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AECOM

East Drayton

Design Code

August 2023

Delivering a better world

Quality information

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Mapping licenses

Revision History

Issue no.	Issue date	Purpose	Issued by	Comments received	Comments Received from
1 - Draft sections 1-3	22.05.2023	For Review	Davide Colombo, Graduate Urban Designer	31.05.2023	Helen Metcalfe, Planning with People & Stuart Manson, East Drayton Neighbourhood Plan Steering Group
2 - Draft sections 1-5	14.06.2023	For Review	Elliot Joddrell, Senior Urban Designer	26.06.2023	Gillian Squire, East Drayton Neighbourhood Plan Steering Group
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4 - Final draft	02.08.2023	Final Review	Davide Colombo, Graduate Urban Designer	XXX	XXX

Contents

Introduction

01

1. Introduction

This section provides context and general information to introduce the project and its location

1.1 Background

The East Drayton Neighbourhood Plan Steering Group requested support to establish a design guide with codes to preserve and enhance the character of the settlement located within the Neighbourhood Plan Area.

The Steering Group has expressed three key priorities to be addressed by this report:

- Define design codes to make sure new development in East Drayton is characterful and responsive to the surrounding environment;
- Empower the local community; and
- Create an inclusive, sustainable and green rural village.

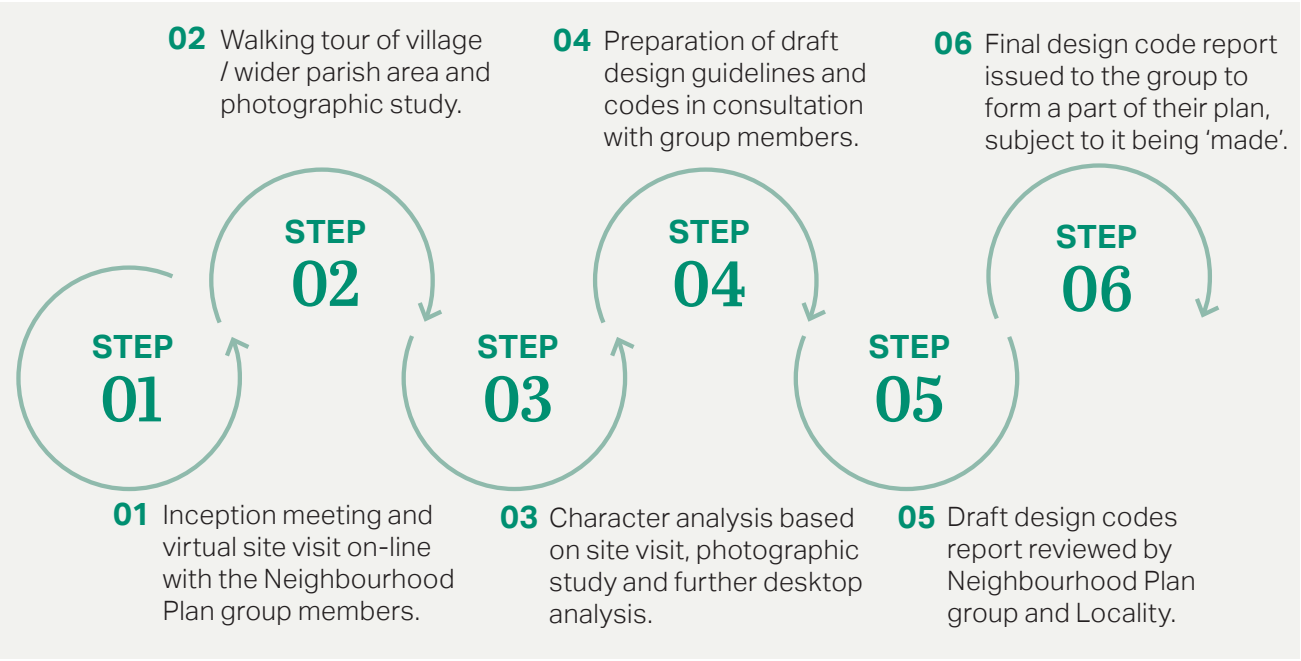
The guidance and codes have been prepared to support these themes.

1.2 Objective

The purpose of this document is to provide an appreciation of East Drayton's existing character to create a set of design codes which will apply to any future development. This will help to ensure that as any new development comes forward, it responds to its context and supports and enhances the quality of the existing character.

1.3 Methodology

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



1.4 Area of study

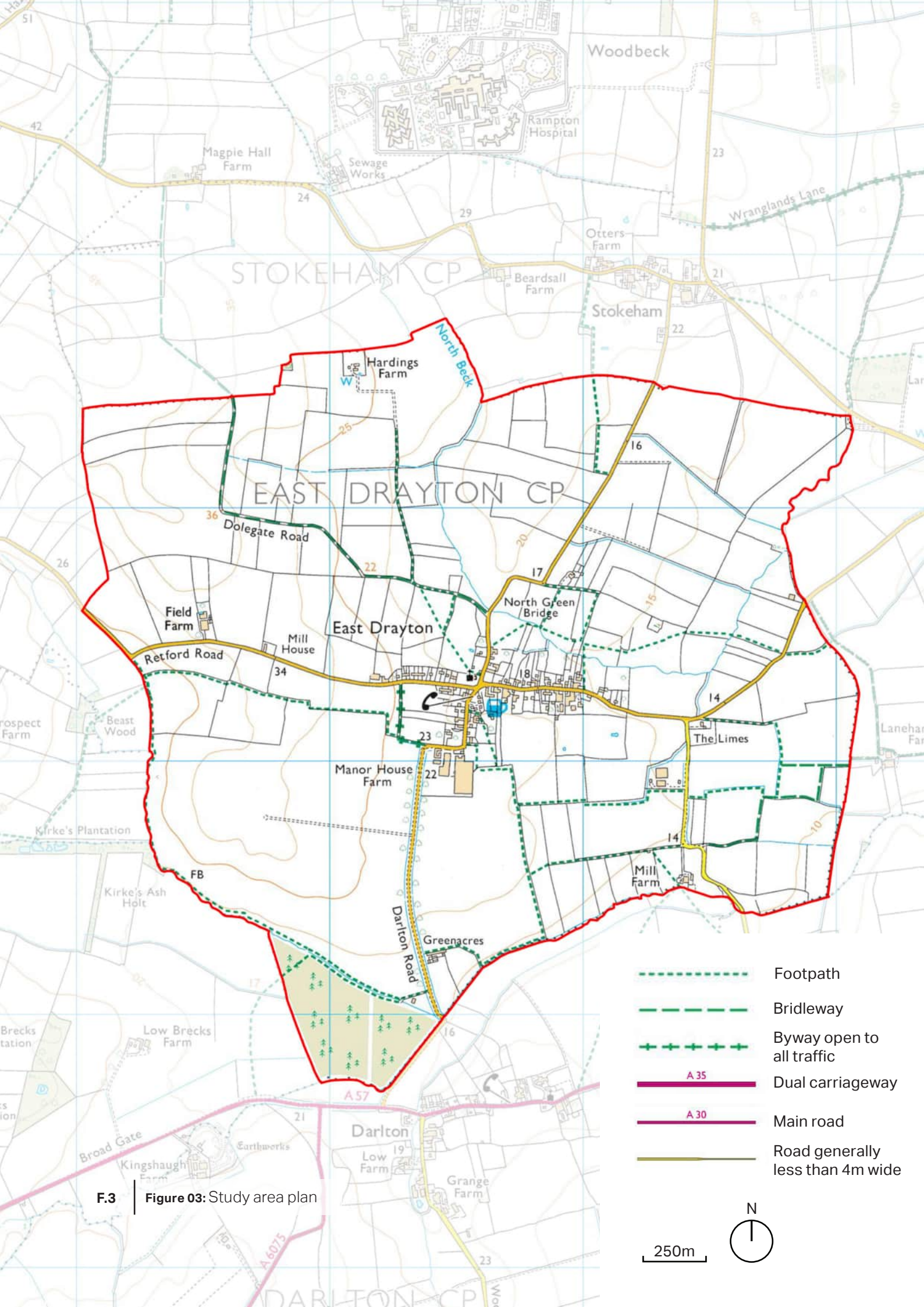
East Drayton is a Civil Parish located in the district council of Bassetlaw, within Nottinghamshire. It is located 9.53 km (5.92 miles) southeast of Retford and 20 km (12.42 miles) northwest of Lincoln and lies in the River Trent valley. The village is in a rural location and its area is predominantly defined by natural features, such as watercourses and hedgerows boundaries. In detail, the North Beck defines part of the northern and eastern boundary, while minor drains and fields encompass its remaining sections.

The total population of the village was 270 according to the most recent census information in 2021. East Drayton Parish comprises a main settlement and some farms and isolated dwellings dotted throughout the Neighbourhood Plan Area. A conservation area is located within the main village and contains most of the Listed Buildings in the Parish.

Two main routes (in dark yellow on F3) serve the area and cross each other at the centre of the Neighbourhood Plan Area, where the village historically developed. These routes connect the village to the surroundings, including Stokeham, Darlton, Headon cum Upton, Laneham and the A57.

Figure 01: East Drayton sign on Long Lane

Figure 02: View of the Church of St Peter from North Green



F.3 | **Figure 03:** Study area plan

1.5 Who will use the guide?

The Design Codes should be a valuable tool in securing context-driven, high-quality development in East Drayton. They will be used in different ways by different people in the planning and development process, as summarised in the table below. 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. Design codes alone will not automatically secure optimum design outcomes but should help to prevent poor quality development.

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 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: User groups and how they will use the guidance

1.6 Planning policy and guidance

This section outlines the national and local planning policy and guidance documents that have influenced this design guide and codes.

1.6.1 National Planning Policy & Guidance

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019 and 20 July 2021. It sets out the government's planning policies for England and how these are expected to be applied. The NPPF outlines the Government's overarching economic, environmental and social planning policies for England. These policies apply to the preparation of local and neighbourhood plans, and act as a framework against which decisions are made on planning applications.

The sections of the updated NPPF which are of most relevance to design and this design code are:

2. Achieving sustainable development

...(a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

12. Achieving well-designed places

126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better

places in which to live and work and helps make development acceptable to communities.

16. Conserving and enhancing the historic environment

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

Recent national design guidance, acts and legislation should influence the design quality of the built environment. See inset focus boxes.

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 the ten characteristics of good design set out in the National Design Guide, which reflects the government's priorities and provides a common overarching framework for design.

2020 - Building for a Healthy Life
Homes England

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the crucial role that the built environment has in promoting wellbeing. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

Environment Act (2021)
Parliament of the United Kingdom

Any new development should be designed with its contribution to the Act's aims and targets safeguarding nature, tackling climate change and providing comfortable living to the residents, achieving high levels of sustainable development.

Committee on Climate Change (CCC)
Parliament of the United Kingdom

The report made further recommendations for tighter low-carbon standards for new build and rented properties, greater support for the uptake of low-carbon heat and policy to incentivise able-to-pay energy efficiency improvements.

A Green Future: Our 25 Year Plan to Improve the Environment
HM Government

Calls for an approach to agriculture, forestry, land use and fishing that puts the environment first.

Any new development in East Drayton should be proposed in the context of the Country's aim for the next 25 years to achieve a greener and cleaner environment and tackle climate change.

Future Homes and Buildings Standard (FHBS, 2025)
DLUCH

To be introduced in 2025, this standard will "future-proof new build homes with low carbon heating and world-leading levels of energy efficiency." This means that from 2025, new build homes will no longer be permitted to have fossil-fuelled (e.g. gas, oil etc.) space heating and hot water generation. The hotter summers projected to result from climate change will increase the risk of overheating in new homes over their lifetime.

Building Regulations Part L 2021
HM Government

In late 2019 and early 2020, the Government consulted on the uplift standards to Part L, as the first step in achieving the FHBS. The new standards should result in a 31% reduction against the current standards. Option 2 (fabric plus technology) will require improved fabric u-values, low-temperature radiators, wastewater heat recovery and PV.

Planning (Listed Buildings and Conservation Areas) Act 1990
Parliament of the United Kingdom

This legislation sets out the principal statutory provisions that must be considered in the determination of any application affecting listed buildings and conservations. It establishes special regard for the desirability of preserving the building, of its setting and the desirability of preserving or enhancing the character and appearance of a conservation area.

The Ancient Monuments and Archaeological Areas Act 1979
Parliament of the United Kingdom

This legislation imposes a requirement for Scheduled Monument Consent for any works of demolition, repair and alteration that might affect a designated Scheduled Monument.

1.6.2 Local policy and guidance

East Drayton is located in the Bassetlaw District Council (BDC), part of the Nottinghamshire County. The following documents were reviewed to gain a better understanding of the area.

Publication Core Strategy and Development Management Policies (BDC, November 2010)

This strategy defines a vision for Bassetlaw to 2026. Settlement-specific spatial policy approaches to achieve this vision are set out in the document as well as Development Management policies, which include a range of different topics such as Design and Character, Development in Rural Areas, Housing Mix & Density and Securing Economic Development. and a Monitoring and Implementation scheme is incorporated to allow the District Council to assess if the vision is being delivered.

Bassetlaw Local Plan 2020 – 2037 (BDC, August 2021)

This document is currently at examination and has not been adopted yet. It will define the development strategy, planning policies and proposals for the Bassetlaw District Council. The Local Plan will provide guidance to build sustainably and protect and enhance the character of the countryside, which plays a fundamental role in the District Council. The document will go through a series of key topics, including Transport and Connectivity, Living Communities, Delivering Economic Prosperity and Local Character and Distinctiveness.

Bassetlaw Landscape Character Assessment (BDC, August 2009)

The report describes the landscape character of the Bassetlaw District Council, providing information about its character, condition and sensitivity. The following Policy Zones are identified: Sherwood, Magnesian Limestone Ridge, Idle Lowlands, Mid-Nottinghamshire Farmlands and Trent Washlands. Specific landscape actions are defined for each of the areas, including Conserve, Reinforce, Restore and Create. East Drayton is located in the Mid-Nottinghamshire Farmlands, to which "Conserve" landscape action is assigned in the document.

Successful Places SPD (BDC, BoDC, CBC, NEDDC, 2013)

This SPD provides guidance to sustainable design for four Councils withing the Nottinghamshire County: Bassetlaw District Council, Bolsover District Council (BoDC), Chesterfield Borough Council (CBC) and North East Derbyshire District Council (NEDDC). It provides support to set out the expected approach to the design process, identify the key design principles that should shape a design and identify relevant considerations in respect of management and maintenance. Several Place Making Principles are set out, including Townscape, Block Structure, Public Realm Design, Place Hierarchy, Design for Corners and Materials.

F.4

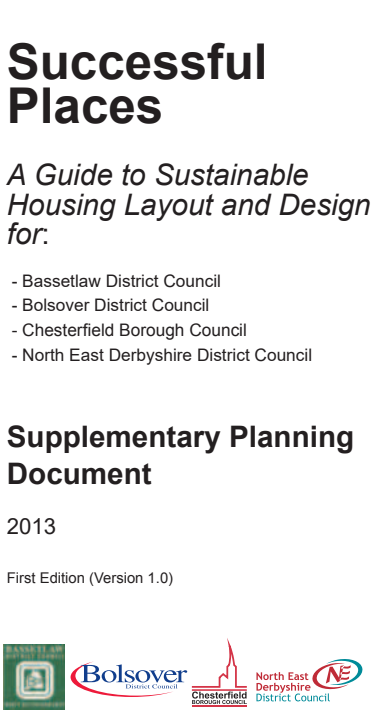


Figure 04: Successful Places SPD front cover

Residential Parking Standards SPD (BDC, June 2012)

This SPD is part of the Bassetlaw Local Development Framework and expands on Policy DM13: Sustainable Transport of the Core Strategy & Development Management Policies DPD. The document shows how to calculate Residential Parking Standards in the Bassetlaw District Council and provides specialist requirements as well as demand tables and a worked example.

1.7 Consultation & engagement

A Teams meeting and virtual site visit was undertaken on 13.2.23 to begin to understand the plan area and discuss key objectives with the Neighbourhood Plan Steering Group before visiting in person. Likewise, desktop analysis studies were undertaken to inform the later site visit.

A full day's site visit was then conducted on 21.2.23 with a meeting on site with available members of the steering group. This site walkover covered the whole village and allowed AECOM to undertake an extensive photographic survey.

Figure 05: Photograph taken on 5 July on Top Street

Neighbourhood Area Context Analysis

02

2. Neighbourhood Area Context Analysis

This section presents analysis of the whole Neighbourhood Plan Area, including the historic origins, landscape character and urban settlement pattern across the parish.

2.1 Historic growth

East Drayton was first mentioned in the Domesday Book of 1086 under the name of Drayton. "East" was added later to distinguish the village from West Drayton, 4 miles west. Other references to the village include "Estdrayto", "Drayton Magna", "Great Drayton" and "Drayton-cum Membry".

During the Norman invasion, the King owned most of the lands in Nottinghamshire and therefore the land in the surroundings of the village. Drayton was a "Soke Holding" of Dunham, one of the main manors owned by the King in Nottinghamshire for many years.

In the 13th / 14th century, the Church of St Peter and St Paul was built in the Gothic style. A Methodist preaching room was also located in the village, as mentioned in the 1853 White's Directory. A windmill was recorded in 1712.

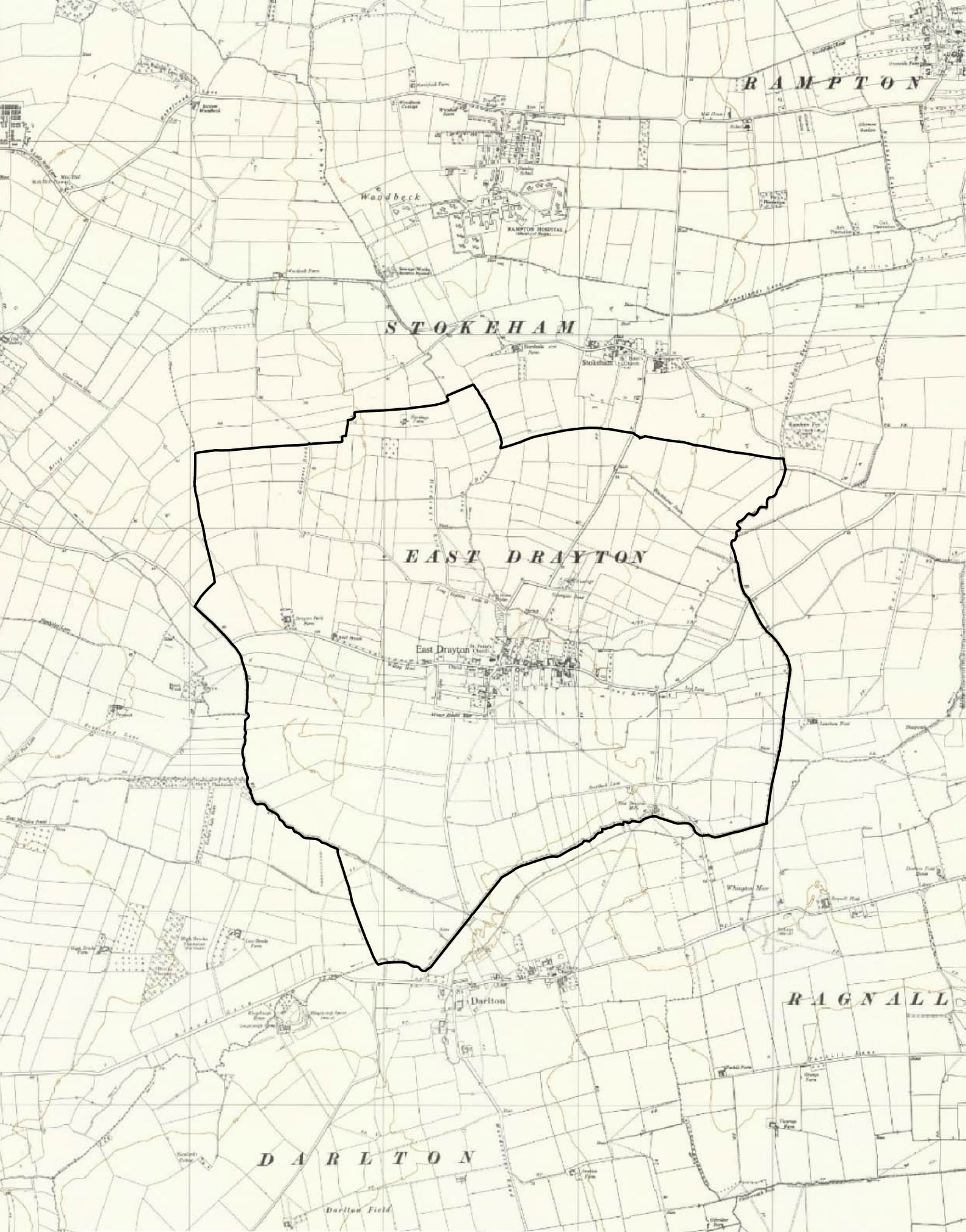
In 1819, the enclosed land in the village was 1,520 acres. The village also featured 2 shoemakers, a grocer, a wheelwright, 8 yeoman farmers and 4 hop growers; the host of the Blue Bell was recorded as being the Blacksmith.

The village had substantial improvements by 1853, as reported by the White's Directory of Nottinghamshire.

In 1801, East Drayton had 256 inhabitants, which then steadily decreased to 226 in 1832, when the village counted 55 dwellings and was identified as a large village. In 2001 the village had 212 inhabitants and 92 households.

Since the early 1970's the village has been awarded the Best Kept Village Competition under the category of "under 300 residents" 10 times.

- East Drayton first mentioned as Drayton
  1086
- Drayton is a "Soke Holding" or Dunham
  11th century
- Church of St Peter and St Paul was built
  13th / 14th century
- Enclosed land is 1,520 acres
  1819
- Substantial improvements in the village
  1853
- Village population is 226
  1832
- Best Kept Village award
  10 times since the 1970's
- Village population is 212
  2001



F.6 | **Figure 06:** Historic map of East Drayton (published 1955)

2.2 Heritage

East Drayton has one Conservation Area, which includes the main junction of Church Lane / Top Street / North Green / Low Street and spreads out to the east and the south of the village along Low Street and Top Street respectively.

A total of 7 Listed Buildings can be found in the Neighbourhood Plan Area, all located in the Conservation Area except one, Field Farmhouse. The Church of St Peter is Grade I, while all the others are Grade II. One of the Grade II listings is a pair of headstones located in the churchyard of the Church of St Peter, while all the others are buildings.

No Scheduled Monuments can be found in East Drayton.

Figure 07: Church of St Peter, Grade I Listed Building

Figure 08: The Old Harrow Inn, Grade II Listed Building

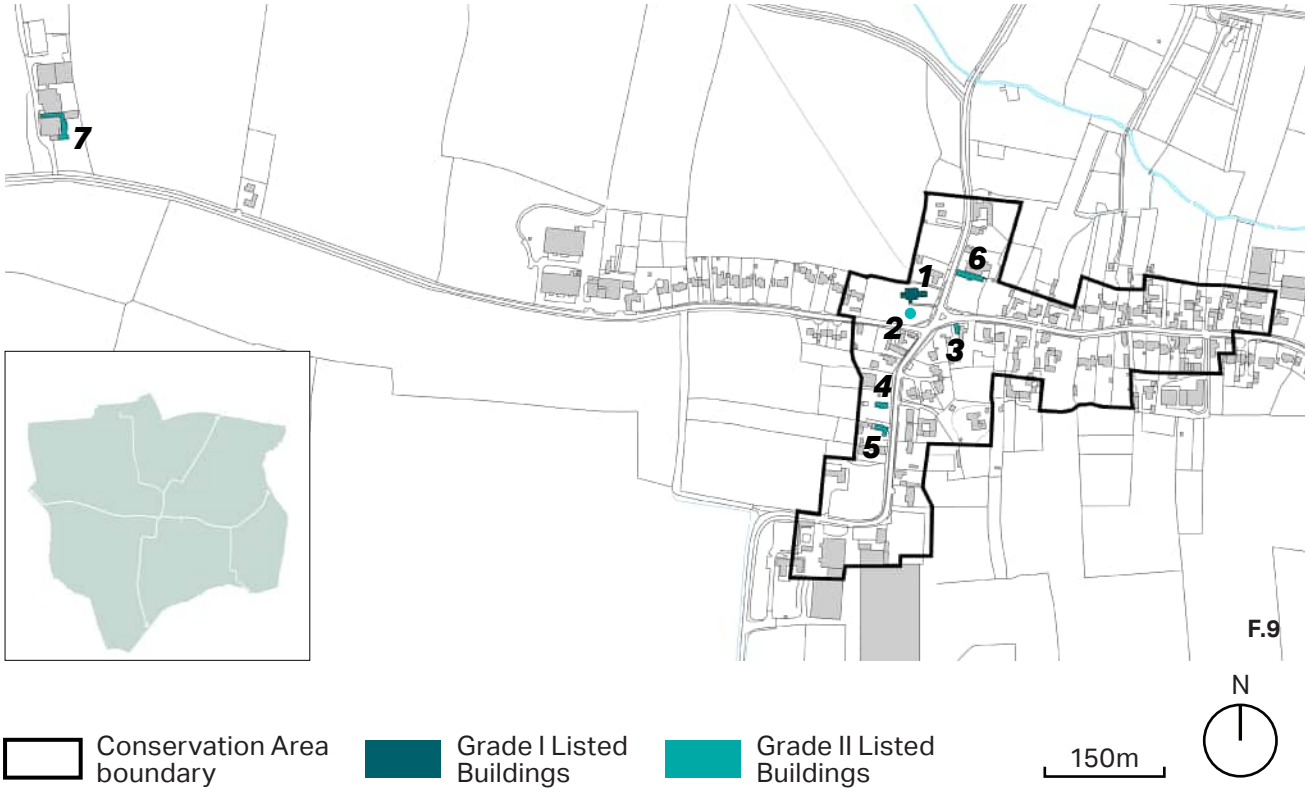


Figure 09: East Drayton Conservation Area and Listed Buildings in the Neighbourhood Plan Area

Grade I

1. *Church of St Peter*

Grade II

2. *Pair of headstones in churchyard of Church of St Peter, 12 metres south of the south aisle*
3. *The Cottage*
4. *The Old Harrow Inn*
5. *Yew Tree Farm*
6. *Old Vicarage and attached outbuildings*
7. *Field Farmhouse*

Figure 10: Yew Tree Farm, Grade II Listed Building

Figure 11: The Cottage, Grade II Listed Building

2.3 Landscape

East Drayton sits entirely in the Trent and Belvoir Vales National Character Area. According to the Bassetlaw Landscape Character Assessment, the village is located in the Mid-Nottinghamshire Farmlands, characterised by arable farmland with minor pastoral areas adjacent to the becks and settlements.

The natural landscape occupies most of the Neighbourhood Plan Area and includes gentle hills and is predominantly occupied by arable farmland. Open views of the surrounding landscape are widely available from the main settlement. Hedgerows and green verges are common along routes outside of the main village, while mature trees can be found along watercourses but also on some key routes (e.g. Darlton Road) and in private gardens.

A significant landscape feature in the village is the village green, a green triangle located at the junction between Low Street and North Green.

Trent and Belvoir Vales

Landscape character type

The area is characterised by undulating and predominantly arable farmland, centred on the River Trent. The landscape is strongly rural, even though relevant residential developments and settlements exist in the area.

The traditional environment of the area has been partially modified by the reorganization of the landscape in the 18th and 19th centuries, which introduced regularly shaped hawthorn hedged fields.

Soil is generally fertile and clayey, however deposits of alluvium, sand and gravel have created other types of soils, in particular in the flood plains.

2.3.1 Watercourses and flood risk

There are a number of watercourses and drains in the Neighbourhood Plan Area. Watercourses include the North Beck, the Blackthorne Drain and the watercourse defining the southern boundary of the Neighbourhood Plan Area. A few ponds can also be found in East Drayton.

There are flood risk areas in the Neighbourhood Plan Area, in particular along the North Beck. There are no residential areas in the flood zones (see F14).

Within the village itself surface water flooding is an issue. This is exacerbated by the village's hard, impermeable surfaces such as roads, pavements and parking areas.

Figure 12: View of the open landscape from Church Lane

F.13 **Figure 13:** East Drayton contours and watercourses

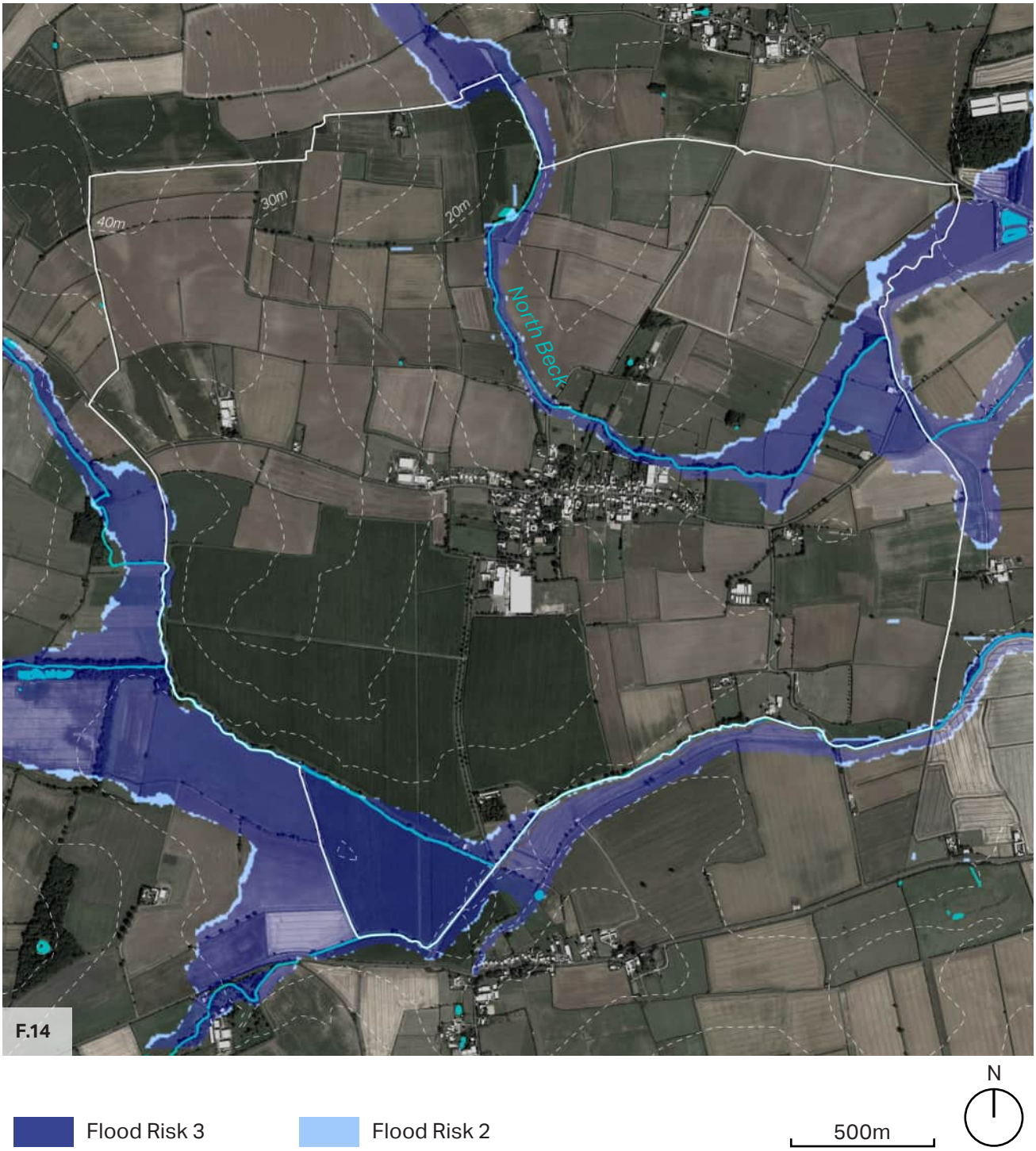


Figure 14: Flood risk map of the area (from EA flooding map)

2.4 Movement hierarchy

East Drayton is a rural village with no major routes through the Plan Area.

The main route runs from north to south (Top Street/North Green) and connects the village to the A57 as well as Darlton and Stokeham. Another key route runs from east to west (Retford Road/Long Lane), connecting Upton and Laneham. The junction of these roads in the centre of the village has informed the shape of the historic core.

Other tertiary vehicular routes can be found in the area. One of them connects Long Lane to A57 to the south. Long Ridding Lane provides access to Hardings Farm to the north of the area. See fig 17.

2.4.1 Pedestrian movement

There are many Public Rights of Way distributed throughout the Neighbourhood Plan Area, particularly to the southeast of the village. These pedestrian routes connect the village to its surrounding landscape and farms, as well as the surrounding villages. However, pedestrian connectivity to the neighbouring settlements of Darlton, Stokeham, and Askham is limited.

Two bridleways are also located in the area. One of them connects Darlton Road and Church Lane, the other connects N Green to Main Street in Stokeham. See fig 18.

Figure 15: View of North Green

Figure 16: Road signage

F.17 | **Figure 17:** East Drayton route hierarchy plan

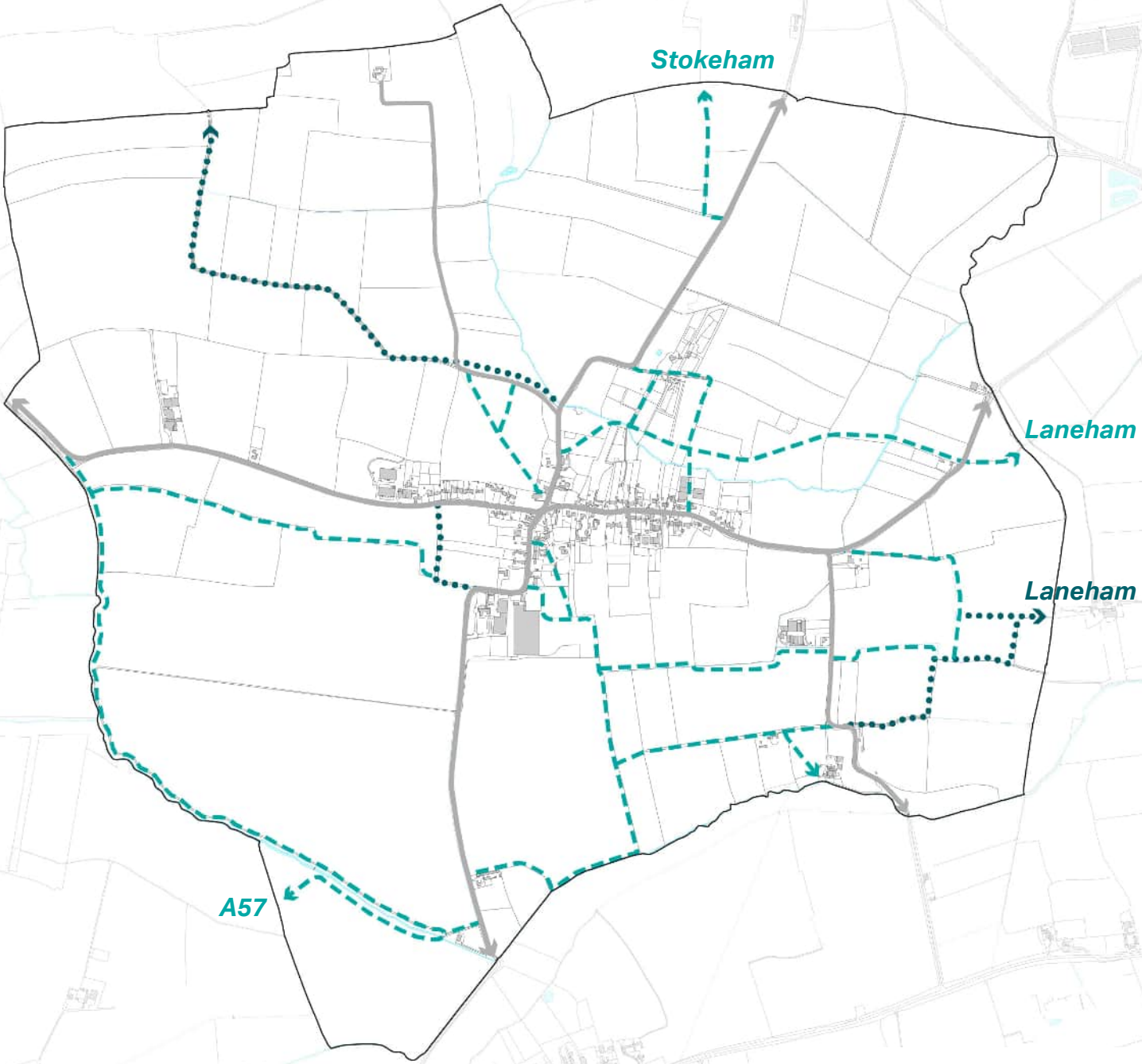


Figure 18: East Drayton pedestrian movement plan

Figure 19: Public Right of Way seen from Top Street

Figure 20: Public Right of Way viewed from North Green

Figure 21: Road signage at the village's key junction

Figure 22: Bridleway seen from Church Lane

2.5 Amenities and open space

East Drayton has the typical features of a rural village. Buildings are mainly residential and there are six farms within the Neighbourhood Plan Area. Three of these are located within the main settlement (Church Lane Farm, Lowe Farm and Strawsons). Three further farms are located in the wider countryside, namely Field Farm (to the west of the main village), Hardings Farm (to the northwest) and Mill Farm (to the southeast). Other agricultural buildings can be found throughout the landscape surrounding the main settlement.

Manor Business Park on Darlton Road contains 29 businesses and a gym. The village benefits from a pub, The Bluebell in and a Village Hall. The only sports facility in East Drayton is the East Drayton Sports Cricket Club to the southeast of the village. The village green is located at the junction between North Green and Low Street and is a green triangle.

Beyond the main settlement, dwellings are scattered in the surrounding landscape.

Figure 23: The Blue Bell Inn, Low Street

Figure 24: View of Lowe Farm from Low Street

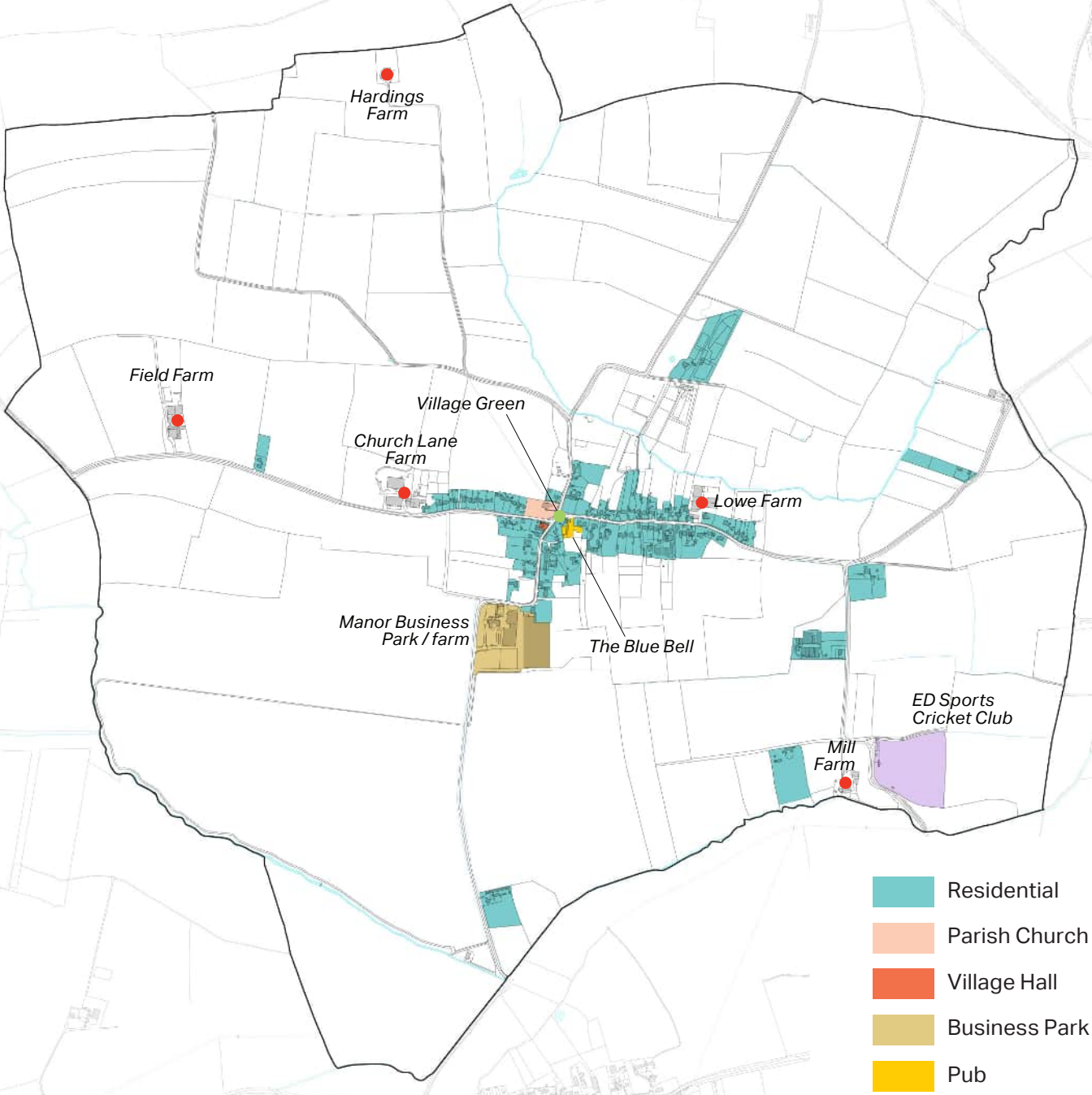
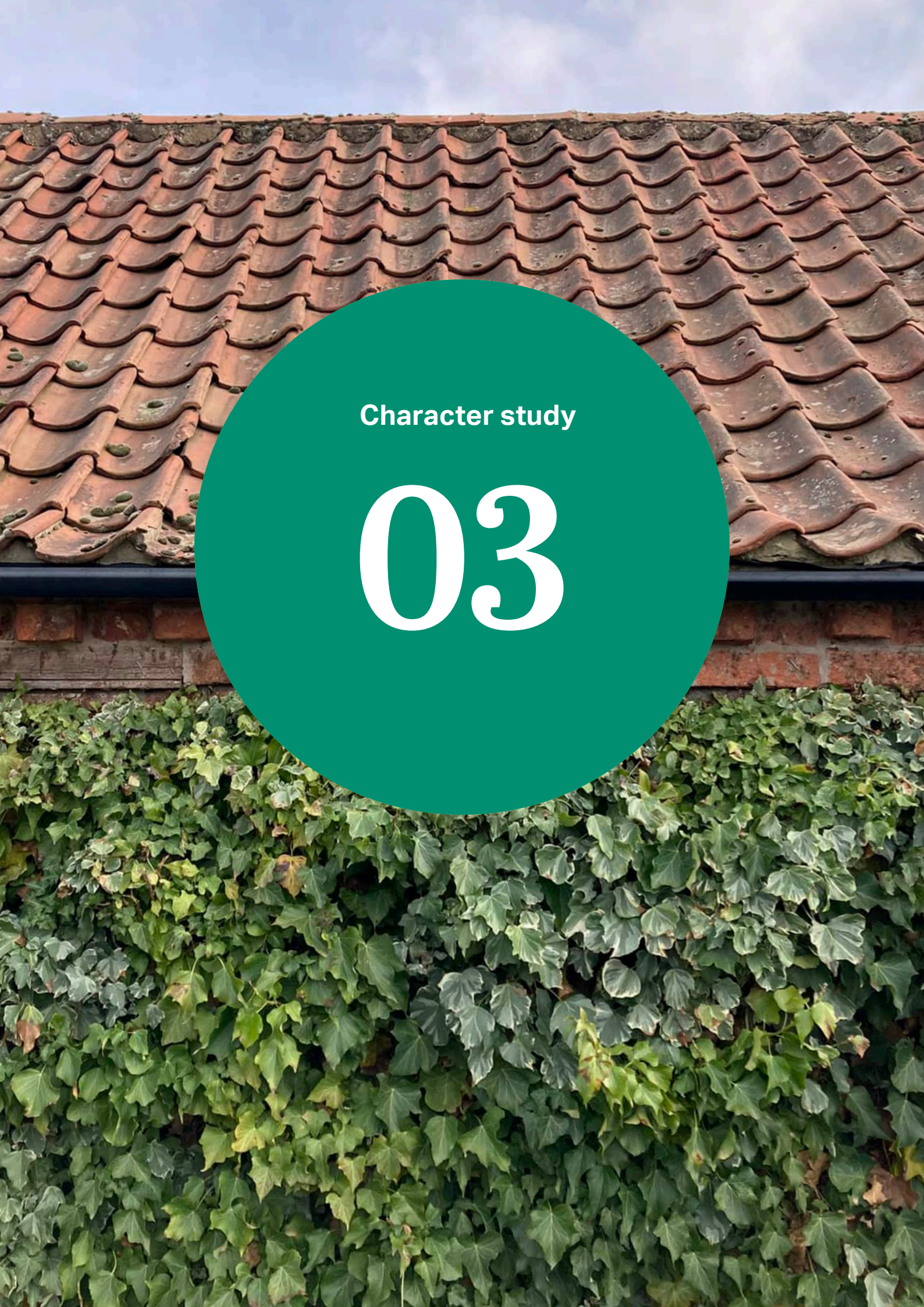


Figure 25: Existing land use in East Drayton



Character study

03

3. Character study and area guidelines

This section presents a study of the character of the Neighbourhood Plan Area through the analysis of design archetypes.

3.1 Local Character

East Drayton is historically a rural parish and its built form reflects that characteristic. Development is focused in the main village of East Drayton, but other scattered dwellings and farms can be found in the Neighbourhood Plan Area.

There are examples of modern and planned detached housing developments, however the following study will mostly analyse those developments that reflect good practice by reinforcing the rural character of East Drayton.

This section analyses the four key routes of the village, namely Low Street, Church Lane, Top Street and North Green. Even though these routes share similar features, variety in plot size, elevation materials, colour and landscaping is typical of East Drayton, and the following street-wide analysis captures this characteristic.

A series of good practice examples are studied for each route, as reported on the next page.

Figure 26: East Drayton's four key routes and good practice examples

Low Street

1. *Low Street - road section*
2. *The Granary development*
3. *2-4 Homefield Close*
4. *The Old Orchard*
5. *Laurel House Farm*

Church Lane

6. *Ashdowne and Beverly*

Top Street

7. *Top Street - cottage*
8. *Yew Tree Farm*

North Green

9. *Poplar Farm*

3.2 Low Street

Low Street runs from the core of the village to the east of the settlement, changing its name to Long Lane at the edge of the village. The following section provides a street-wide analysis of Low Street's key features.

Figure 27: Different plot shapes

Layout

- The development pattern is linear
- There are varying levels of enclosure (from 10m – 60m - front elevation to front elevation)
- Parking is typically provided on-plot (garages, courtyards and driveways)
- Building footprints have varied shapes – some simple rectangular forms, some with projections and some which enclose courtyard spaces
- Building orientations are varied – some with gables facing the street, others with gables perpendicular to the street
- There are varied plot depths – historic deep and narrow plots up to approximately 150m deep as well as shorter/wide plots approximately 25m deep
- Outbuildings to the rear of buildings are a typical feature
- Front elevations do not always face the street – several dwellings are accessed via the driveway/path with their main elevation facing to the side

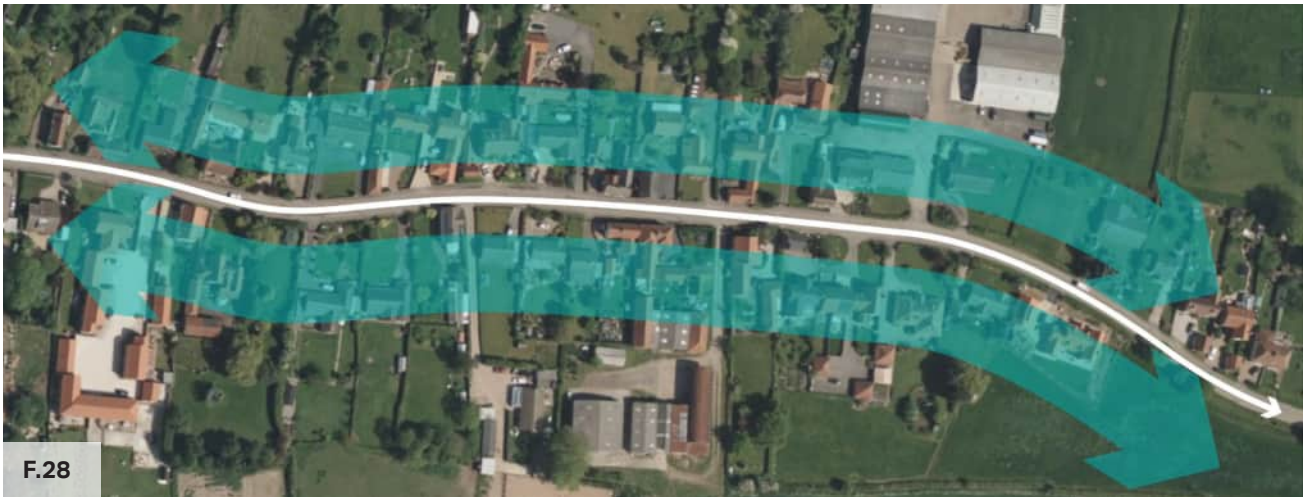


Figure 28: Linear development along Low Street and Long Lane

Windows

- Some buildings have dormer windows (making use of the roof space to provide and additional storey). Dormer windows to the north of Low Street are typically kept to the rear of the building. This has retained the simple roofscape along the street. There are dwellings with dormers facing the street to the south of Low Street. Whilst these are of high quality design they do contrast with the simple roof scape seen elsewhere along the street
- The materials used in windows usually has a colour tone that harmonises with the red brick elevation. PVC replacements are also seen but generally detract from the historic character of the street
- Some dwellings have skylight windows installed

Figure 29: Timber-framed windows on Low Street

Figure 30: Gable roof with a chimney

Roof

- Chimneys are a feature of the roofscape (most are red brick and have terracotta chimney pots)
- Gable roof forms are most typical though there are some hipped roof buildings or hipped roof projections from a gable roofed building
- Solar panels are seen on the south facing plane of several roofs. Given the orientation of the street, buildings on the south side of Low Street are able to install solar panels to the rear of the property having a reduced visual impact on the street
- Buildings range from 1 to 2.5 storeys (using dormer windows to occupy the roof space).
- There is irregularity between the building heights of neighbouring buildings making for an interesting and varied roofscape

Roads

- Highway is approximately 6m wide
- The road and pavements are tarmac

Materials

- Traditional Nottinghamshire rural red brick houses with pantile roofs, modern red brick buildings with concrete tile roofs, some slate roofs, some rendered elevations providing contrast

Landscaping and boundary treatments

- Grass verges and pavement are on both sides of street to the west and only on one side at the edge of the village
- Boundary treatments are mixed (hedgerow, brick wall, brick wall and railing, building elevation, timber fence)
- Hedgerows often delineate boundaries between plots and to the rear of plots abutting the open countryside
- Buildings that are set back behind front gardens typically have lawns and a higher percentage of soft landscape over hard landscaping

Figure 31: Tarmac roads and pavements

Figure 32: Traditional red brick (top-left), modern red brick (top-right), red pantile (bottom-left), concrete tiles (bottom-right)

Figure 33: Grass verges and pavement on Low Street

Figure 34: Hedgerow boundary treatment

1 Low Street - road section

3.2.1 Low Street - road section

The following plan analyses a segment of Low Street that is a positive and characterful design example due to its enclosed streetscape and appropriate scale and materials of buildings.

Figure 35: Low Street analysis plan

Factors	Appearance characteristics
Layout and Setbacks	Detached houses overlook Low Street with no setback to create an enclosed streetscape. Buildings are aligned to Low Street.
Elevations and Detailing	Three of the four buildings have red brick elevations (old chapel, Vine Farm and Lawn Cottage), with Flemish or stretcher bonds, while Horbling has render elevations with a first-floor brick band. Windows are all casements and stone lintels can be found on Vine Farm. Gibbs surrounds can be observed on the old chapel.
Vehicular Access and Parking	All the properties have on-plot parking and direct access to Low Street.
Boundaries	Boundaries include timber and iron fences, hedgerows (Vine Farm) and red brick walls (old chapel).
Green Spaces and Landscape	All the plots have a garden. No mature trees can be observed, however, a grass verge can be found along the southern side of Low Street.
Heights and Roofscape	Buildings are 2 storeys high and have red pantile or grey slate roofs. Horbling and Lawn Cottage have cross gables, the old chapel has a street-facing gable and Vine Farm has a hip roof. Each roof has ridge tiles, and chimneys can be observed except for the old chapel. Brick roof dentils can be found on each building except the old chapel.

Table 02: Low Street analysis

Figure 36: View of the enclosed streetscape on Low Street

Figure 37: The old chapel

Figure 38: Lawn Cottage seen from Low Street

Figure 39: Horbling seen from Low Street

Figure 40: Vine Farm seen from Low Street

2 The Granary development

3.2.2 The Granary development

The following plan analyses the Granary development on Low Street. The development reflects the rural character of East Drayton thanks to the presence of an internal courtyard with parking, an appropriate scale and the use of materials that enhance the character of the village.

Figure 41: The Granary development analysis plan

Factors	Appearance characteristics
Layout and Setbacks	Semi-detached and detached houses are arranged in a U shape layout to enclose an internal courtyard. The building facing Low Street (Ashlea Farm) has an 11 m setback.
Elevations and Detailing	All buildings have red brick elevations with Flemish or common bonds. Doors are unsheltered and have a decorative brick arch or an architrave at the top. Windows are casements and sashes with stone lintels and brick decorative architraves occasionally.
Vehicular Access and Parking	There is one key access from the northern side of the courtyard. Parking is located in the internal courtyard and garages.
Boundaries	Boundaries include red brick walls and iron fences (Ashlea Farm).
Green Spaces and Landscape	Ashlea Farm has a front garden, while all the other buildings have back gardens. No mature trees can be observed within the analysed site, however a dense area covered in mature trees is located to the southwest of the site.
Heights and Roofscape	Buildings are 2 storeys high and all have red pantile roofs. Ashlea Farm has a cross-gable roof, while all the other buildings have traditional gable or hip roofs. Each roof has ridge tiles, and chimneys can be found on Ashlea Farm.

Table 03: The Granary development analysis

Figure 42: Side view of Ashlea Farm

Figure 43:
View of the internal courtyard

3 2-4 Homefield Close, Low Street

3.2.3 2-4 Homefield Close, Low Street

The following plan analyses 2-4 Homefield Close, on the eastern edge of East Drayton village. It represents a good design example in the area as it includes key features that reflect the character of East Drayton, such as the presence of an internal courtyard, red brick elevations and red pantile roofs.

Figure 44: 2-4 Homefield Close analysis plan

Factors	Appearance characteristics
Layout and Setbacks	The building is semi-detached, has a linear orientation and is aligned to Low Street. The setback is deep (20 m) and the building hides a courtyard to the rear.
Elevations and Detailing	The building has red brick elevations with stretcher brickwork. Doors have timber framed porches. A brick arch creates an underpass through the building leading to the courtyard to the rear. Windows are casements with brick decorative architraves to the top. Two sashes dormer windows are placed on the bridge structure of the building.
Vehicular Access and Parking	There is one key access from the northern side of the courtyard through and underpass that cuts through the building. Parking is located in the internal courtyard and garages.
Boundaries	Boundaries include red brick wall, native hedgerows and timber fences.
Green Spaces and Landscape	Small trees and grassed areas can be found in the front and back gardens. Native hedgerows to the back of the property are another relevant landscape feature. The back of the building faces the open landscape.
Heights and Roofscape	Buildings are 1 to 2 storeys high. The main building has a red pantile cross-gable roof and one chimney to the east, while secondary buildings have red pantile hip roofs. A brick roof fascia can be found on the façade overlooking Low Street. Each roof has ridge tiles.

Table 04: 2-4 Homefield Close analysis

Figure 45: 2-4 Homefield Close seen from Low Street

4 The Old Orchard

3.2.4 The Old Orchard

The following plan analyses The Old Orchard on Low Street, which features hedgerows boundaries that enhance the rural character of the area as well as appropriate massing, scale and setback. Red brick elevations and the red pantile roof also harmonise with the context.

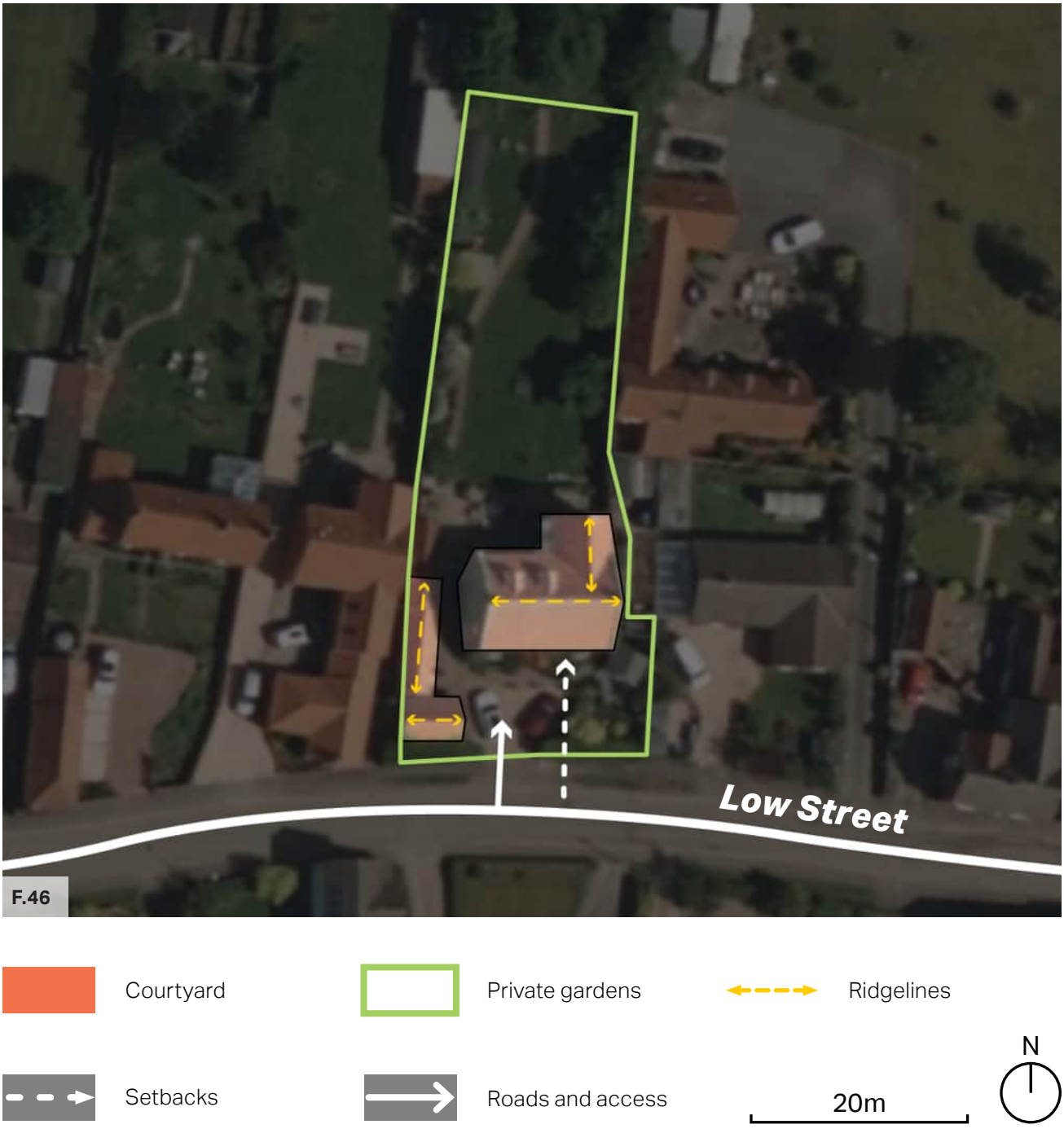


Figure 46: The Old Orchard analysis plan

Factors	Appearance characteristics
Layout and Setbacks	The main building is detached and is aligned to Low Street, however other secondary buildings are located on the western side of the property and have an orthogonal orientation to the main route. The main building has a 10 m setback from Low Street.
Elevations and Detailing	The buildings have red brick elevations with stretcher brickwork. The main door has a brick porch. Windows are top-hung casements and bay windows with stone lintels. Two gable dormers are located on the north-facing side of the roof.
Vehicular Access and Parking	There is one key access to the front garden from Low Street. Parking is located in the front garden and the garage.
Boundaries	Boundaries are native hedgerows.
Green Spaces and Landscape	Small trees can be found in the front garden. Mature trees and grassed areas are located in the back garden. Native hedgerows to the front and back of the property are another relevant landscape feature. The back of the building faces the open landscape.
Heights and Roofscape	Buildings are from 1 to 2 storeys high and have red pantile gable roofs. The main building has a cross-gable roof with coped gables and chimneys. A brick roof fascia can be found on the façade overlooking Low Street and the brick porch. Each roof has ridge tiles.

Table 05: The Old Orchard analysis

Figure 47: The Old Orchard seen from Low Street

Figure 48:
Hedgerow boundary at the front of the property

5 Laurel House Farm

3.2.5 Laurel House Farm

The following plan analyses Laurel House Farm on Low Street, which features an internal courtyard as well as appropriate materials and massing to fit harmoniously in the village.

Figure 49: Laurel House Farm analysis plan

Factors	Appearance characteristics
Layout and Setbacks	The main building is a detached house with an extension that is aligned to Low Street and has a 25 m setback. A secondary building in the front garden is oriented orthogonally to Low Street and has no setback.
Elevations and Detailing	The building has red brick elevations with stretcher brickwork. Doors have timber framed porches. Windows are sashes with stone lintels and architraves.
Vehicular Access and Parking	There is one key access from the southern side of the courtyard. Parking is located in the internal courtyard and garages.
Boundaries	Boundaries are red brick walls.
Green Spaces and Landscape	Small trees and grassed areas can be found in the front garden, while mature trees are located in the back garden. The back of the building faces the open landscape.
Heights and Roofscape	Buildings are 1 to 2 storeys high and have red pantile gable roofs and chimneys. A timber / metal roof fascia can be found on the façade overlooking Low Street. Each roof has ridge tiles.

Table 06: Laurel House Farm analysis

Figure 50: Red brick boundary wall to the front of Laurel House Farm

Figure 51:
Laurel House Farm seen from Low Street

3.3 Church Lane

Church Lane runs from the core of the village to the west of the village, changing its name to Retford Road at the edge of the village. The following sections provides a street-wide analysis of Church Lane's key features.

Figure 52: Different plot shapes

Figure 53: Different plot shapes

Layout

- The development pattern is linear and mostly on the northern side of the road
- Enclosure is stronger on the eastern end of the road (nearby the junction), while the streetscape is more open towards the western edge of the village
- Parking is typically provided on-plot (garages and driveways)
- Building footprints have varied shapes – most of them are simple rectangular forms with projections
- Buildings are mostly aligned to the street, however some are perpendicular. Most of the buildings have projections with gables facing the street
- Plots are typically around 55m deep, however their width varies between 10m and 30m. Plots on the southern side of Church Lane are typically 30m deep
- Outbuildings to the rear of buildings are a typical feature
- Front elevations frequently face the street contributing to the streetscape
- Setbacks are varied but generally wide, ranging from 10m to 25m. Only two buildings on the eastern end of the road have no setback

Figure 54: Linear development along Church Lane and planning application new development (dashed arrow)

Windows

- Windows are mostly casements with some bow or bay windows
- UPVC windows are predominant along the whole road
- Skylights and dormer windows can also be found though these are rare

Materials

- Traditional Nottinghamshire rural red brick houses, modern red brick buildings and yellow brick buildings with render elevations can be observed
- Both stretcher and Flemish bond brickwork

Figure 55: UPVC windows on Church Lane

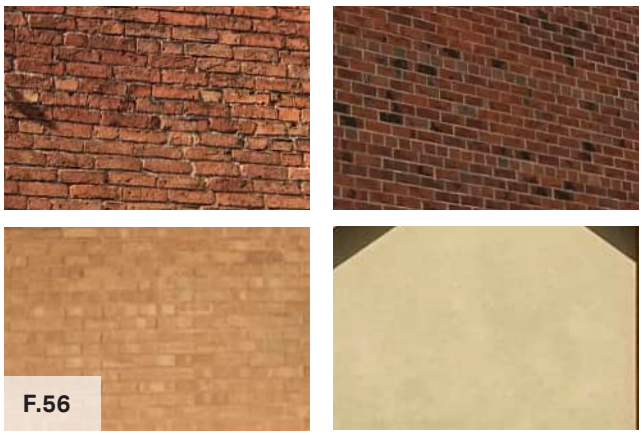


Figure 56: Traditional red brick (top-left), modern red brick (top-right), yellow brick (bottom-left), render (bottom-right)

Figure 57: Concrete tiles roof with UPVC roof fascia

Roof

- Chimneys are a feature of the roofscape (most are red or yellow brick and have terracotta chimney pots)
- Solar panels are seen on the south facing plane of two roofs. Given the orientation of the street, buildings on the south side of Church Street are able to install solar panels to the rear of the property having a reduced visual impact on the street
- Gable roof forms are most typical though there are some hipped roof buildings and hipped roof projections from a gable-roofed building
- Buildings range from 1 to 2.5 storeys
- Neighbouring buildings of similar heights creates a more uniform roofscape along Church Lane
- UPVC roof fascias are a common feature
- Roofs usually have either red pantiles or concrete tiles

Road

- The highway is approximately 5m wide
- The road and pavements are tarmac
- To the west the pavement is exclusively on the north side of Church Lane, while both sides of the street are paved at its western end. Grass verges can be found on both sides of the street

Figure 58: Tarmac roads and pavements

Landscaping and boundary treatments

- Boundary treatments are mixed (hedgerow, brick wall, railing, building elevation, timber fence), however hedgerows are predominant
- Hedgerows often delineate boundaries between plots and to the rear of plots abutting the open countryside
- Buildings generally have lawns to the front and rear.
- Mature trees are on the northern side of the road in the churchyard

Figure 59: Hedgerows on Church Lane

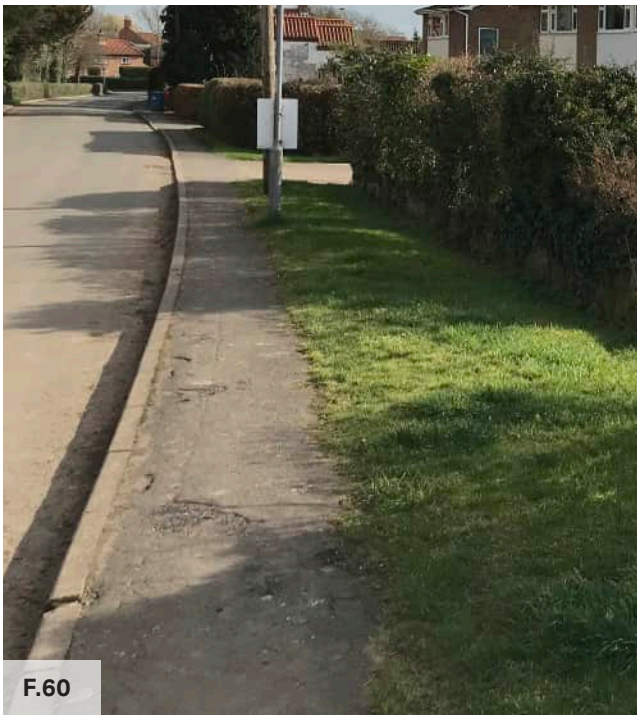


Figure 60: Pavement and grass verge on Church Lane

Figure 61: Mature trees in the churchyard

6 Ashdowne and Beverly

3.3.1 Ashdowne and Beverly

The following plan analyses two bungalows on Church Lane, namely Ashdowne and Beverly. Church Lane is an exception in the village due to its wider setbacks and bungalows.

Courtyard
Private gardens
Ridgelines
Setbacks
Roads and access
30m
N

Figure 62: Church Lane analysis plan

Factors	Appearance characteristics
Layout and Setbacks	Both the buildings are detached bungalows and have deep set backs (20m) from Church Lane. The whole group of bungalows on Church Lane has roughly the same set back from Low Street, thus creating a linear layout.
Elevations and Detailing	Both the buildings have yellow brick elevations and include render and white painted timber façade detailing. Windows are casements, with glazing bars and a skylight window can be observed. No lintels or other window/façade details can be found.
Vehicular Access and Parking	Both the plots have direct access to Church Lane to the south and on-plot parking.
Boundaries	Boundaries include coped yellow brick walls, iron and timber fences.
Green Spaces and Landscape	All the buildings have both front and back gardens with grassed areas and low trees and bushes.
Heights and Roofscape	Buildings are one storey high and roofs are a mix of concrete tile and red pantile cross gable roofs. Both buildings have roof fascias, while only one has a chimney. One of the buildings has taken advantage of the south facing orientation of the roof and has had solar panels installed.

Table 07: Church Lane analysis

Figure 63: Ashdowne, Church Lane

Figure 64: Beverley, Church Lane

3.4 Top Street

Top Street runs from the village centre to the south, changing its name to Darlton Road at the edge of the village. The following section provides a street-wide analysis of Top Street's key features.

Figure 65: Different plot shapes on Church Lane

Figure 66: Linear development along Church Lane

Layout

- The development pattern is linear
- There are varying levels of enclosure (from 20m – 40m - front elevation to front elevation)
- Parking is typically provided on-plot (garages, driveways and car park)
- Building footprints have varied shapes – some simple rectangular forms, some with projections and some which enclose courtyard spaces
- Building orientations are varied – some with gables facing the street, others with gables perpendicular to the street
- There are varied plot depths – historic deep and narrow plots up to approximately 100m deep as well as shorter/wide plots approximately 25m deep
- Outbuildings to the rear of buildings are a typical feature
- Most of the front elevations face the street. However, some dwellings are accessed via the driveway/path with their main elevation facing to the side.

Windows

- Casements, sashes, bay and bow windows can be found. Glazing bars are a common feature
- UPVC windows are predominant, however a few timber windows can be observed

Materials

- Traditional Nottinghamshire rural red brick houses, modern red brick buildings, yellow brick and grey brick elevations, some rendered elevations providing contrast

Figure 67: Timber framed windows on Top Street

Figure 68: Traditional red brick (top-left), modern red brick (top-right), render (centre-left), red pantiles (centre-right), concrete tiles (bottom-left), slate tiles (bottom-right)

Roof

- Chimneys are a feature of the roofscape (most are red brick and have terracotta chimney pots)
- Solar panels are seen on the south and east facing planes of several roofs.
- Gable roof forms are most typical though there are some hipped roof buildings
- Buildings range from 1 to 2 storeys
- Building heights vary along the street creating an irregular roofscape
- UPVC roof fascias are a common feature
- Roofs usually have red pantiles, slate or concrete tiles

Road

- The highway is approximately 6m wide
- The pavements and road are tarmac
- Both sides of the street are paved to the north of Top Street whereas along Darlton Road just one side is paved before leaving the village where there are no pavements

Landscaping and boundary treatments

- Grass verges are a feature along the street on both sides of the street
- Boundary treatments are mixed (hedgerow, brick wall, brick wall and railing, building elevation, timber fence)
- Hedgerows often delineate boundaries between plots and to the rear of plots abutting the open countryside
- Buildings that are set back behind front gardens typically have lawns and a higher percentage of soft landscape over hard landscaping. The only exception in this regard is the East Drayton Village Hall, which has a tarmac car park at the front

Figure 69: Tarmac roads and pavements

Figure 70: Red brick wall on Top Street

Figure 71: Hedgerow, pavement and grass verge on Top Street

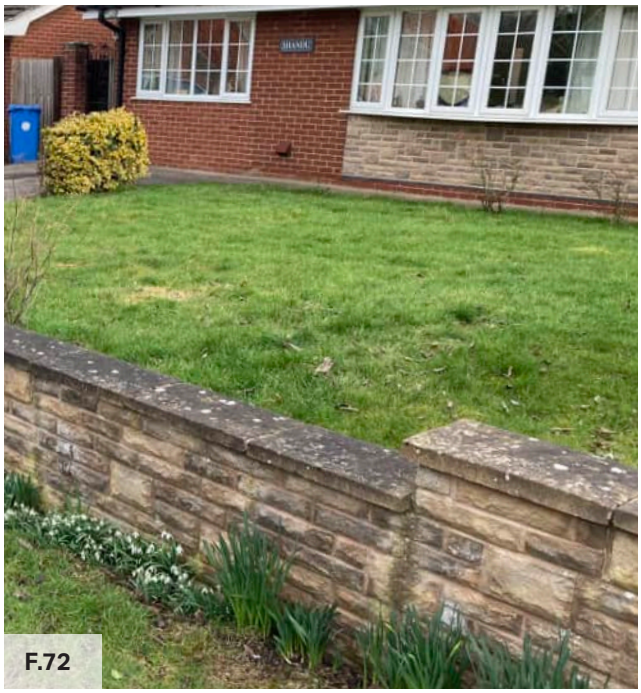


Figure 72: Front garden covered in grass

7 Top Street - cottage

3.4.1 Top Street - cottage

The following plan analyses a cottage on Top Street, considered to be a good design example of East Drayton's character thanks to the use of red brick as elevation material, appropriate scale, massing and setback, which contributes to the streetscape without impacting the rural feel of the place.

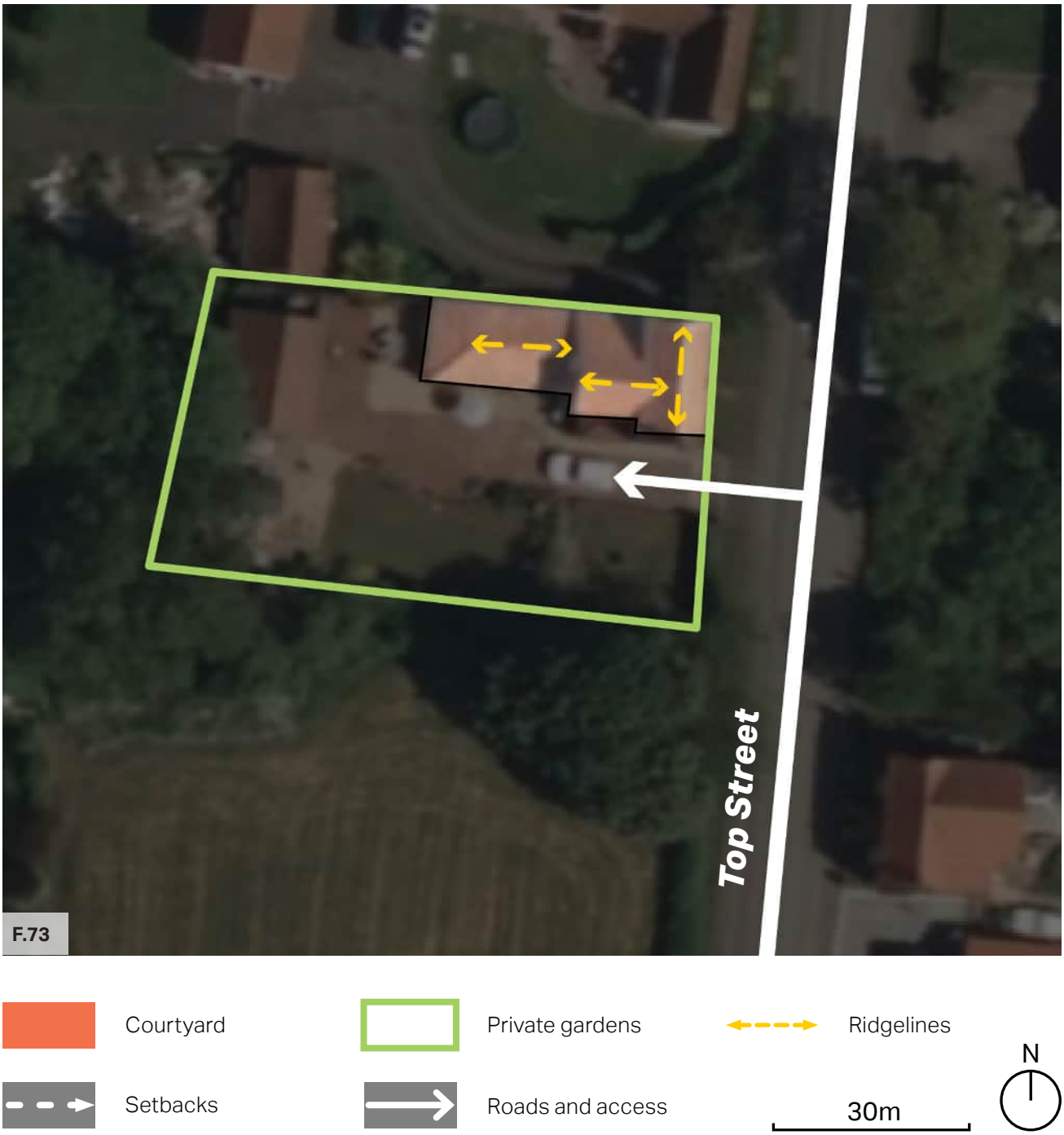


Figure 73: Top Street analysis plan

Factors	Appearance characteristics
Layout and Setbacks	Detached cottage with a short set back (6m) from Top Street. The outbuilding to the back of the plot contributes to creating an internal courtyard.
Elevations and Detailing	The building has red brick elevations with a stretcher bond. The front elevation has symmetrical fenestration with a brick porch positioned at the centre. Windows are casements and bay windows.
Vehicular Access and Parking	There is one key access from the east of the plot. Parking is located in the internal courtyard and garages.
Boundaries	Boundaries include timber fences and hedgerows.
Green Spaces and Landscape	A front garden with a grassed area can be found to the south of the building. No mature trees can be observed along the southern and western boundary of the property.
Heights and Roofscape	The cottage is 2 storeys high and has a red pantile cross gable roof form with ridge tiles and chimneys at each gable end.

Table 08: Top Street analysis

Figure 74: Side view of the building

Figure 75: Zoom in on the bay windows on the ground floor

8 Yew Tree Farm

3.4.2 Yew Tree Farm

The following plan analyses Yew Tree Farm, on Top Street, which is a good design example for East Drayton as it reflects the rural character of the village. Yew Tree Farm has an internal courtyard with parking and its massing, setback and materials contribute positively to the surrounding environment.

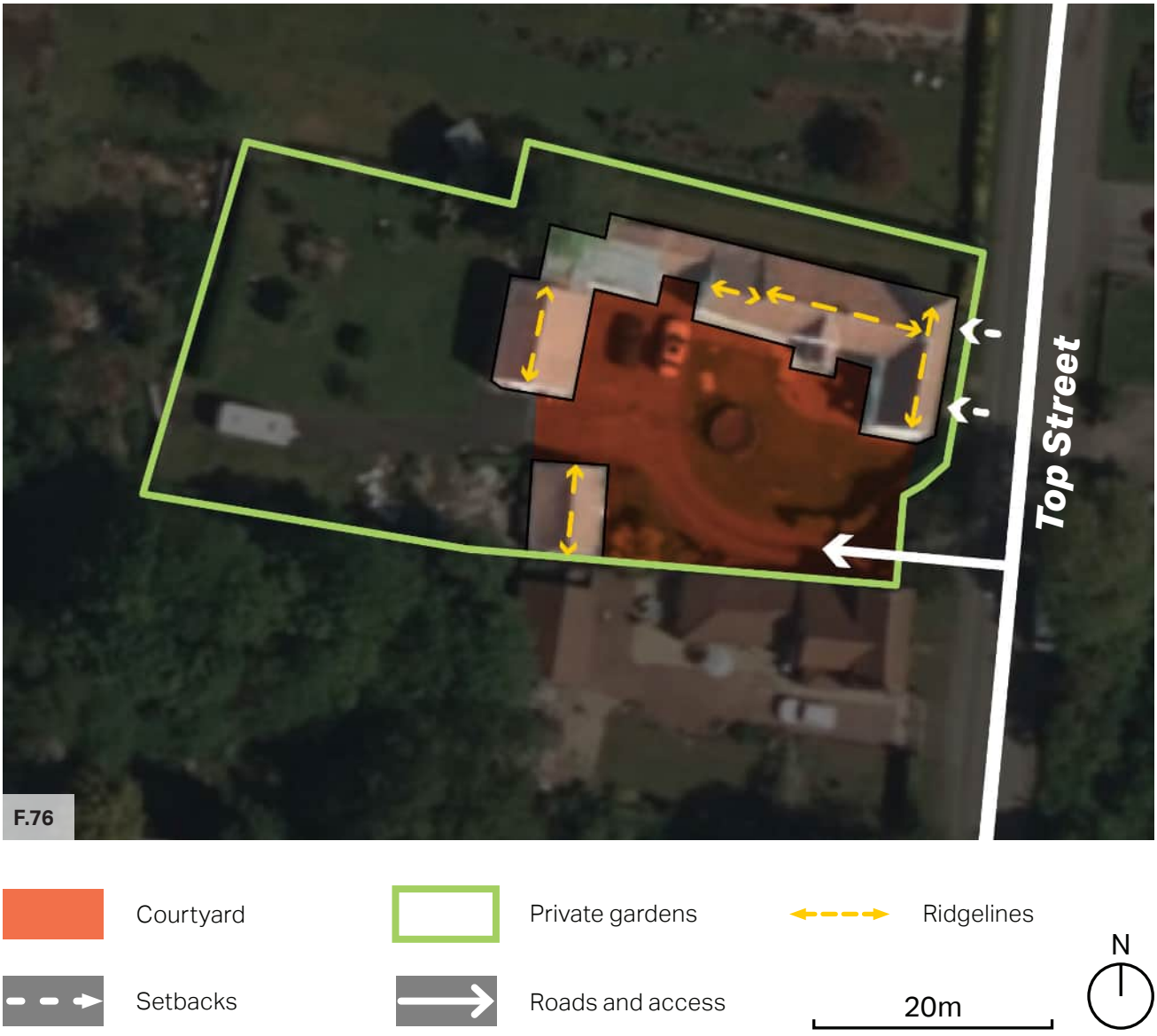


Figure 76: Yew Tree Farm analysis plan

Factors	Appearance characteristics
Layout and Setbacks	Buildings create a C shape layout enclosing a courtyard in the front garden. The building facing Low Street has a 5m setback from Top Street.
Elevations and Detailing	Buildings have white render or red brick elevations with stretcher brickwork. The main entrance has a porch with stone detailings. A first-floor brick band can be observed on the side of the main building. Windows are casements with glazing bars.
Vehicular Access and Parking	There is one key access from the eastern side of the courtyard. Parking is provided in the internal courtyard and garages.
Boundaries	Boundaries include red brick walls and native hedgerows.
Green Spaces and Landscape	Mature trees and grassed areas can be found in the front and back gardens. Native hedgerows to the back of the property are another landscape feature. More mature trees can be found to the southwest of the property.
Heights and Roofscape	Buildings are 1 to 2 storeys high and have a red pantile gable roof. Chimneys are located on the main building. A timber roof fascia can be found on the façade overlooking Low Street. Each roof has ridge tiles.

Table 09: Yew Tree Farm analysis

Figure 77: The main access to the courtyard from Low Street

Figure 78:
View of Yew Tree Farm from Low Street

3.5 North Green

North Green runs from the village centre to the north. The following section provides a street-wide analysis of North Green's key features.

Figure 79: Different plot shapes on North Green

Figure 80: Linear development along North Green

Layout

- Development is concentrated on the eastern side of North Green
- The streetscape is quite open as the western side of the road is mostly free from development
- Parking is typically provided on-plot (garages, courtyards and driveways)
- Building footprints have varied shapes – some are linear, some simple rectangular forms, some with projections and some enclose courtyard spaces
- Building orientations are varied – some with gables facing the street, others with gables perpendicular to the street
- Plots generally have similar depths and widths and no narrow and deep plots can be found. The only exception is the largest plot, which is 80m deep and 50m wide, while all the others don't exceed 40m
- Front elevations do not always face the street – several dwellings are accessed via the driveway/path with their main elevation facing to the side

Windows

- Windows are mostly casements and sashes with glazing bars are a common feature. Bay windows can also be observed
- UPVC windows are predominant along the whole road
- Some dwellings have skylight windows installed
- Some window lintels and architraves can be observed

Materials

- Traditional Nottinghamshire rural red brick houses and some rendered elevations providing contrast

Figure 81: Sashes with glazing bars on a red brick house on North Green

Figure 82: Chimneys are part of the roofscape on North Green (top); red pantile roof on North Green (bottom)

Roof

- Chimneys are a feature of the roofscape (most are red brick and have terracotta chimney pots)
- Gable roof forms are most typical though there is one hipped roof projection from a gable-roofed building
- Solar panels are seen on the south-facing plane of some roofs.
- Buildings range from 1 to 2.5 storeys (using skylight windows to occupy the roof space)
- There is irregularity between the building heights of neighbouring buildings making for an interesting and varied roofscape
- Coped gables can be observed
- All the roofs have red pantiles

Road

- The highway is approximately 6m wide
- The pavements and road are tarmac
- Pavement is on both sides of the street to the south and only on one side at the edge of the village. Green verges are on both sides of the street and slowly leave space for pavement getting closer to the village core

Figure 83: Tarmac road and green verges

Landscaping and boundary treatments

- Boundary treatments are mixed (hedgerow, brick wall, brick wall and hedgerow, rendered wall, building elevation)
- Hedgerows often delineate boundaries between plots and to the rear of plots abutting the open countryside
- Buildings have lawn areas, mostly in their back gardens. Courtyards are a common feature and are usually covered in other permeable surfaces

Figure 84: Red brick wall on North Green

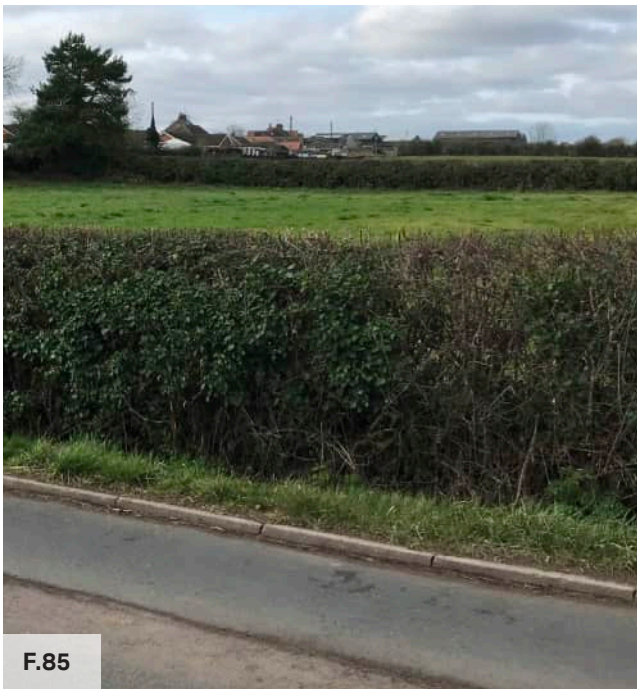


Figure 85: Hedgerow delineating a plot on North Green

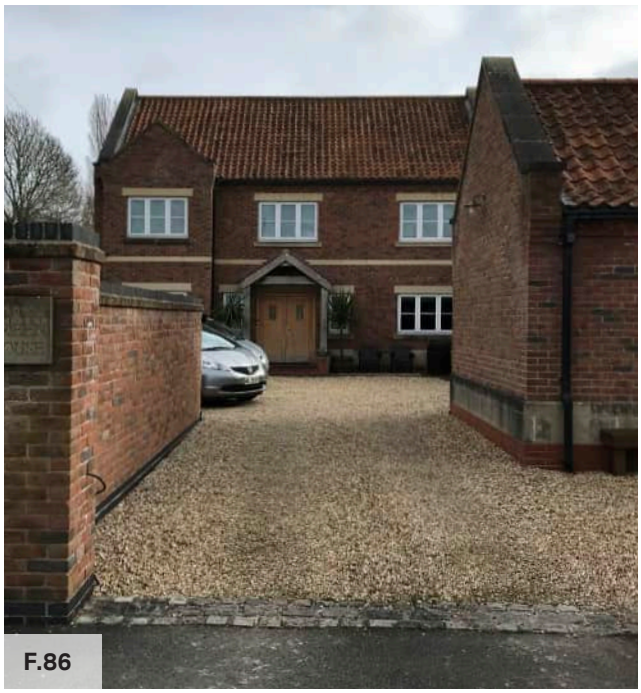


Figure 86: Entrance to a courtyard from North Green

9 Poplar Farm

3.5.1 Poplar Farm

The following plan analyses Poplar Farm on North Green. This example is a good design practice as it respects the rural feel of the area and uses materials that match the context. Also, the courtyard layout reflects the character of the area.

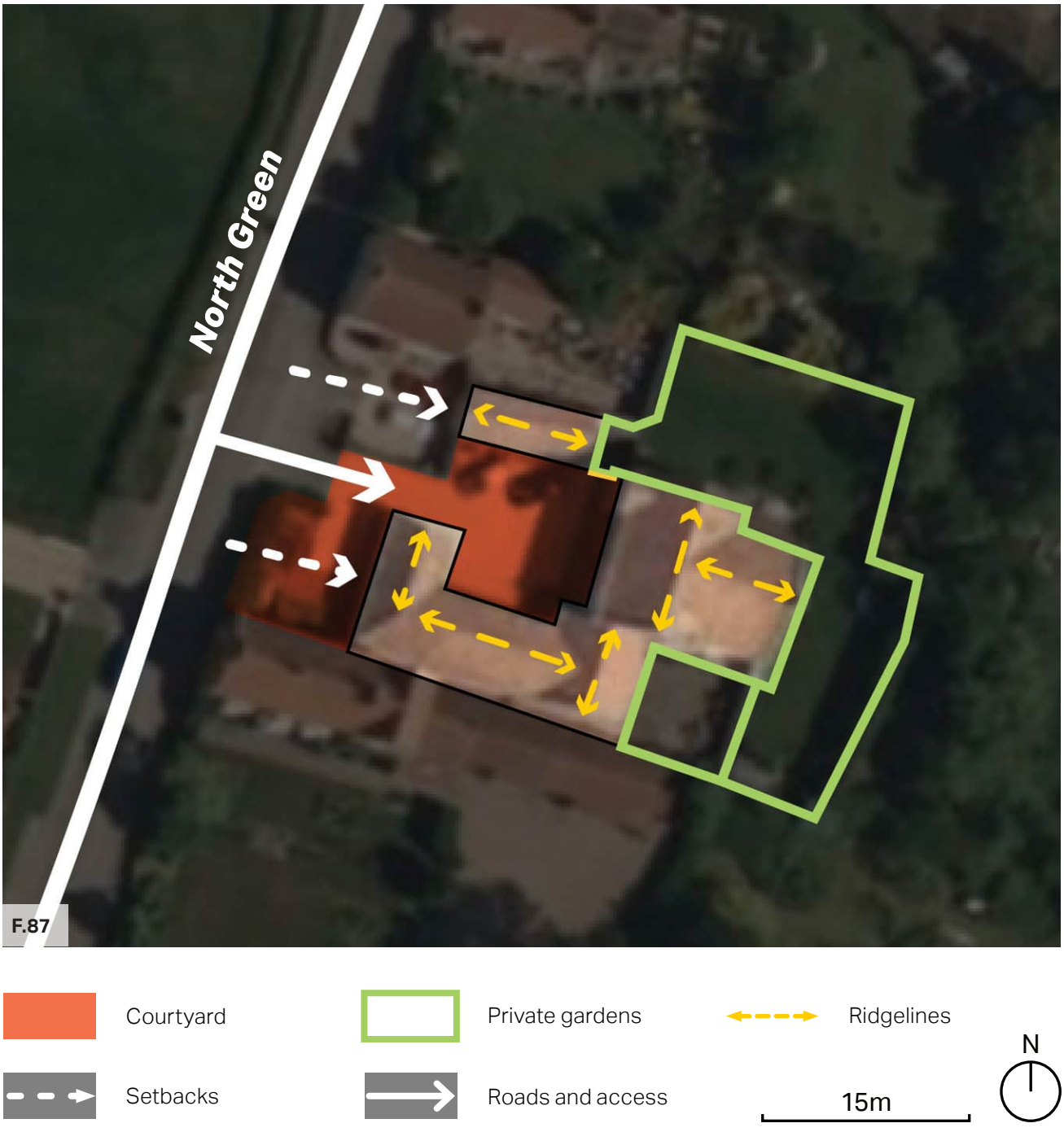


Figure 87: Poplar Farm analysis plan

Factors	Appearance characteristics
Layout and Setbacks	The main building is a detached house, and creates a U shape layout together with secondary buildings, enclosing a courtyard. All the buildings have a 10m setback from North Green.
Elevations and Detailing	All buildings have red brick elevations with stretcher brickwork. Other façade detailings are in stone and create a chromatic difference on the façade. The main entrance has a brick porch with stone detailings. A first-floor band can also be found on the main building. Windows are casements with stone lintels and architraves.
Vehicular Access and Parking	There is one key access from the western side of the courtyard. Parking is located in the internal courtyard.
Boundaries	Boundaries include red brick walls and native hedgerows.
Green Spaces and Landscape	Native hedgerows are the main landscape feature in the courtyards. There are back gardens covered with grass and enclosed by hedgerows. The property is backed by a group of mature trees.
Heights and Roofscape	Buildings are 1 to 2 storeys high and all have red pantile roofs. The main building has a cross-gable roof, while secondary buildings have traditional gable roofs. Each roof has ridge tiles and coped gables.

Table 10: Poplar Farm analysis

Figure 88: Native hedgerow boundary treatment of North Green

Figure 89:
View of Poplar Farm from North Green

Design Guidance & Codes

04

4. Design guidance & codes

The design codes and guidance set out in this section prioritise sustainability and contextually responsive design for new development, as well as active travel and infrastructural improvements within the Neighbourhood Plan Area.

4.1 Introduction

This section provides guidance on the design of development, setting out expectations that relevant planning applications in the Neighbourhood Plan Area will be expected to address. The guidelines developed in this section focus on residential environments. Development should not be viewed in isolation and the design and layout of the rural built form must respond to the wider development pattern and landscape context.

Understanding the character across the Neighbourhood Plan Area is key to all new design proposals. The local pattern and use of streets and spaces, building types, materials and their interplay with the natural environment and wider landscape in which they sit will help to improve the character and identity of new developments, and make them more accepted locally. It is important that any proposal takes full account of the local context and that the new design embodies the 'sense of place', both in terms of local character and distinctive features, particularly the listed buildings and the conservation area.

Responding to the context means recognising existing positive design solutions and 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 built environment and landscape. 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 represent 'good design'.

Contemporary design must improve and enhance the setting and sustainability of the site/ Neighbourhood Plan Area whilst not detracting from the appearance of important landscape character of the Trent and Belvoir Vales National Character Area NCA and Mid-Nottinghamshire Farmlands.

4.2 Code structure

The following topics are addressed by design codes in this section, that apply to the whole Neighbourhood Plan Area:

A - Sustainability

B - Active Travel

C - Green Infrastructure

D - Infill Development

E - New Development

A Sustainability

4.3 Sustainable Design & Climate Resilience

Climate change has created the need to decrease our carbon footprint towards net-zero by providing innovative solutions to transportation (electrification) and the energy use of buildings. Sustainable design incorporates innovative practices at all scales of design to achieve less impactful development footprints, whilst future proofing homes, settlements and the natural environment. Reducing use of limited natural resources whilst increasing utilisation of local resources and sustainable natural resources can help to achieve this.

F.90

Figure 90: Protecting and enhancing East Drayton's natural elements can combat loss of biodiversity

Every future development should include environmental and social benefits, considering natural habitats, measures to combat climate change, public rights of way and job creation.

A1 - Resilience to Climate Change

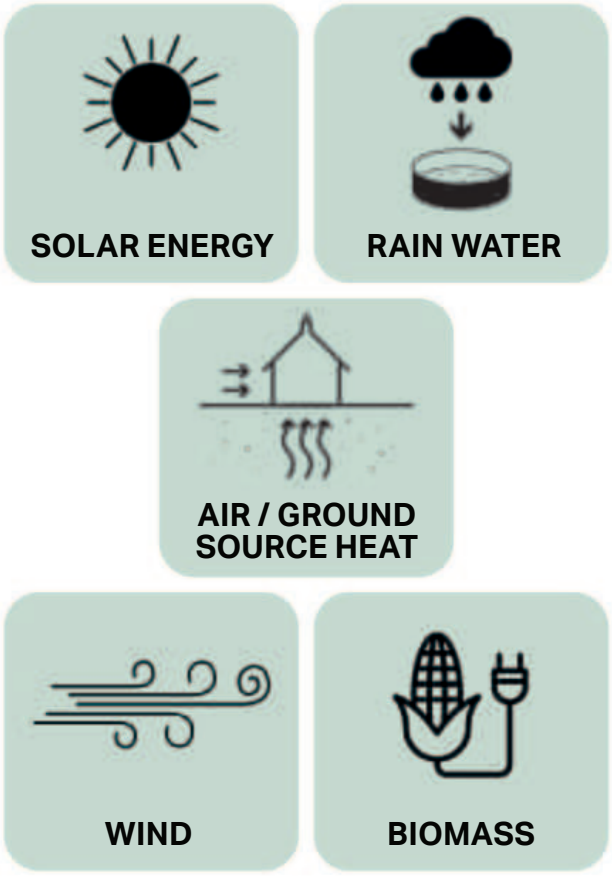
All new development should work to moderate extremes of temperature, wind, humidity, local flooding and pollution within the parish:

- Areas of East Drayton are at risk of flooding from watercourses and local surface water flooding. Avoid siting homes in risk flood areas and mitigate increased risk of storms / flooding with sustainable drainage systems. These reduce the amount and rate at which surface water reaches sewers / watercourses. Often, the most sustainable option is collecting this water for reuse, for example in a water butt or rainwater harvesting system. This has the added benefit of reducing pressure on valuable water sources;
- Eco-systems cannot adapt as fast as the climate is changing leading to loss of biodiversity. Protecting and enhancing East Drayton's extensive natural landscape, including watercourses, can combat this; and
- Use street trees and planting to provide shading and cooling and moderate and improve micro-climate for streets and spaces.

A2 – Assessing Alternative Energy Sources

Key considerations in the assessment of alternative energy sources for development may include (but are not limited to):

- Optimise solar orientation of buildings. Aim to increase the number of buildings on site that are oriented within 30° of south (both main fenestration and roof plane) for solar gain, solar energy (solar panels) and natural lighting;
- Ground conditions to accommodate loops for ground source heat and space for air source heat pump units;
- Links to local estates for sustainable coppicing, harvesting or recycling of biomass fuels; and
- Local wind speed and direction in East Drayton for micro-generation wind turbines.
- Explore the use of the large scale willow biomass production to the south and west of the village as a sustainable source of fuel for future housing.



F.91

F.92

Figure 91: Key alternative natural energy sources

Figure 92: Micro-generation wind turbines can be discreetly applied on top of roofs

A3 – Electric Vehicle charging

Current transition to electric vehicle technology and ownership comes with related issues that must be addressed by new development.

Design issues to address for Parking at the home:

- Convenient on plot parking and charging points close to homes;
- Potential to incorporate charging points within internal courtyards or under cover within car ports and garages;
- Need to consider visitor parking / charging needs; and
- Existing unallocated / on-street parking areas and feasibility to provide electric charging infrastructure not linked to the home.
- Need to consider extent of local power capacity to provide EV charging.

F.93

Figure 93: Home electric vehicles charging point

A4 - Energy efficiency measures towards Net-Zero carbon

By default, new development should adopt a fabric first approach in line with the governments emerging Future Homes Standard, to attain higher standards of insulation and energy conservation.

- Reducing energy demand further by employing passive design principles for homes is desirable and can make some forms of development more acceptable to the community (window orientation, solar gain, solar shading, increased insulation, ventilation with heat-recovery);
- Maximise on-site renewable energy generation (solar, ground source, air source and wind driven); and
- Consider building form and thermal efficiency: semi-detached and detached all have different energy efficiency profiles. This must be balanced with local design preference and character considerations to ease acceptance for development.

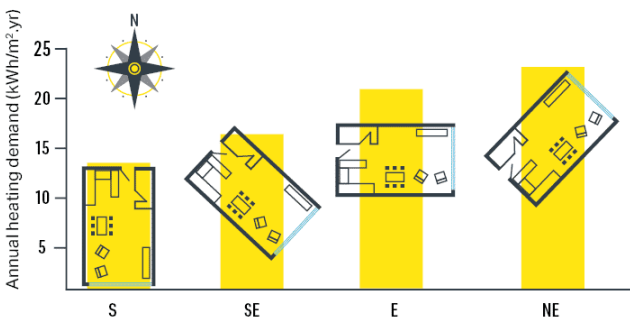


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Figure 94: Building orientation influences the annual heating demand

B Active Travel

4.4 Active Travel

There is potential to improve the pedestrian and cycling network in East Drayton to make the whole village and the surrounding landscape more accessible. Active travel is a key opportunity to improve 'livability' of the whole area.

Many routes are already located in the area, such as existing Rights of Way and footpaths, however pedestrian connectivity to the neighboring settlements of Dalton, Stokeham and Askham is limited and there is a lack of cycleways. Local amenities are focal points that could be included in an active travel network as activity nodes and spaces.

New developments are an opportunity to join-up and further improve the existing network.

There is also an opportunity to bring public transport to the area. This would contribute to reducing the car dependency of the area and improve its accessibility from the neighbouring villages and settlements.

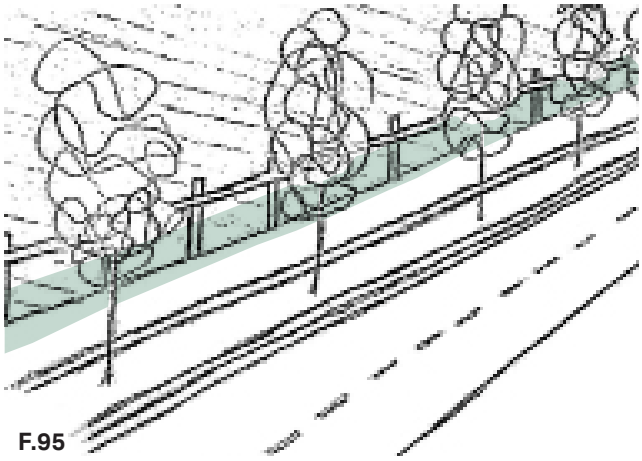

Figure 95: Street planting along footpaths and cycleways improves their quality and provides protection from vehicles traffic

B1 – Existing routes

Footpaths are located in the area. The following improvements to these existing features may be considered:

- Paving existing footpaths with high quality materials to improve their safety and quality;
- Adding appropriate wayfinding signage to make existing footpaths easily accessible; and
- Planting trees and other greenery alongside existing footpaths to increase their quality, attractiveness and a degree of separation from vehicle traffic.

Figure 96: Existing footpath seen from North Green

B2 – Active travel network

The following codes provide guidance for the creation of an active travel network in the Neighbourhood Plan Area:

- Using high-quality surfaces and defining a specific material/ colour palette that responds to the context to create a safe, attractive and legible network;
- Active travel routes on main streets should be off-carriageway and should be separated to provide a safe and continuous network for pedestrians, wheelchairs and cyclists;
- Crossings should be raised and highlighted with appropriate signs;
- Existing green areas, public spaces and local amenities should be integrated into the active travel network as focal points; specifically, the Village Hall, St Peter's Church, the Blue Bell Inn, Manor Business Park and ED Sports Cricket Club should be included in the network to provide safe connections to / from these places;
- The active travel network should aim to strategically connect to neighbouring settlements;
- Bike parking should be provided along the network, especially in public spaces; and
- Appropriate signage should be placed along the network to improve wayfinding around the Neighbourhood Plan Area.

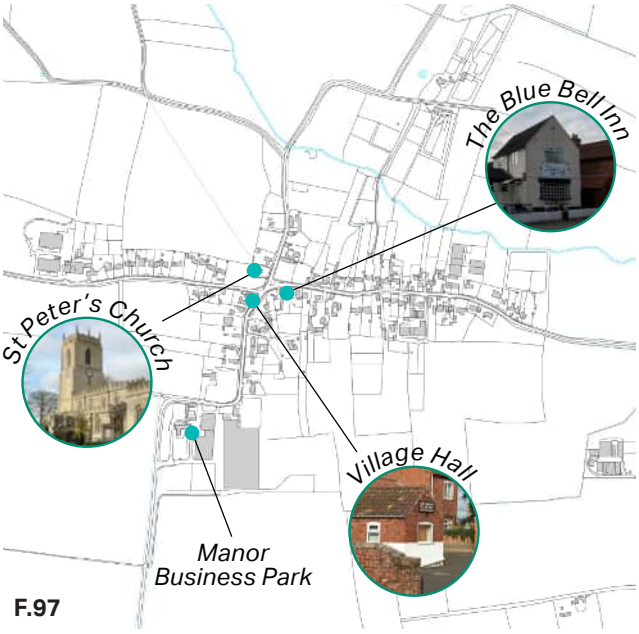

Figure 97: Diagram of a potential focal points within East Drayton's Active Travel network

Figure 98: Bike parking should be provided along the Active Travel network

C Green Infrastructure

4.5 Green Infrastructure

The natural environment is a key element of local character within the Neighbourhood Plan Area. Improvements to the local Green network could strengthen the relationship between the village and the surrounding countryside. The Village Green and St Peter's Church churchyard should be integrated into the network.

Trees are also an essential part of the existing streetscene and are often located in private gardens as well as along streets or in public spaces. The provision of additional trees and planting within the streetscene in new developments is encouraged.

Considering these natural local features, these codes are structured in the following themes: Street tree planting; Sustainable drainage; and Enhancing green space.

Figure 99: Existing trees along Darlton Road

C1 – Street planting

The following codes provide guidance on existing/ new street planting.

- Consider opportunities to provide new street tree planting in the Neighbourhood Plan Area on Low Street, Church Lane, North Green, Top Street, Drayton Road, Long Lane and Retford Road;
- Existing street trees should always be preserved or replaced;
- Historic hedgerows should be protected;
- Proposed landscape interventions along streets should always consider existing street trees as an integral part of the design;
- New street tree planting should be placed strategically in order to contribute to the local Green Infrastructure and create a new green network in the Neighbourhood Plan Area;
- Consider the active travel network and Green Infrastructure as a single entity. New street trees should be planted along existing / new Active Travel routes;
- Different locations have specific tree requirements: small to medium trees should be provided for smaller spaces or narrower streets and larger trees can be accommodated along wider avenues or more open environments; and
- Native species should be prioritised, however climate change is pushing native trees to the limit of what genetically they can cope with. Therefore, limited non-native trees that can cope with these new conditions can be planted as well, as long as it can be demonstrated that they provide similar habitats.

C2 – Sustainable drainage

Sustainable urban Drainage Systems (SuDS) covers a range of approaches to managing surface water in a more sustainable way to reduce flood risk and improve water quality whilst improving amenity benefits.

- Form a SuDS management train of two or three different surface water management approaches;
- Integrate into development and improve amenity through early consideration in the development process and good design practices;
- SuDS are often as important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream;
- Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water whilst increasing the biodiversity value of the area;
- Improve infrastructure for the surface water run off; and
- The location of SuDS features will respond to the topography on site.

C3 – Enhancing green space

The following codes define a design approach to fulfil the potential of green spaces within the Neighbourhood Plan Area .

- Design should create legible, protected and safe spaces for people, including urban furniture such as benches, street lights and waste bins. Shelter should be provided to encourage the use of these spaces even in a variety of weather conditions;
- Landscape design should include trees and planting to raise the quality of green spaces; and
- Existing features such as trees or hedgerows should be preserved and integrated in the design.

Figure 100: Roadside SuDS

Figure 101: Existing native hedgerows should be integrated into any future development

D Infill Development

4.6 Responsive Design for Infill Development

Infill development is smaller scale development (typically 1 or 2 homes within the NP area) within an existing developed context. This type of development commonly consists of three main types:

- Gap site development within a street frontage;
- Backland development; and
- Site redevelopment (for example, replacement of existing building/s).

Every future development should include environmental and social benefits; conserving and enhancing natural habitats, implementing measures to combat climate change, enhancing non vehicular movement networks and creating new employment opportunities.

D1 – Overarching Aims

The overarching aim of these guidelines is to promote high quality context sensitive infill housing, including affordable housing within settlements. This should improve the street scene and locate new homes close to and in support of existing amenities. The following are key aims of the guidance:

- Protect residential amenity, both of new and existing occupiers;
- Contribute to the creation of distinctive communities, places and spaces;
- Be of good design and encompass sustainability principles; and
- Respond to the context and character of the area.

F.102

Figure 102: Infographic about Infill development overarching aims

D2 – Design Principles

The following design principles apply to infill development that may come forward within the Neighbourhood Plan Area:

- Building scale and massing should be in keeping with the prevailing development pattern and not be overbearing on existing properties or deprive them of light, including over-looking or over-shadowing of windows and amenity space;
- The building line should reflect the street and be set back no more than a maximum of 1.5m from adjacent buildings unless additional landscaping or tree planting is being introduced to the street scene; where buildings are set back from the street a boundary should define the plot and link up to adjacent buildings / plots (for example hedgerows or low red brick walls);
- Materials should reflect positive local characteristics and harmonise with adjacent buildings with matching or complementary materials, subject to the degree of variety in the village / area / street;
- Building fenestration and pattern should be in keeping with the predominant building character in the village or harmonise with adjacent buildings of good character;
- Building heights should vary from 1 – 2.5 storeys depending on adjacent plots. A variable eaves line and ridgeline is encouraged to create variation in the roofscape;
- Building entrances can either address the street with a main access and main fenestration or in small numbers be positioned to the side of the dwelling to reflect local character. Corner buildings should address both streets with fenestration but the main entrance could be on either subject to access requirements;
- Building façade design should respect the horizontal rhythm of plots and building subdivisions on the street in order to integrate and maintain visual continuity or add to visual interest where required;
- Front of plot areas and rear gardens should be of sufficient size and landscaped appropriately to fit in with prevailing planting pattern and to enhance the rural and natural character of the area;
- Rear or side plot boundaries which face public spaces should be hedgerows, red brick walls or timber fences to match adjacent plots and add to the streetscene quality;
- Access and storage for bins should be provided and bin stores should be designed to accommodate 4 wheelie bins and be located to the side or rear of dwellings in a dedicated enclosure; and
- Agricultural building conversions should preserve the traditional features of the building to keep the harmony with the natural environment and the local character.

E New Development

4.7 New Development

The design codes below set out how to respond to the local features defined in the previous section. These responses will help formulate and review design proposals in line with local preferences for high quality design.

E1 - Response to different areas of the village

- Designers must set out a clear response to the area of the village in which development is sited or adjacent to, reflecting the local character and features; and
- Designers are not required to mimic the existing design period of an identified area in the form of pastiche (especially 'bolt-on' elements). However, this approach is not ruled out if done authentically to carefully respond to its context (this approach is likely to be expensive and most suitable for listed building development).

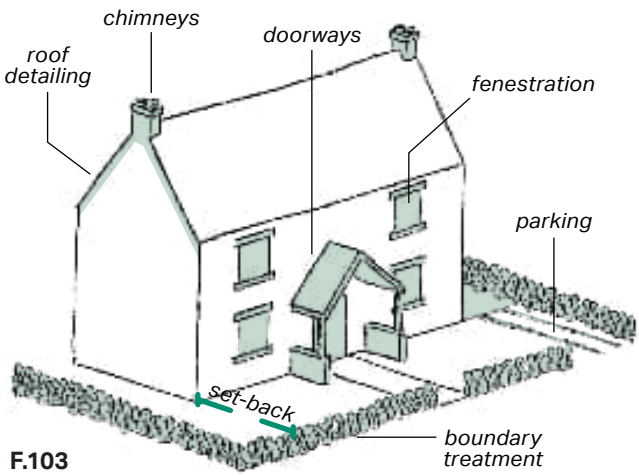

Figure 103: Building-scale local features to be considered

E2 - Preserve and Enhance Character Features

- Development must be respectful of local character features, including; the use of local materials for walls and roofs, fenestration, doorways, roof detailing, boundary treatment, set-backs, varied brick bonds (e.g. Flemish bond), chimneys and car park provision;
- These local character features must be preserved and enhanced where possible within the village;
- Design of details and features must respond to the area of the village in which it is sited or adjacent to (including the surrounding landscape) to enhance the positive qualities of the area;
- Designers must consider the landscape and the rural character of the settlements as a main feature to be preserved and enhanced; and
- Integrate car parking sensitively within the streetscene. For example, parking set behind the building line inside internal courtyards or front of plot spaces lined with native hedgerows.

Figure 104: North Green has a strong rural character

E3 - Local economy

- Promote and support local green power generation for community benefit, using sustainable methods;
- Small public-facing businesses (such as The Blue Bell Inn) are encouraged. However they must not disrupt the distinctive rural character of the village;
- Small rural enterprise projects, such as offices and craft workshops are encouraged to prevent stagnation and bring vitality to the village;
- Improve circular walks and permissible walkways in the area, as they are an essential feature and contribute to strengthening the relationship between the villages and the surrounding natural landscape; and
- Consider the rural character of the villages as a distinctive feature and strengthen the relationship with the surrounding open landscape to promote the tourism potential of the area.

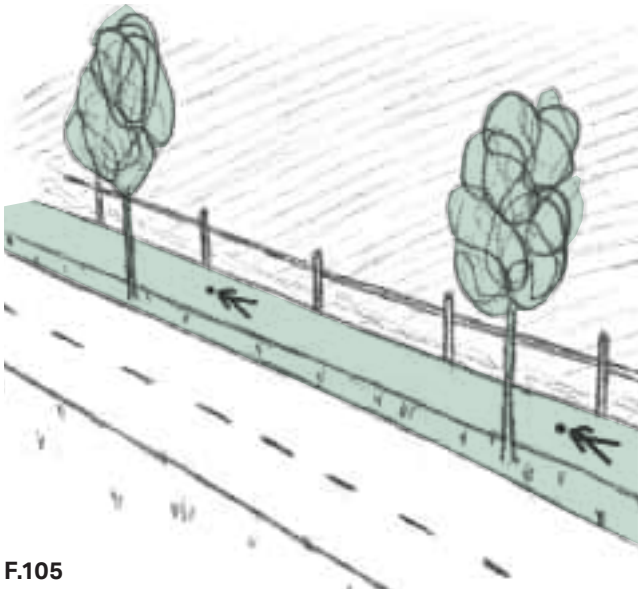

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Figure 105: Walkway improvement
Figure 106: The Blue Bell Inn, Low Street

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Appendix 05

5. Checklist

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

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;
- 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;
- Positively integrate energy efficient technologies;
- 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

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?

3

Local green spaces, views & character:

- 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?
- Have opportunities for enhancing existing amenity spaces been explored?

3

Local green spaces, views & character:

- 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

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

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 roofline:

- What are the characteristics of the roofline?
- 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?
- 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 biodiverse roof in its design?

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