelling adorned with brick/stonework

Typical decorative Victorian brickwork

Doors and windows

Panelled wooden doors with surrounds

Imitation sash windows

Victorian bay windows

C House Typologies

4.4 House Typologies

Misterton has a disproportionate amount of detached dwellings and as such is one of the villages defining features. However, the sustainable growth of the Parish requires greater variety in its housing offering. A mix of house types and sizes can help make Misterton an attractive and affordable village for a broader demographic.

Guidelines for housing typologies are as follows:

- Proposals should not solely emulate surrounding or adjacent housing typologies. Proposals must also consider local demand and the economic need to accommodate different demographics.
- The size and scale of dwellings should emulate that of surrounding built form while also providing variations in housing type (i.e. infill semi-detached dwellings within a row of detached dwellings, all of which achieve a similar scale).
- Larger sites should provide a variety of housing typologies reflective of local demand.
- Historic agricultural buildings (i.e. disused barns and farmsteads) should be sensitively converted into dwellings like many already have throughout the Parish.
- Using the right house types in the right places is important in maintaining the character of; main streets, minor lanes, canalside, on the edge of the settlement, and in isolated rural locations. Examples of house types include; townhouses, cottages, terraces, and barn-style.
- Contemporary updates and interpretations of local and traditional house types can help new properties to fit within the character of the village. This can also help to improve sustainability through the use of innovative building technology.

Detached

Semi-detached

Terraces

Local vernacular

Agricultural conversions

D Public Realm

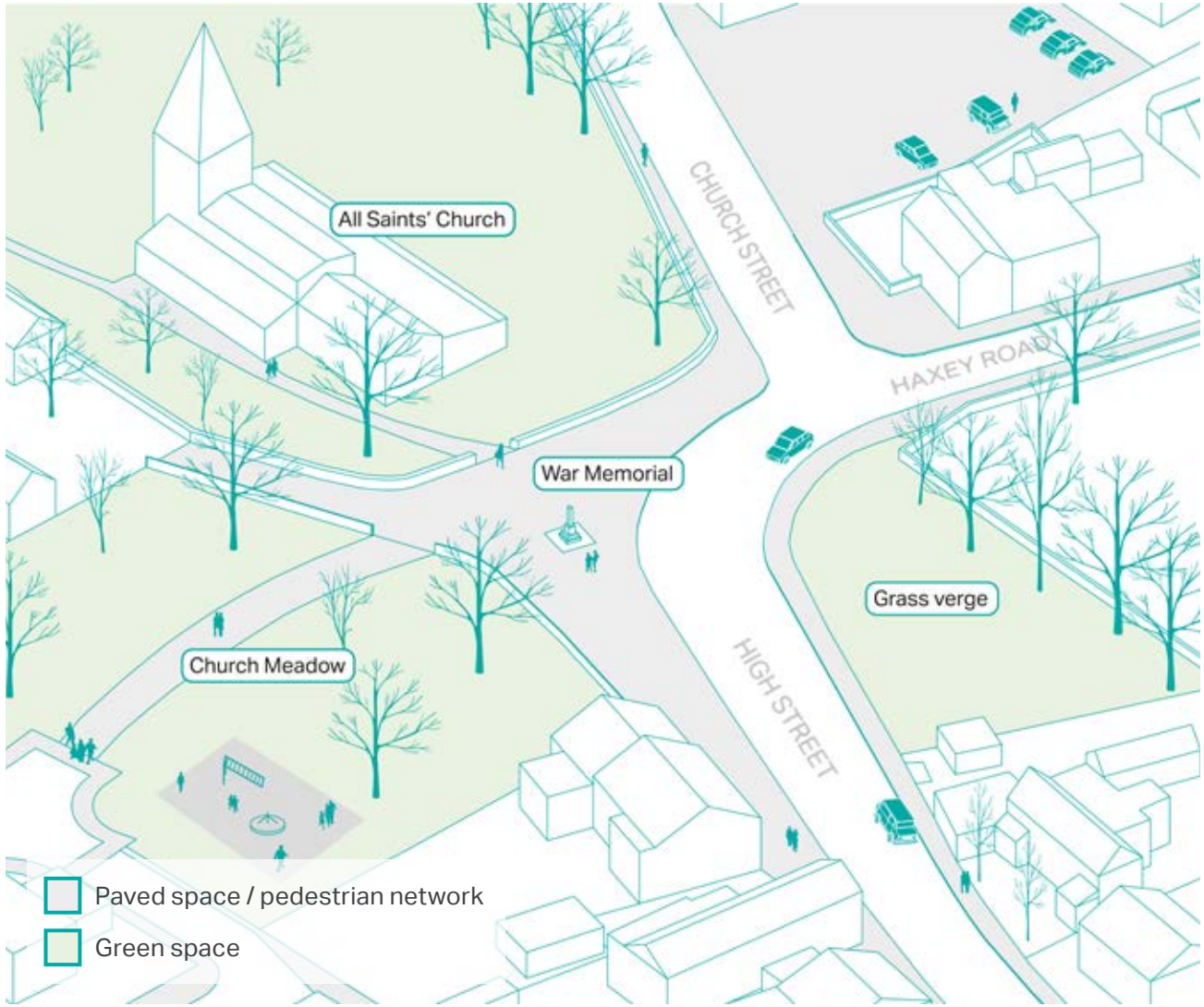
4.5 Public Realm

As a small rural village Misterton has a nucleated concentration of public spaces (All Saints Churchyard; Church Meadow; grass verge; Misterton War Memorial) surrounding All Saints Church at the High Street and Haxey Road intersection. As the village develops these spaces will become increasingly important.

Guidelines for public realm are as follows:

- Encourage usage by integrating public spaces with surrounding walking and cycling networks.
- Produce attractive spaces by integrating appropriate amounts of street furniture, green infrastructure (i.e. street trees and planting), and lighting.
- Create multi-functional spaces that cater to a broader demographic (i.e. places to play, places to sit, places to exercise).
- Design people-centric spaces where cars are secondary to pedestrian activity and movement.

High St / Haxey Rd intersection

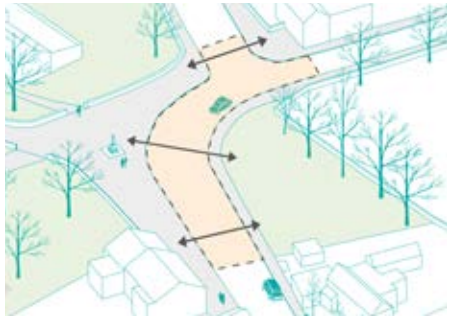


Cohesive public space

Specific guidelines for Misterton's public realm at the High Street / Haxey Road intersection are as follows:

- Design interventions in this central space should be considered as a whole to consider and improve the overall environmental quality and scale.
- The overall aesthetic of this space could be improved by simplifying and reducing the dominance of the highway and associated infrastructure.
- The current design is fragmented and segregates the space into disconnected zones.

People-centric space



- Consider narrowing High Street / Haxey Road to free-up more space for pedestrians and cyclists.
- Consider narrowing the corner radii to reduce vehicle turning speeds as well as pedestrian crossing distances.
- Create an environment where pedestrians are prioritised. Using a unifying palette of materials across the whole area (road, pavement, crossings etc.) will alert drivers of the need to slow down and prioritise pedestrians within this area (see left image).

Multi-functional space

Green verges can often be improved by becoming multifunctional, and more active spaces. The following additions would enhance the environmental benefits and overall attractiveness of the space:

- Street furniture
- Wild / natural garden to promote local biodiversity
- Community involvement projects (i.e. allotment / educational area for children)

E Green Gaps and Links

4.6 Green Gaps and Links

Misterton has a strong relationship with its surrounding landscape. This along with the village's green spaces has produced a network of green (and blue) links that provide connectivity between the spaces, as well as the surrounding landscape.

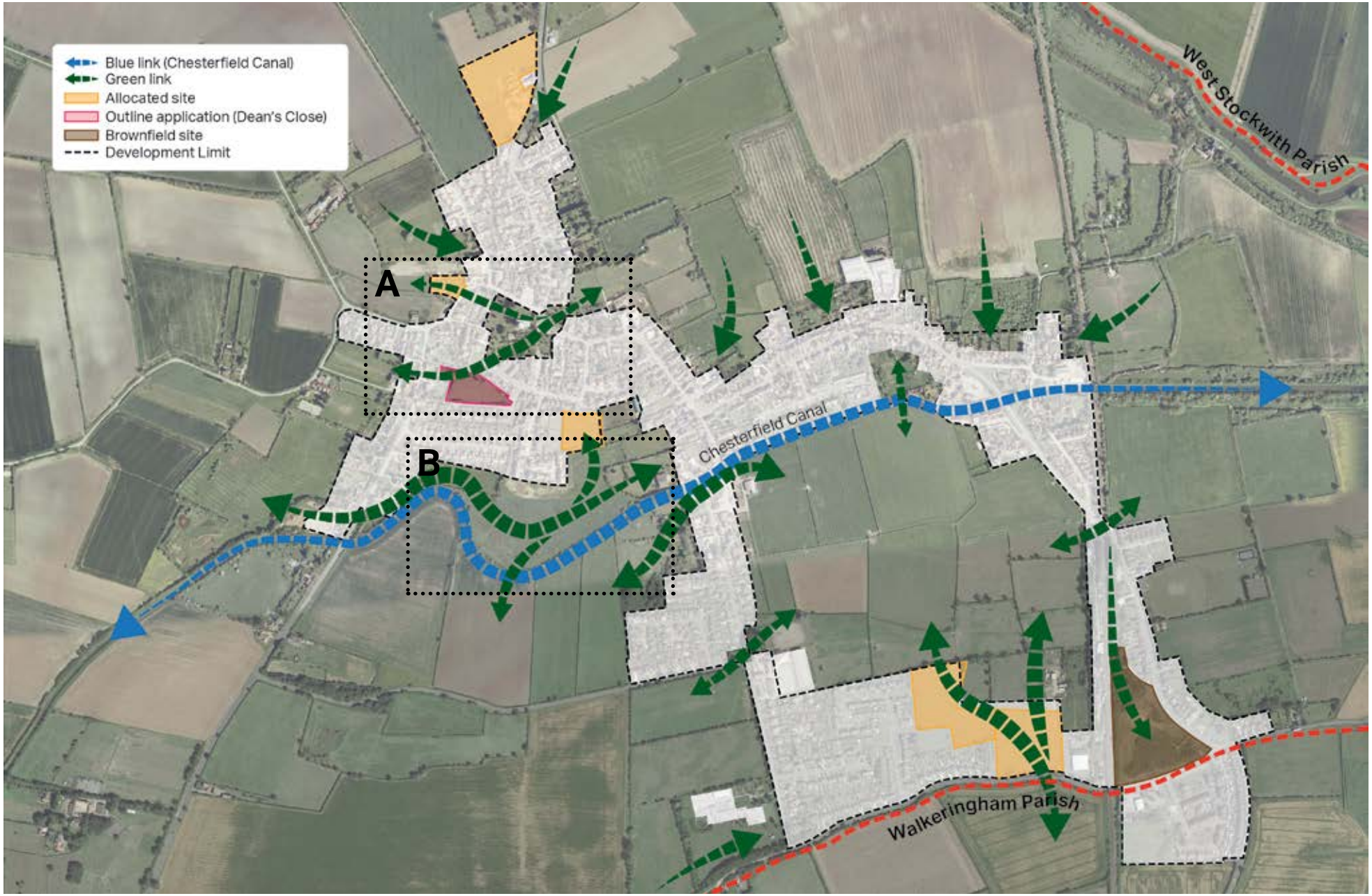
The plan on the next page illustrates where the villages most significant green and blue links are located, including the Chesterfield Canal, the area surrounding All Saints Church, and the several links connecting to the large green gap in the east of the village. There is also a finer grain network of green elements that includes hedgerow boundaries, private gardens, tree planting, and grass verges. Many of these links act as wildlife corridors, making them important connections for local biodiversity.

Guidelines for green gaps and links are as follows:

- Aim to enhance green links by protecting and expanding green elements where they exist in the context of development sites.
- Promote local biodiversity and wildlife corridors by integrating sufficient levels of green infrastructure within a development.
- Aim to develop a multifunctional green infrastructure network made up of a variety of elements: including hedgerow, private gardens, tree planting, grass verges, SuDs, amenity green space, watercourses, cemetery, allotments, orchards, meadows, and playing fields.

Figure 98: A - Aerial photograph showing green links in and around All Saints Church (see map over page for green link concept map), B - showing open green space and green links alongside Chesterfield Canal

Figure 99: Green and blue infrastructure links concept plan in and around Misterton



F Density

4.7 Density

The Neighbourhood area's density reflects the rural location and village character of Misterton. The average DpH of Misterton's built area is 11.26, which is low, and reiterates the settlements small-scale development. Density is one of several variables informing the evidence-based analysis for Misterton's character areas. The adjacent table lists the total area and dwellings per hectare (DpH) of each character area. The calculations highlights variations between the different areas of the village.

Guidelines for density are as follows:

- New development should respond to the specific DpH of whichever character area it falls within.
- Medium-to-high-density is not contextually appropriate within any area of the Parish given the areas rural and village character.
- Terraced or townhouse housing typologies reflect the highest density housing typologies that should be used.
- Higher density housing typologies (i.e. terraces; townhouses) are more appropriate for sites in specific locations within the village (for example the High Street / Station Street character area).
- Similarly, lower density housing types should be used within specific areas of the village (for example All Saints - Green Character and Haxey Road / Northern Gateway character areas).
- The proposed DpH of any development site should reflect local housing needs.

Character area	Total area	Dwellings per Hectare (DpH)
Gringley Road / Southern Gateway	9.14 Ha	14.5
All Saints - Green Character	11.91 Ha	7
Haxey Road / Northern Gateway	7.42 Ha	9
Grovewood Expansion	17.88 Ha	17
High Street / Station Street	15.81 Ha	12
Victorian / Railway Corridor	15.62 Ha	8.5

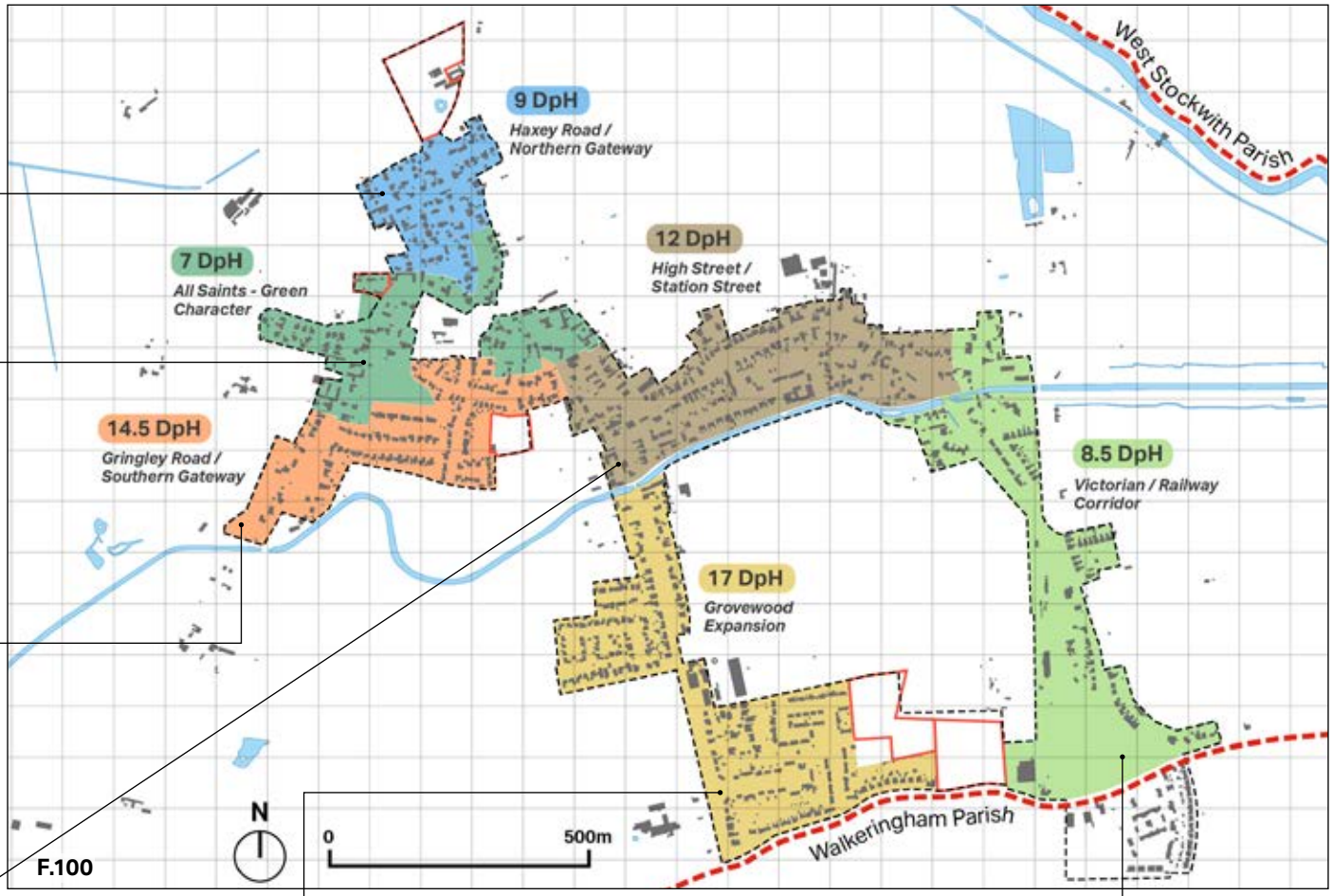
Table 10: Total area and dwellings per hectare (DpH) of each character area.

Haxey Road / Northern Gateway

All Saints - Green Character

Gringley Road / Southern Gateway

High Street / Station Street



Grovewood Expansion

Victorian / Railway Corridor

Figure 100: Character area density plan and sample images

G Infill Development

4.8 Infill Development

Infill development is generally smaller scale development in an existing urban / developed context and may include new construction on vacant or derelict plots, repurposing declining areas, or even modifying existing buildings so they can serve a new use.

4.8.1 Aim

To promote context sensitive infill housing of a high quality where appropriate, including affordable housing. Infill development should reflect the character areas of the village. Gaps in the built up area are also part of the character of the village.

4.8.2 Priority

To build housing on small brownfield sites and within gaps between existing development where appropriate (i.e. not blocking key views or corridors). Existing plots with poor quality, uncharacteristic buildings should be redeveloped in a more sensitive way.

Guidelines for infill development in Misterton are as follows:

- Infill development should be small in scale (1-3 dwellings) to ensure that the openness and loose grain character of the villages not eroded.
- Materials should reflect the character area and harmonise with adjacent homes (see Section 3 Character Study).
- Fenestration and facades should be in keeping with the predominant positive buildings character on the street or harmonise with adjacent buildings of good character.
- Dwelling entrances should front the street with a main access and main fenestration.
- The building line should reflect the street and not be setback more than 2m from adjacent buildings. Where buildings are setback from the pavement a masonry boundary wall (usually low-rise) should define the plot and link to adjacent buildings.

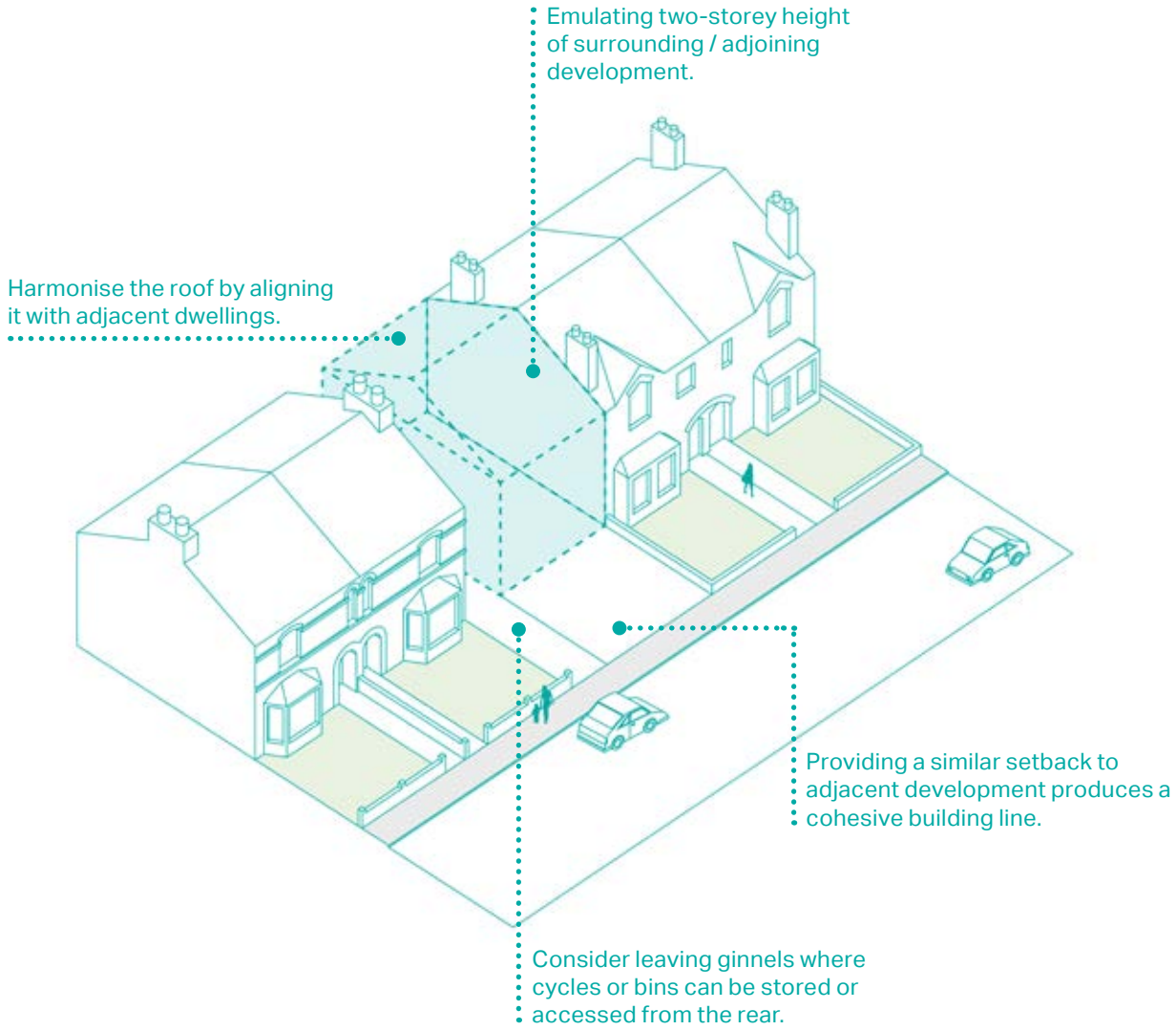
F.102

Figure 102: Infill should emulate the building line of surrounding development

F.101

Figure 101: Infill should also be of a similar size and scale to surrounding development

- Buildings should have a size, scale, and positioning within a plot, that helps to define and enclose the streetscape.
- Building heights should vary between 1.5 and 2.5 storeys depending on adjacent plots. A variable eves line and ridgeline is allowed to create interest but variation between adjacent buildings should be a maximum of 0.5 storeys in general.
- Rear and side plot boundaries which face public spaces must be masonry walls (materials to match adjacent plots).
- The former working buildings of Misterton such as knitters cottages; farmsteads and Victorian terraces/villas should inform house type design. This is particularly relevant to infill sites which are generally concentrated amongst the village's historic development.
- The use of innovative materials, construction techniques, and styles may be appropriate where considerable levels of sustainability can be demonstrated.



H Major Development

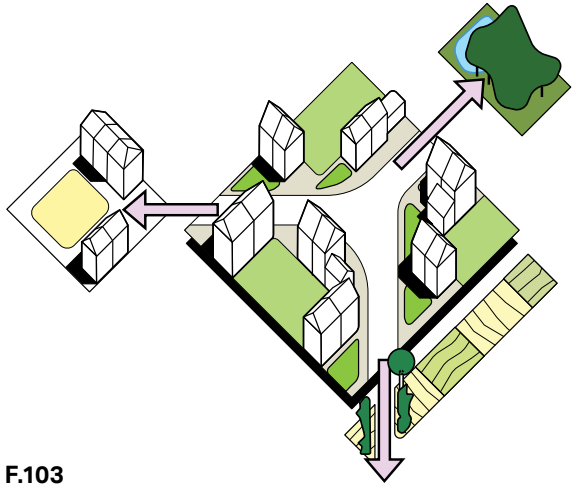
4.9 Major Development

Misterton's priority is to develop larger-scale developments within its allocated sites. Given the proportional impact of such developments on the village character, specific guidelines are required to ensure larger-scale development proposals, via allocation or appeal, within or outside the settlement boundary, are contextually responsive.

Guidelines for major development are as follows:

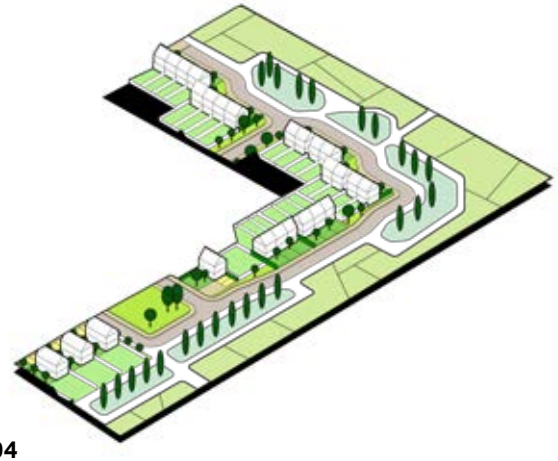
4.9.1 Movement & connectivity

- The character of all streets providing access or frontage to the development must have a suitable design response. Dwellings should be outward facing to existing streets but may be set behind green verges or hedgerow if required for screening or ecology connections.
- Designated pedestrian and cycle lanes should form the basis for the movement network, around which vehicle traffic can be managed.
- A simple hierarchy of characterful streets should be provided, suitable to the context of the development.
- New streets should include trees set within adequate verges alongside the carriageway, within plots, or in open spaces.
- Shorter streets of less than 70m (from Manual for Streets) will help to keep speeds down. Also horizontal speed calming measures, including visual narrowing of carriageway, on street parking bays, and landscaping may also be appropriate.
- Footways should generally be on both sides of the carriageway but can be single-sided if development is also one-sided.
- Design interesting street scenes and building arrangements from a pedestrian perspective, including key views to the surrounding landscape.



F.103

Figure 103: Making connections diagram.



F.104

Figure 104: Indicative edge lane (outlying streets separating built form from surrounding landscape) example including trees and hedgerows that soften views to development.

4.9.2 Local character

- Plot boundary treatments must be provided to define public and private space as well as defining a sense of ownership. Boundaries of low-rise red brick walls should be used on property frontages (closeboard fence panels should not face public spaces).
- Materials and architectural style should be responsive to local character by using the primary materials and colours (i.e. red brick, pale render, red pantiles or grey slate) and referencing local styles.
- Where developments relate to primary streets within the village, red brick wall boundaries should define the site boundary (in conjunction with any existing hedgerow).
- The use of innovative materials, construction techniques, and styles may be appropriate where considerable levels of sustainability can be demonstrated.
- Traditional architectural styles should be referenced when adjacent to traditional buildings, while avoiding poor-quality pastiche designs.
- Layout of dwellings should respect the topography and drainage pattern of the site, saving space for SuDS features. Align streets and paths to the landform to create direct routes with comfortable gradients.
- Development layouts should have variations in character and spatial enclosure. The layout should include wayfinding features such as open spaces and notable buildings at key gateways and intersections to create memorable places.
- Large expanses of tarmac undermine the quality of many new street. Adding rolled stone to bitmac areas can improve the visual appeal of public spaces in key areas.

Red brick

Pale render

Facade

Red pantile

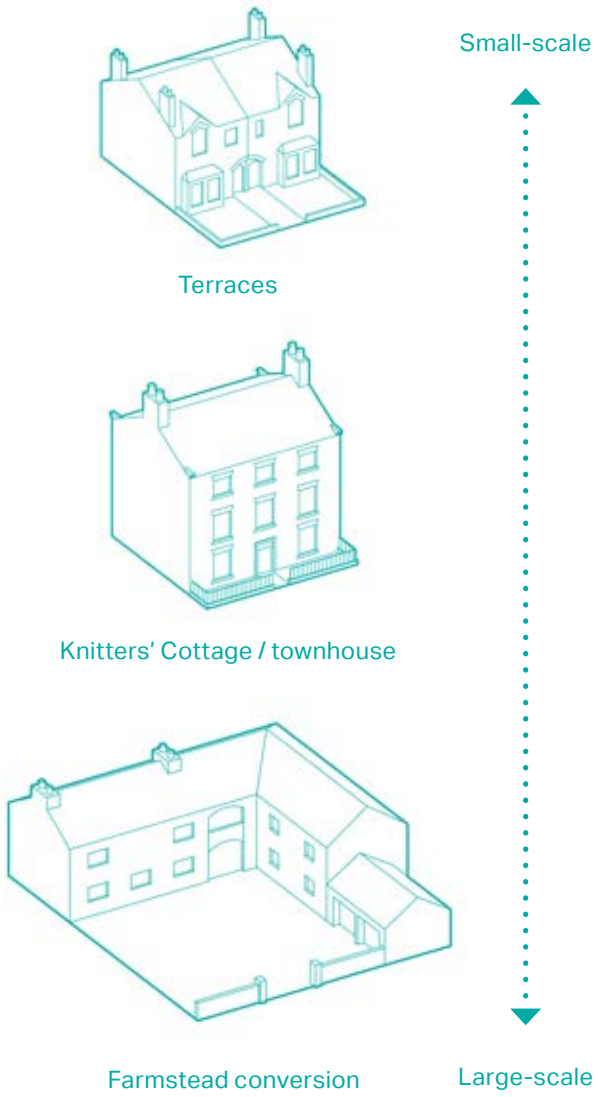
Grey slate

Roof

4.9.3 Built-form

- The density of peripheral sites should be sympathetic to the landscape context and include a mix of housing types and tenures, including a percentage of affordable housing in line with the Local Plan.
- Plots should utilise boundary treatments of hedgerows or masonry walls to public areas (especially rear or side boundaries which must not be closeboard fencing).
- The former working buildings of Misterton such as knitters cottages; farmsteads and Victorian terraces/villas should inform house type design.
- Building heights should vary between 1.5 and 2.5 storeys depending on adjacent plots. A variable eves line and ridgeline is allowed to create interest but variation between adjacent buildings should be a maximum of 0.5 storeys in general.
- Building position and landscape features should define the streets and spaces between them, not the other way around.
- Integrate development sensitively with the surrounding landscape, particularly along the periphery of the village. Lower storey and smaller scale development would be most appropriate for peripheral locations.

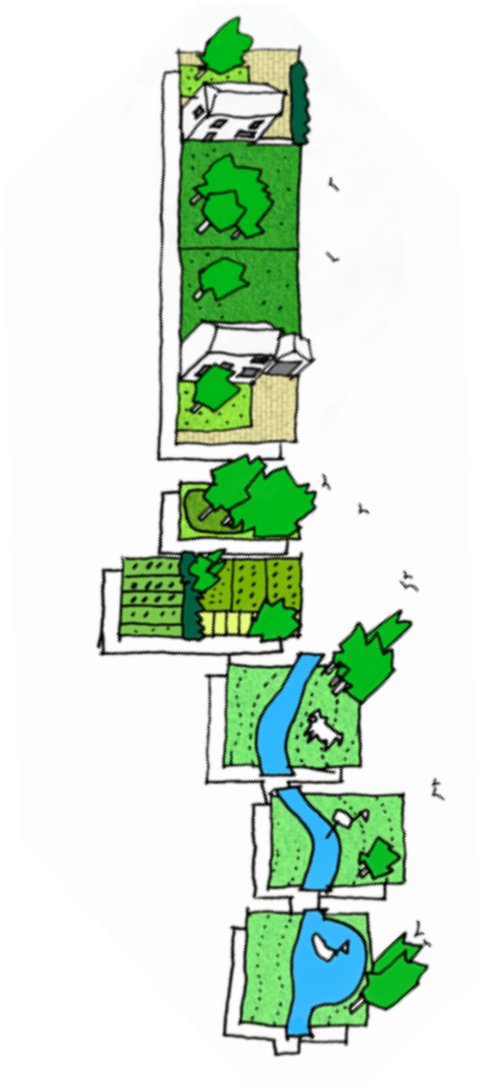
Figure 105: Example of farm building that has been converted and extended



4.9.4 Landscape and Green Infrastructure

- Retain existing trees and hedgerows of good quality on the site within verges and in open spaces within the layout of new development.
- Include suitable offsets to boundary vegetation such as hedgerows and provide additional planting on sensitive landscape edges. Screen planting may be required on some sites and should be designed in conjunction with results of any landscape and visual impact surveys.
- Consider the percentage of the site required for green infrastructure, a portion of which may be required for SuDS detention or attenuation features dependent on drainage character.
- The location of SuDS features will naturally be determined by topography (working towards the lower end of the site) and must be outside of any significant flood risk areas.
- The appearance, massing and scale of development should be filtered and broken-up by green infrastructure such as open spaces, trees, hedges, and planting.
- Green infrastructure elements should be combined to form a multi-functional green network. Existing and new planting should knit together within this network at a range of scales, with minimal breaks to create well-connected habitats and wildlife corridors.

Figure 107: Church Meadow



F.106

Figure 106: Illustrative example of how different types of green infrastructure come together to form a cohesive network.

4.10 Sustainability & climate change

4.10.1 Micro-climate & resilience

All new development should work to moderate extremes of temperature, wind, humidity, local flooding and pollution within the village. Development must also respond to the combined effects on local micro-climate of the following:

- Identify areas of sites that would be most usable for outdoor amenity space and activity;
- Use trees and boundaries to mitigate and improve micro-climate for outdoor spaces and the public realm.
- Understand solar orientation and exposure (via sun/shade study) - public spaces and gardens should have direct sun over a significant portion of the day (year-round);
- Prevailing winds, direction and speed need assessing- avoiding local wind tunnel effects or capitalising on wind-power via micro-turbines;
- Understanding topography and distribution of buildings to avoid low-lying contained spaces (damp/cold spaces).
- Does not cumulatively exacerbate local flooding issues for neighbouring properties or compromise amenity.

Furthermore, creating more flexible and adaptable homes that have a long-life and loose fit will make them resilient in terms of a built form that can be re-purposed, adapted and reused over time. Sufficient internal space and external space can allow sensitive extension of properties.

4.10.2 Building orientation & passive design

The orientation of buildings and roof pitches should incorporate passive solar design principles and allow for efficient solar energy collection. Ideally, one of the main glazed elevations of dwellings should be oriented within 30° of south.

This applies to future dwellings whether solar panels are proposed or not to allow for retrospective implementation. This must of course be balanced with other siting needs and recognition that buildings knit into the village urban fabric to create a coherent pattern of streets and spaces that fits with local character.

The 'long' sides of buildings, terraces or barns will benefit most from this orientation. Similarly, as far as possible, orient buildings across to prevailing winds to generate cross ventilation in buildings. In Misterton prevailing winds tend to be from west-south-west so orientation for both wind and solar access are able to combine in particular circumstances.

For those looking to 'push the envelope', there are a further 5 factors (from Passive House design and construction principles):

- Super-insulated envelopes;
- Airtight construction;
- High-performance glazing;
- Thermal-bridge-free detailing; and
- Heat recovery ventilation.

Figure 108: Main buildings oriented within 30' of south for solar gain

Figure 109: Solar panels installed at property on Ashdown Way

4.10.3 Future Homes Standard- Towards Zero Carbon

All new developments in Misterton must demonstrate that they are responding to climate change and reducing carbon dependency. The government's forthcoming Future Homes Standard, including changes to Part L and Part F of the Building Regulations, will aim to cut carbon emissions by 80% in all new homes by 2025.

For new homes this likely means a 'fabric-first' approach with the highest standards of insulation and energy conservation - roof, wall and under floor insulation, efficient double or triple glazing and air-tightness. Ventilation with heat recovery, solar panels, ground and air source heat pumps must be considered alongside smart meters.

New housing will demonstrate how rainwater will be stored and reused as grey water to reduce demand on mains supplies. All proposals must demonstrate sustainable surface drainage systems (see SuDS Design Guidelines).

4.10.4 Assessing Alternative Energy Sources

The key considerations for an assessment of alternative energy sources for development may include (but are not limited to):

- Solar orientation of sites and buildings: Ensure majority of buildings on site are oriented (main façade & roof plane) within 30' of south for solar gain / energy
- Ground conditions and sufficient space to accommodate ground loops for ground source heat;
- Availability of locally sourced wood fuel for biomass heating;
- Local wind speed and direction, WSW is the prevailing wind direction for Misterton.

F.108

F.109

Site design codes

05

5. Site design codes

This chapter sets out the design codes for 5 site allocations. These Site Design Codes are a valuable tool in securing context-driven, high quality development on the sites, reflecting local aspirations for sustainable development in Misterton.

5.1 Introduction

The design studies are high level and illustrative, prepared to demonstrate how the design principles that the Neighbourhood Plan steering group wishes to promote could be applied on the sites. We have not undertaken technical studies on topics such as ground conditions, traffic and drainage (although AECOM specialists have inputted into design development). It is expected that full co-design exercises are undertaken by applicants on the sites. This report is just a step in that direction, enabling stakeholders to progress from an informed position.

This chapter is divided into four more parts.

The sections are as follows;

- NP01
- NP02
- NP06
- NP11 & NP12

Where possible, images of existing good character developments from Misterton are used to express the design principles. Where these images are not available, the following outputs are used; descriptive text, images of best practice examples, illustrations and explanatory diagrams.

Figure 110: NP02 fronting Church Street

Figure 111: NP01 fronting Haxey Road

F.110

F.111

5.2 NP01

The site is 1.91 Ha in area and sits at the northern tip of Misterton's development limit. The site is home to a single cluster of agricultural buildings belonging to White House Farm. The sites most notable structure is the farmhouse; a non-designated heritage asset featuring a unique facade which fronts Haxey Road. The remaining structures are low-value agricultural sheds. The majority of the site is made up of two low-lying open fields which are loosely separated by a hedgerow. The northern field is a public-private space used for recreational camping and caravanning while the southern field serves as a private space.

There is a single existing access point from which both the camping site and White House Farm are currently accessed. The remaining edges are bounded by fields with mature tree/hedgerow buffers separating the site from the surrounding landscape. It's northerly and outlying position within the development limit gives the site a particularly rural and open character.

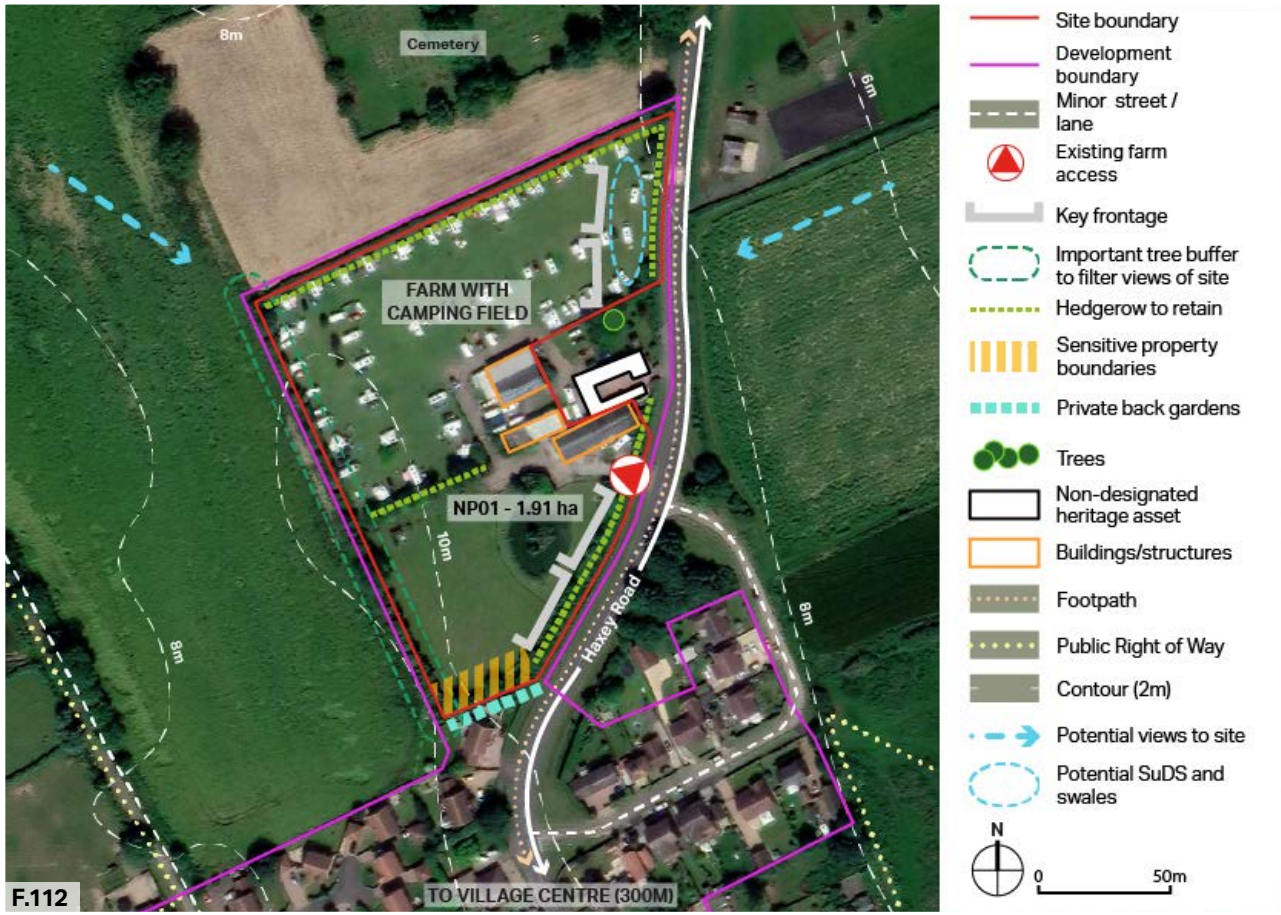


Figure 112:
Aerial view of NP01 showing site opportunities and constraints

Figure 113: Hedgerow frontage along Haxey Road

Figure 114: Existing high-quality access point

Figure 115: Low-lying camping/caravanning field

NP01 overview:

Size: 1.91 Ha

Uses: Agricultural and leisure (camping/caravanning site)

Character Area references: The site fronts the Haxey Road / Northern Gateway

Notable features:

- Fronts Haxey Road along the villages northern gateway
- Unique gateway farmhouse building at site entrance (non-designated heritage asset)
- Strong boundary treatments (i.e. mature hedgerow and trees) along several edges
- High-quality low-lying open green spaces

5.2.1 Opportunities

- The sites position along Misterton's northern gateway provides a strategic opportunity to strengthen its frontages along Haxey Road.
- Existing mature hedgerow and tree canopies can be retained in any future proposals. This contributes to the sites foundation for place-making.
- The landmark farmhouse and its adjacent access produce a strong foundation for a gateway to the site.

5.2.2 Constraints

- Southern most tip of site backs onto private back gardens.
- Site is restricted to access from along Haxey Road.


F.113


F.114


F.115

5.2.3 Indicative site layout: NP01

The site's outlying position on the village edge provides an opportunity to link with the surrounding landscape. This should be achieved by incorporating a network of small green spaces throughout the site. It's frontage along Haxey Road, one of Misterton's primary routes, gives the site an important position as a gateway to the wider village. The frontage should be presented as a gradual introduction to the village, ensuring a respectful transition between farmland and built form.

1. Retain hedgerow on site frontage (with allowances for access)
2. Retain sufficient offsets to existing homes
3. Potential for SUDS in north-east corner
4. Potential for woodland planting or community orchard to break up development edge
5. Green links for wildlife movement include hedgerows

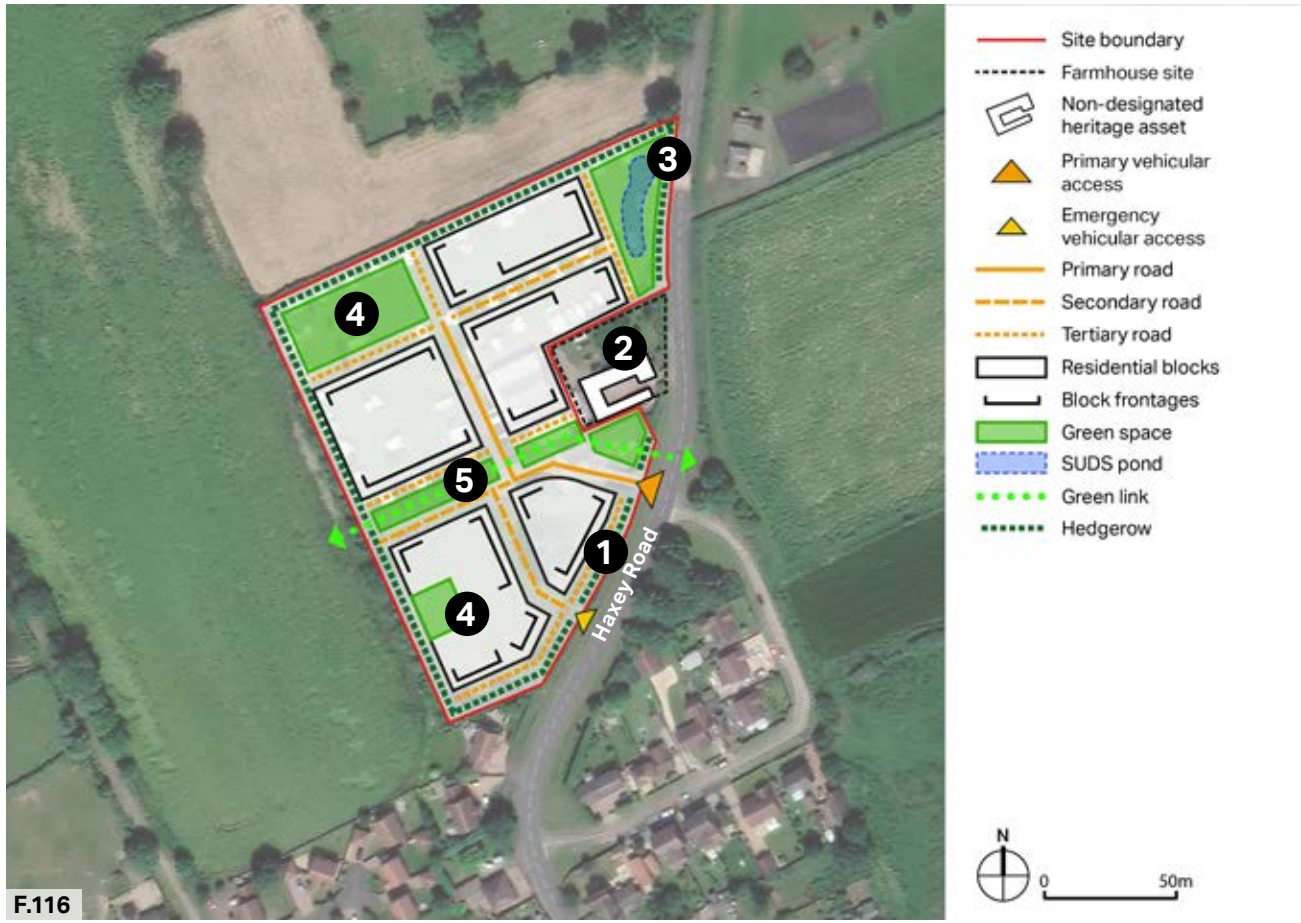


Figure 116: Design code diagram showing design principles and indicative layout in response to the site features and context

5.2.4 Guidelines: NP01

Any future proposal for the site should adhere to the following guidelines:

- Maintain the sites rural / green edges through the preservation of mature trees and the hedgerow frontage along Haxey Road.
- Consider a primary access via the existing farm access on Haxey Road. This will be subject to achieving suitable visibility splays.
- Ensure the size and scale of built form integrates with its rural context, as an outlying site on the village edge.
- Uphold the privacy of existing homes ensuring new homes do not overlook or overshadow existing homes or gardens.
- Respect the context of the non-designated heritage asset on the sites frontage.
- Include woodland planting or community orchard to break up development edge, particularly at the north-west corner.
- Provide an east-west green link through the site for wildlife movement, including; hedgerows, green space/verges, planting, and street trees.

F.117

Figure 117: Converted White House Farm farmhouse fronting Haxey Road

Figure 118: Precedent image of contemporary farm-style dwelling in landscape setting

Figure 119: Precedent image of small courtyard/ square within a residential block

F.118

F.119

5.3 NP02

The site measures 0.24 Ha in area and is located towards the 'core' of Misterton, a short distance from All Saints Church. The sites characterised by a cluster of several agricultural sheds as well as a single red-brick historic farmhouse which hugs the south-east corner of the site. The agricultural sheds poor quality makes them dispensable whereas the non-designated farmhouse carries a historic and place-making value for the sites future development.

The site fronts Church Street, one of Misterton's strategic roads providing access to the village from the south-west. As the street's name suggests the sites proximity to All Saints Church provides key views to the Grade I Listed structure. Other key views include a view down into the surrounding landscape from Church Street. This view is maximised by the sites elevation which rises above the landscape to the west.

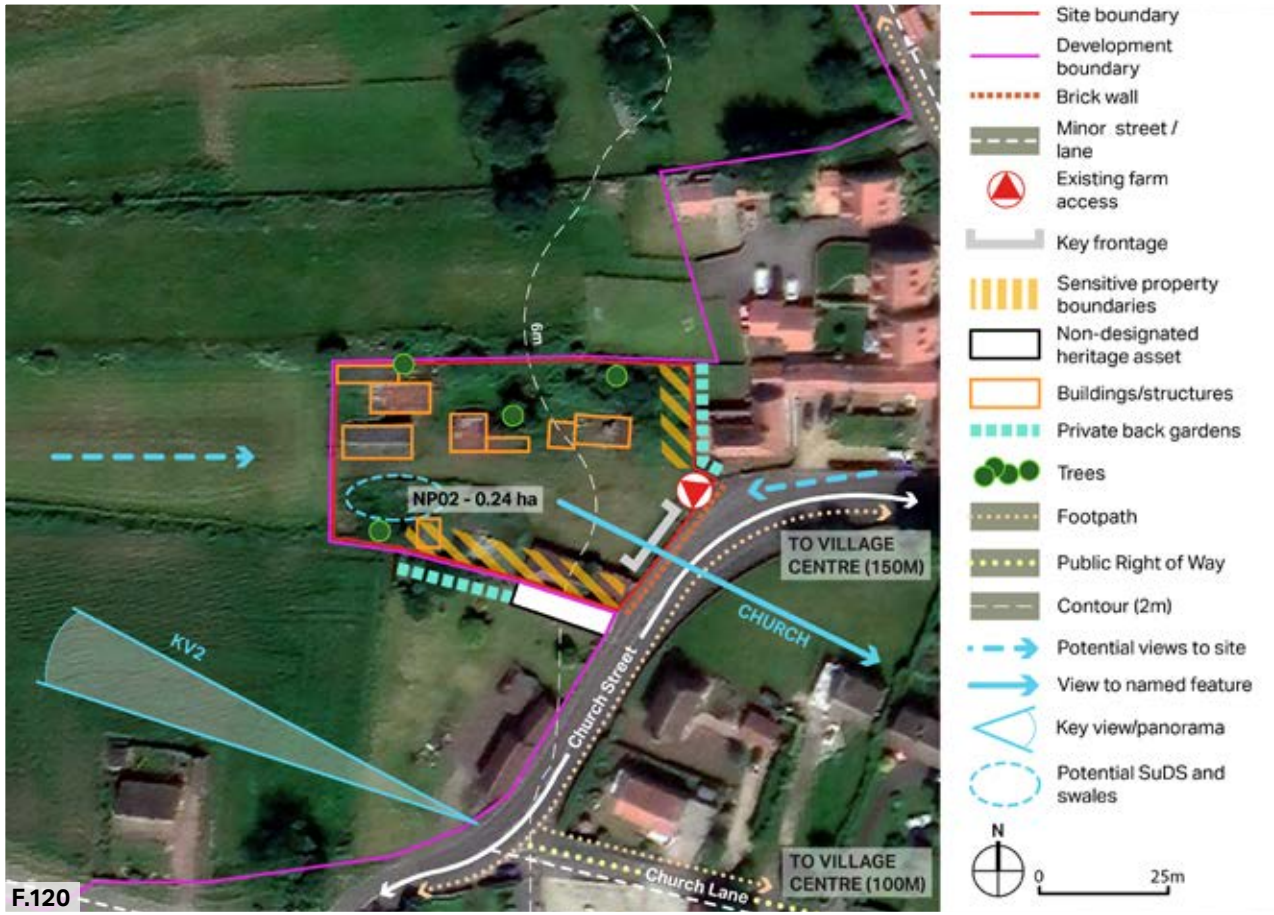


Figure 120:
Aerial view of NP02 showing site opportunities and constraints

NP02 overview:

Size: 0.24 Ha

Uses: Former agriculture use but currently in state of disrepair / abandonment

Character Area references: Falls within All Saints character area with north-eastern tip bounding Haxey Road / Northern Gateway

Notable features:

- Strategic position along Church Street / village 'core'
- Non-designated historic farmhouse fronting Church Street
- Cluster of agricultural sheds
- Key views to church (south-east) and surrounding landscape (west)
- Low-rise red brick boundary treatment along Church Street

5.3.1 Opportunities

- The sites position along one of Misterton's strategic roads provides an opportunity for strengthening the frontage along Church Street.
- The non-designated farmhouse along with the sites historic surroundings provides a foundation for historically sensitive place-making.
- Opportunity to maximise the views of the church and surrounding landscape.

5.3.2 Constraints

- Site is abutted by rear gardens along part of the southern and eastern boundary.
- Topography slopes downwards from east to west.
- Access is somewhat restricted from Church Street due to red brick boundary treatment.

Figure 121: Non-designated historic farmhouse (left side from Church Street)

Figure 122: Low-quality agricultural sheds (right side from Church Street)

5.3.3 Indicative site layout: NP02

As an infill site there is the opportunity to continue the development fronting a Church Street. The topography also produces extensive views of the landscape to the west. This should be protected by providing vistas through the site. This will enhance the coherence and subsequent legibility of the area by providing a continuous streetline . Any future proposals should also respond to the sites position, between village and landscape, by incorporating an appropriate balance of development and green space.

1. Retain view west to countryside through the site
2. Ensure development is set back from existing homes
3. Courtyard parking of up to six cars in walled courts that include planting
4. Green links allow existing areas to retain connection with countryside
5. A turning head must be integrated into the design of the lane in a sensitive way

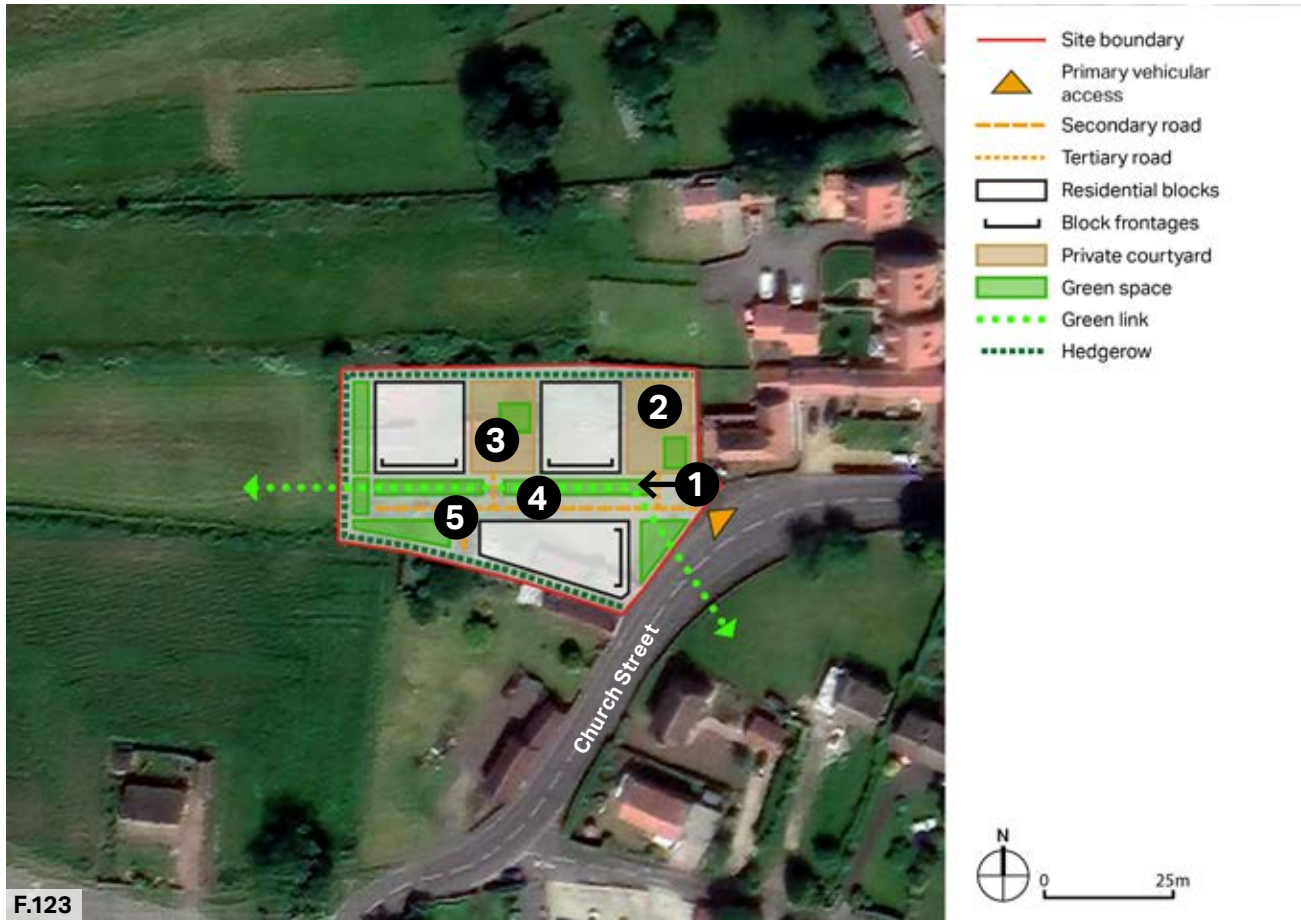


Figure 123: Design code diagram showing design principles and indicative layout in response to the site features and context

5.3.4 Guidelines: NP02

Any future proposal for the site should adhere to the following guidelines:

- Capitalise on easterly views of All Saints Church and westerly views of the surrounding countryside by orienting built form/streets accordingly.
- Ensure built form respects the sites position between the countryside and the historic setting of All Saints.
- Uphold the privacy of existing homes ensuring new homes do not overlook or overshadow existing homes or gardens.
- Respect the setting of the non-designated heritage asset (no.10) to the south of the site and remove derelict outbuildings from within the site.
- Provide continuity in the streetscape by extending built form frontages along Church Street.
- Retain and rebuild the existing low brick boundary along the sites frontage.
- Include a small-scale green link from east to west to connect to adjacent green spaces.

F.124

Figure 124: Good examples of contemporary development using traditional materials

Figure 125: Good examples of contemporary rural dwellings with intimate scale streets and spaces

Figure 126: Photograph of existing buildings east of the site showing range of traditional materials

F.125

F.126

5.4 NP06

The site measures 0.56 Ha and is positioned midway between High Street and the Chesterfield Canal. The site is simply characterised by a single large open green space and a garage-style structure that hugs the south-west corner. Access is provided from a late 20th century housing estate via wooden gate leading from Old Forge Road.

The eastern and southern edges of the site are bounded by mature hedgerows. Several stretches of the remaining edges (northern and eastern) are abutted by the private rear gardens of surrounding infill developments.

The site boasts southerly views down towards the Chesterfield Canal and its surrounding landscape. It's outlying position within Misterton's development limit gives the site a particularly rural and open character. This is due to the openness of the site and the landscape abutting the site on several edges.

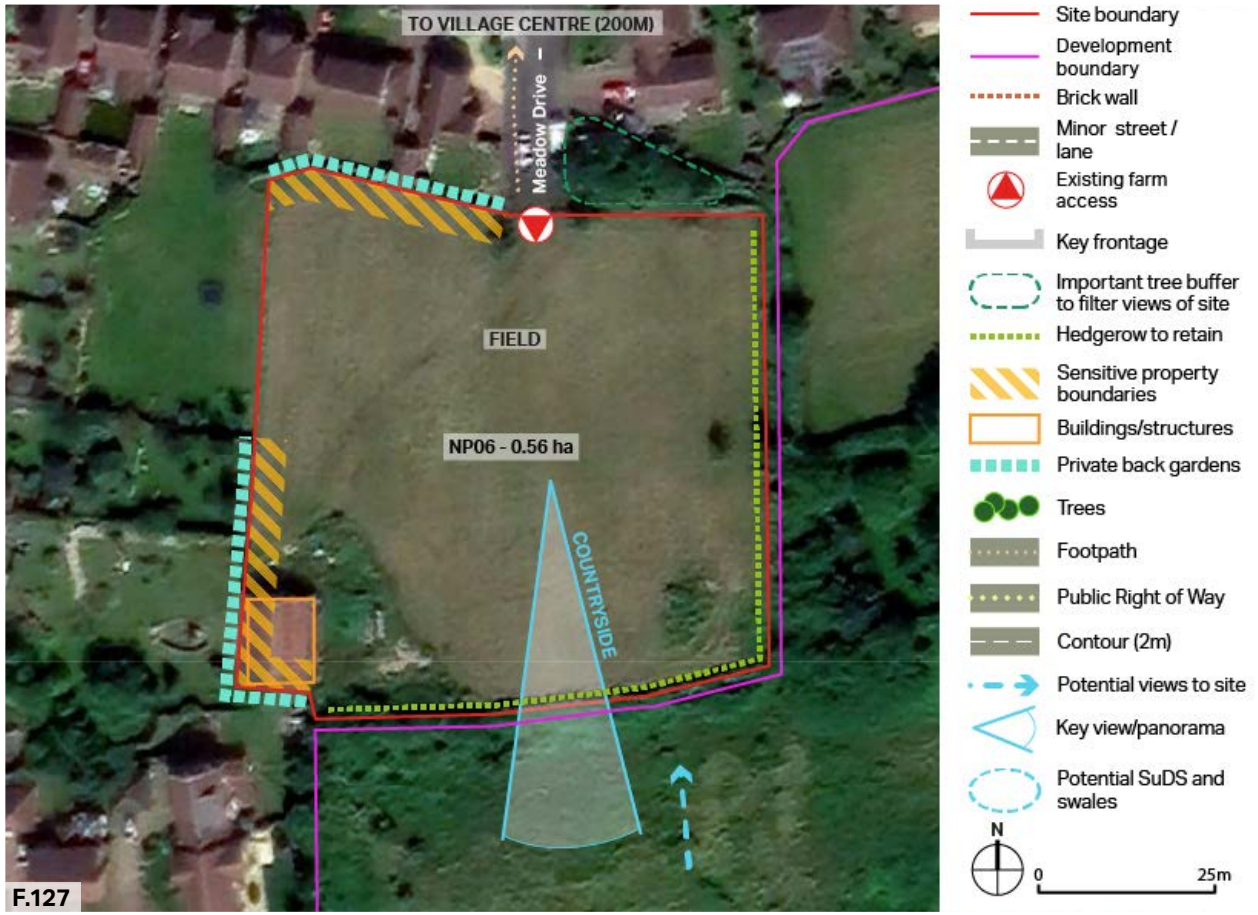


Figure 127:
Aerial view of NP06 showing site opportunities and constraints

NP06 overview:

Size: 0.56 Ha

Uses: N/A (unused field)

Character Area references:
Bounded by the Gringley Road / Southern Gateway character area along northern and western edge.

Notable features:

- Single open green space
- Singular garage-style structure located in south-west corner
- Accessed via wooden gate along Old Forge Road
- Mature hedgerow bounding eastern and southern edges
- Rural character due to openness of site and surrounding landscape
- Northern edge bounded by wooden fence/gate

5.4.1 Opportunities

- To extend Old Forge Road onto the site, producing a natural connection and extension to the surrounding infill development.
- To maximise the sites rural/green character through the retention of existing hedgerows and key views.

5.4.2 Constraints

- Several stretches of the site boundary are abutted by rear gardens.
- It appears the existing building is currently accessed via Old Forge Road. Unclear how this structure will effect future proposals.

Figure 129: Large garage-style structure in far corner

Figure 130: Gate access via Old Forge Road

Figure 131: Site visibly bounded by wooden fencing, tree canopies and mature hedgerow

F.129


F.130


F.131

5.4.3 Indicative site layout: NP06

Old Forge Road (currently a cul-de-sac) should be extended through the site, becoming it's primary vehicular access. The meadow leading to the Chesterfield Canal to the south of the site provides an opportunity to incorporate both pedestrian and ecological links.

1. Green link creates alternate route to meadow / PROW to south
2. Allow pedestrian access to wider public open space
3. Open space and SUDS link to existing open space
4. Green link to existing pockets of green space
5. Larger blocks can have courtyards within, that include landscaping
6. Retain hedgerows on the site edges

Figure 132: Design code diagram showing design principles and indicative layout in response to the site features and context

Figure 133: Traditional-style dwellings along Ashdown Way with high-quality brick detailing and features

Figure 134: Pedestrian link from Ashdown Way to adjacent green space

5.4.4 Guidelines: NP06

Any future proposal for the site should adhere to the following guidelines:

- Maintain the sites semi-rural / green edges through the preservation of mature trees and hedgerow boundaries.
- Capitalise on southerly views towards the Chesterfield Canal/ meadow and surrounding countryside by orienting built form/ streets accordingly.
- Ensure the size and scale of built form respects the sites semi-rural position on the developments limit edge.
- Uphold the privacy of existing homes ensuring new homes do not overlook or overshadow existing homes or gardens.
- Make a pedestrian link to the open space to the south of the site.
- Include public green space at the south-east corner to provide transition between the landscape and the site.
- Provide green links through the site for wildlife movement, including; hedgerows, green space/verges, planting, and street trees.


F.133


F.134

Figure 135: Aerial view of NP11 and NP12 showing site opportunities and constraints

5.5 NP11 & NP12

Site NP11 is 1.74 Ha and shares a boundary with the 1.61 Ha NP12. Both sites are characterised by a large open field and hedgerow boundary treatments. The south-west corner of NP11 is also allocated as a amenity green space (refer to the Recreation and Open Space plan on p.43) which is frequently used by the surrounding community.

NP11 can be publicly accessed via Grange Avenue. NP12 however is entirely bounded by hedgerow and cannot be publicly accessed. There is an existing access point along Fox Covert Lane which is gated.

Both sites are located in the last remaining break/gap in Misterton's distinctive 'figure of eight' layout. The development of both sites would bridge the gap between the eastern and western sides of development in the figure of eights larger southern ring. Both sites are able to benefit from views into the central green space, one of Misterton's defining features.

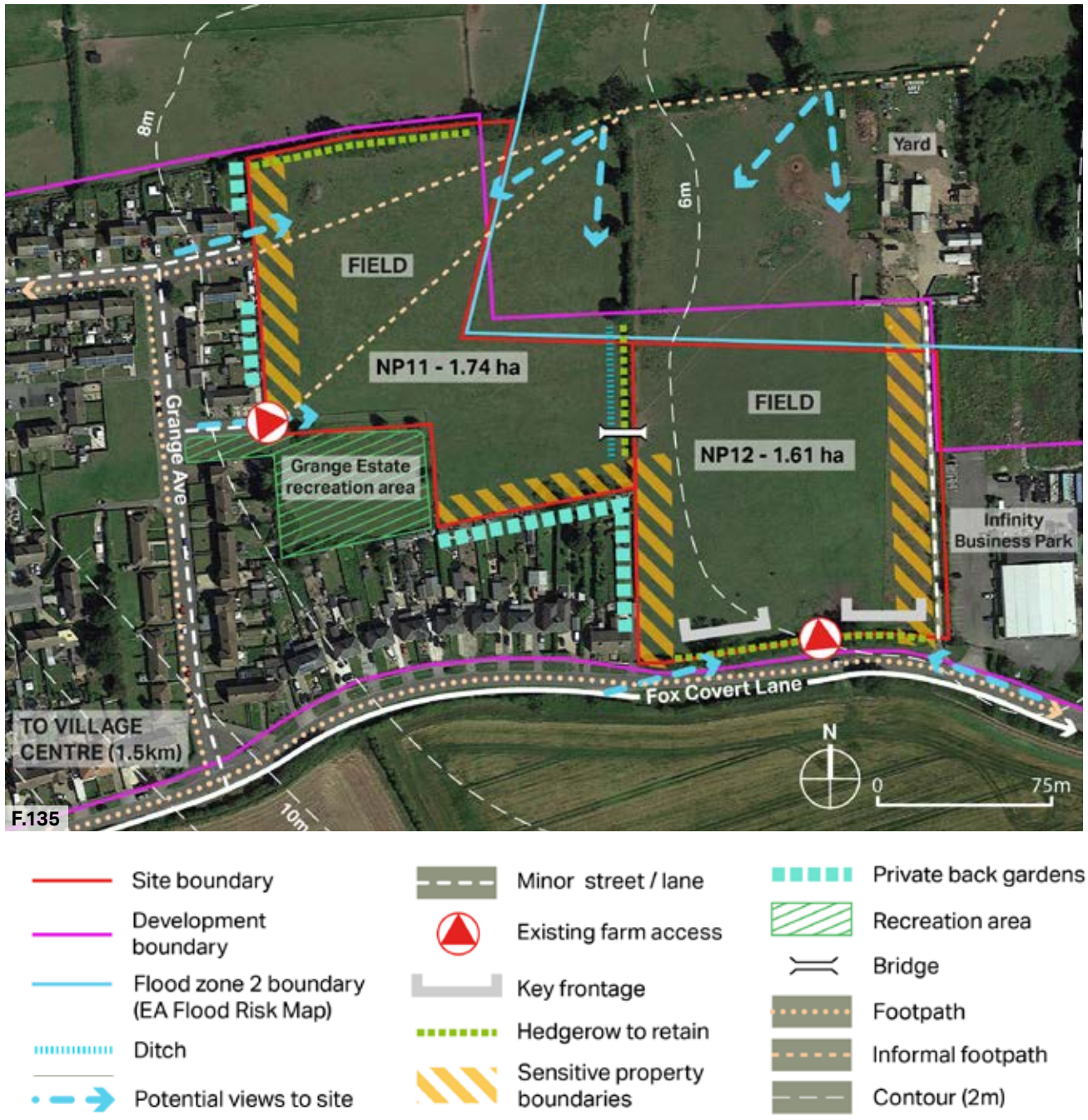


Figure 136: Both sites characterised by open fields

Figure 137: NP12 access from Fox Covert Lane

Figure 138: Grange Avenue recreational space located within NP11

NP11 & NP12 overview:

Size: 1.74 Ha (NP11); 1.61 Ha (NP12)

Uses: N/A (unused fields)

Character Area references:
Southern and western edge of NP11 bounds the Grovewood Expansion character area whereas NP12's eastern boundary bounds the Victorian/Railway corridor,

Notable features:

- Both single open green spaces with hedgerow separating them
- The last remaining green gap in the settlements 'figure of eight' formation
- NP11 accessed via Grange Avenue and NP12 via Fox Covert Lane
- A designated amenity green space lies within NP11

5.5.1 Opportunities

- The proximity of both sites provides an opportunity to link the two sites through tandem development/masterplanning. This will enhance the areas legibility and place-making ability.
- NP12 can benefit from views to the village's unique central green space (north) and surrounding landscape (south). NP11 can benefit from views into to the central green space.

5.5.2 Constraints

- Part of NP11 is also allocated as a green space which is frequented by local dog walkers and children. This could inhibit the sites development due to the local importance associated with the space.
- There is a Flood Zone 3 designation closely abutting the north-east of NP11 and north of NP12 . Extra flood mitigation measures could be a future consideration for either site.


F.136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5.5.3 Indicative site layout: NP11 & NP12

The proximity of each site to one another provides an opportunity for a joint masterplan. This will produce a high-quality development with seamless connectivity between the two. NP11 in particular should become an extension of the Grange Avenue estate by extending existing cul-de-sacs onto the site. Both sites should include adequate levels of green spaces to provide green links with the surrounding fields. The recreation area should be retained due to it's frequent usage and local value.

1. Retain existing recreation space
2. Consider both sites together in a joint masterplan
3. Link to existing informal paths
4. Complete existing blocks for added security
5. Allow green links through the sites
6. Potential SuDS within fields to north of site area

Figure 139: Design code diagram showing design principles and indicative layout in response to the existing site features and context

Figure 140: Good examples of contemporary-style dwellings fronting a central green space

Figure 141: Good examples of contemporary-style dwellings using traditional building materials

5.5.4 Guidelines: NP11 & NP12

It is important that the design and development of both sites NP11 and NP12 are considered together holistically. A coordinating masterplan or framework drawing should be produced addressing the site as a whole to ensure a joined-up, integrated development. The two sites must be connected by a vehicular and pedestrian route.

Proposal for site NP11 should adhere to the following guidelines:

- Incorporate sufficient flood mitigation measures or buffers in response to the flood zone bordering the north east edge of the site.
- Maintain the sites semi-rural / green edges, mature trees and hedgerow boundaries.
- Maintain or enhance the existing green amenity space accessed off Grange Avenue.
- Ensure the size and scale of built form respects the sites semi-rural position on the village edge; and
- Uphold the privacy of existing homes ensuring new homes do not overlook or overshadow existing homes or gardens.

Proposal for site NP12 should adhere to the following guidelines:

- Incorporate sufficient flood mitigation measures or buffers in response to the flood zone bordering the north of the site.
- Maintain the sites semi-rural / green edges through the preservation of mature trees and hedgerow boundaries.
- Provide continuity in the streetscape by extending built form frontages along Fox Covert Lane.
- Ensure the size and scale of built form respects the sites semi-rural position on the village edge; and
- Provide a landscape scheme along the northern site edge that softens the appearance of development and integrates with the landscape.

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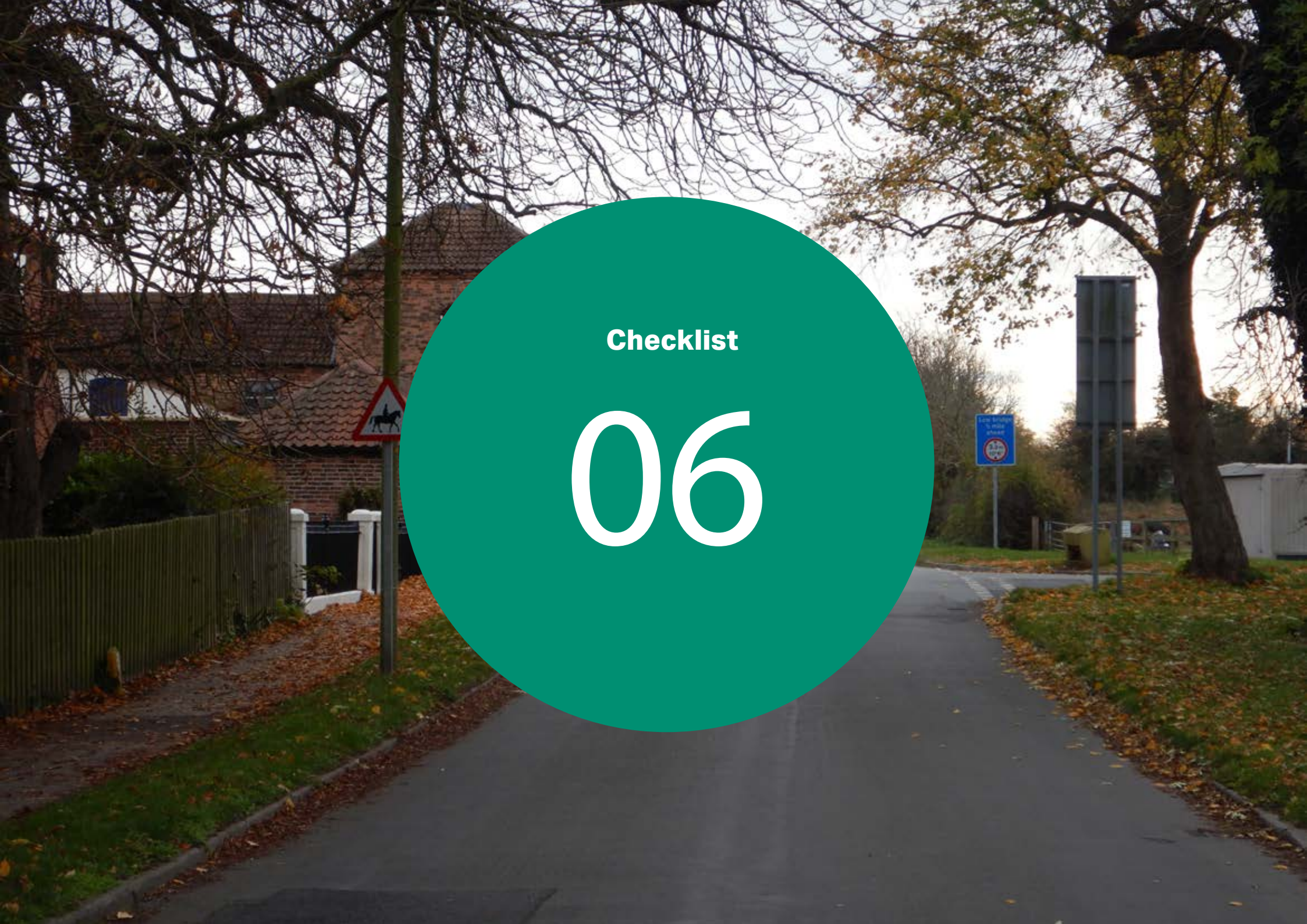

Checklist

06

6. Checklist

This section sets out a general list of design considerations by topic for use as a quick reference guide

1

General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Positively integrate energy efficient technologies;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate 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 (continues)

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?
- 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?
- 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?

3

Local green spaces, views & character:

- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will 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 (continues)

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?

5

Buildings layout and grouping:

- 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?

6

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?

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?
- Does 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?

9

Building materials & surface treatment:

- 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?

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