

Clayworth

Design Guidance and Codes

March 2025

Quality information

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The background is a soft-focus landscape painting. It depicts a wide, flat field in the foreground, possibly a meadow or a field of tall grass. In the middle ground, there are several trees, some of which are partially obscured by a thick layer of mist or fog. In the far distance, a small town or village is visible, with a prominent church spire or tower rising above the rooftops. The sky is filled with soft, warm clouds, suggesting a sunrise or sunset. A large, dark teal circle is superimposed over the center of the image, containing the text 'Introduction' and '01' in white.

Introduction

01

1. Introduction

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

1.1 Background

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

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

Clayworth is a civil parish, overseen by Bassetlaw District Council as the Local Planning Authority (LPA). Clayworth village is classed as a Small Rural Settlement within the Bassetlaw Local Plan (2024) and has been provided with a minimum growth target of 7 homes within the Plan period.

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

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



Figure 01: A cottage in Clayworth, highlighting the lack of setback to the road and red brick walls.

1.2 Design coding

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

1.2.1 The purpose of Neighbourhood Plan design guidance and codes

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

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

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

1.3.1 Reading guidance and codes

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

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

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

- **should** reflects design principles that are strongly encouraged.
- **could** reflects design principles that are suggestions.

1.2.2 Process

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

1.2.3 Comply and justify

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

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

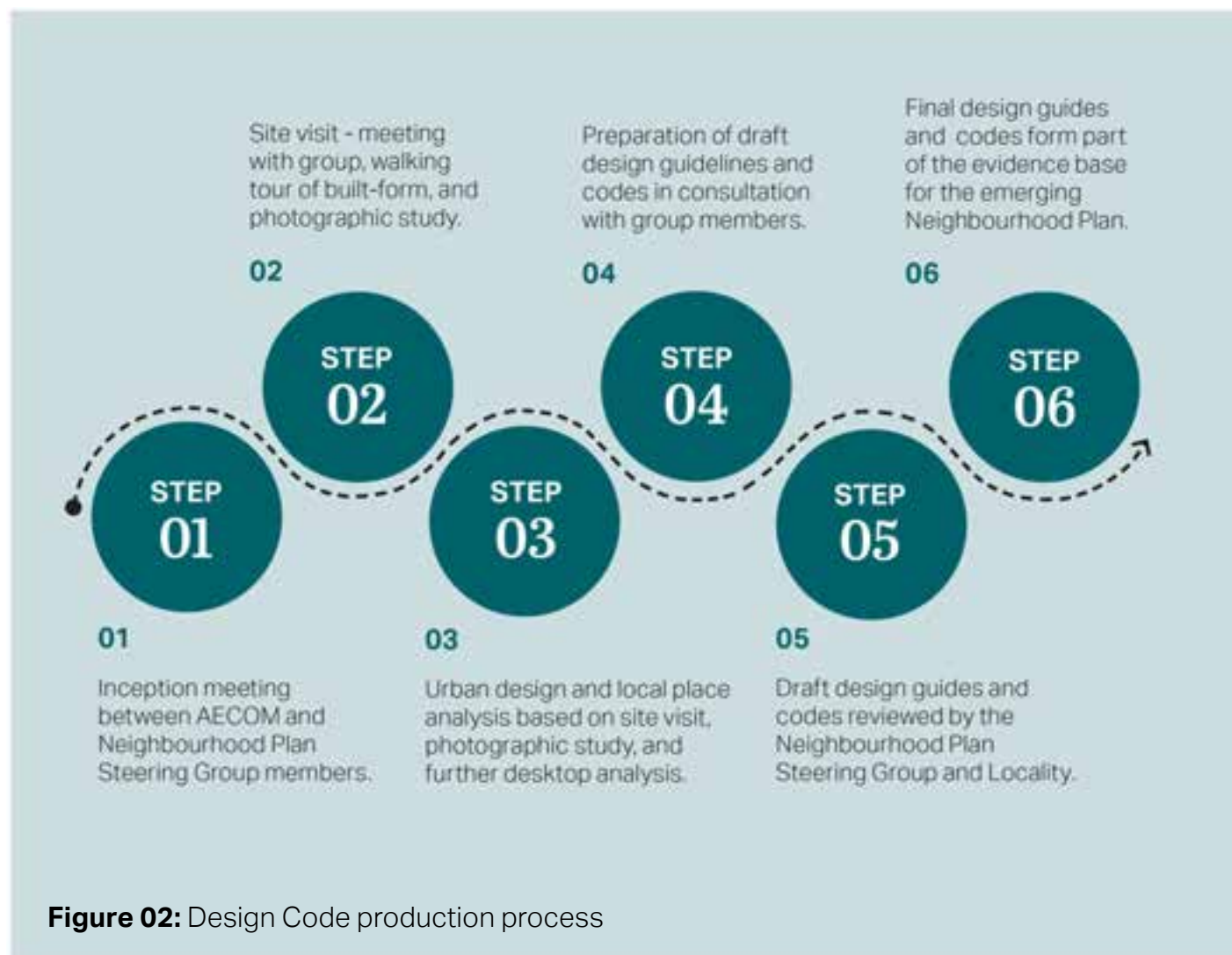


Figure 02: Design Code production process

1.3 Who should use the guidance and codes

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

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

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

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

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

1.4 Neighbourhood Plan vision

This document aims to help protect and enhance the character of Clayworth in line with the Neighbourhood Plan vision which will be guided by community aspirations and objectives.

Please note: refer to Bassetlaw District Council for the latest stage in developing the Neighbourhood Plan and supporting documents.

"Clayworth is one of the few villages with unbroken views of open countryside and vast connectivity to it, through a sustainable network of footpaths, bridleways, tow path.

The 'soup bowl' topography enables the village to be one of the views in northern Nottinghamshire/Bassetlaw that means there are 360 degree views of varying landscapes and countryside without interruption"

Response to Questionnaire Clayworth NPSG

1.5 Study area

With a population of approximately 428 (2021 Census), Clayworth is a rural village and civil parish in the Bassetlaw district of Nottinghamshire, located approximately 5.5 miles east south-west of Gainsborough and 7 miles north of Retford. The design codes and guidance within the report cover the entirety of the Clayworth Neighbourhood Area (NA), a 864-hectare area which is equivalent to the parish.

Outside of Clayworth village, much of the NA is made up of open countryside. Originally an agricultural settlement, farmland still surrounds the village on all sides, and this rural setting remains a key part of Clayworth's character and an integral part of its history. The village remained largely unchanged from the late 19th century to mid 20th Century, at which point variety was introduced to the character, density, and built form of settlement with the wider setbacks, green verges and street trees.



Figure 05: Toft Dyke by horseback along bridleway.



Figure 03: The Grade I Listed Church of St. Peter is a key village landmark.



Figure 04: Traditional properties facing the road with no setback built of characteristic red brick.

Key

- ▬ Neighbourhood Area (NA) boundary
- - - Development boundary
- ▬ Chesterfield Canal

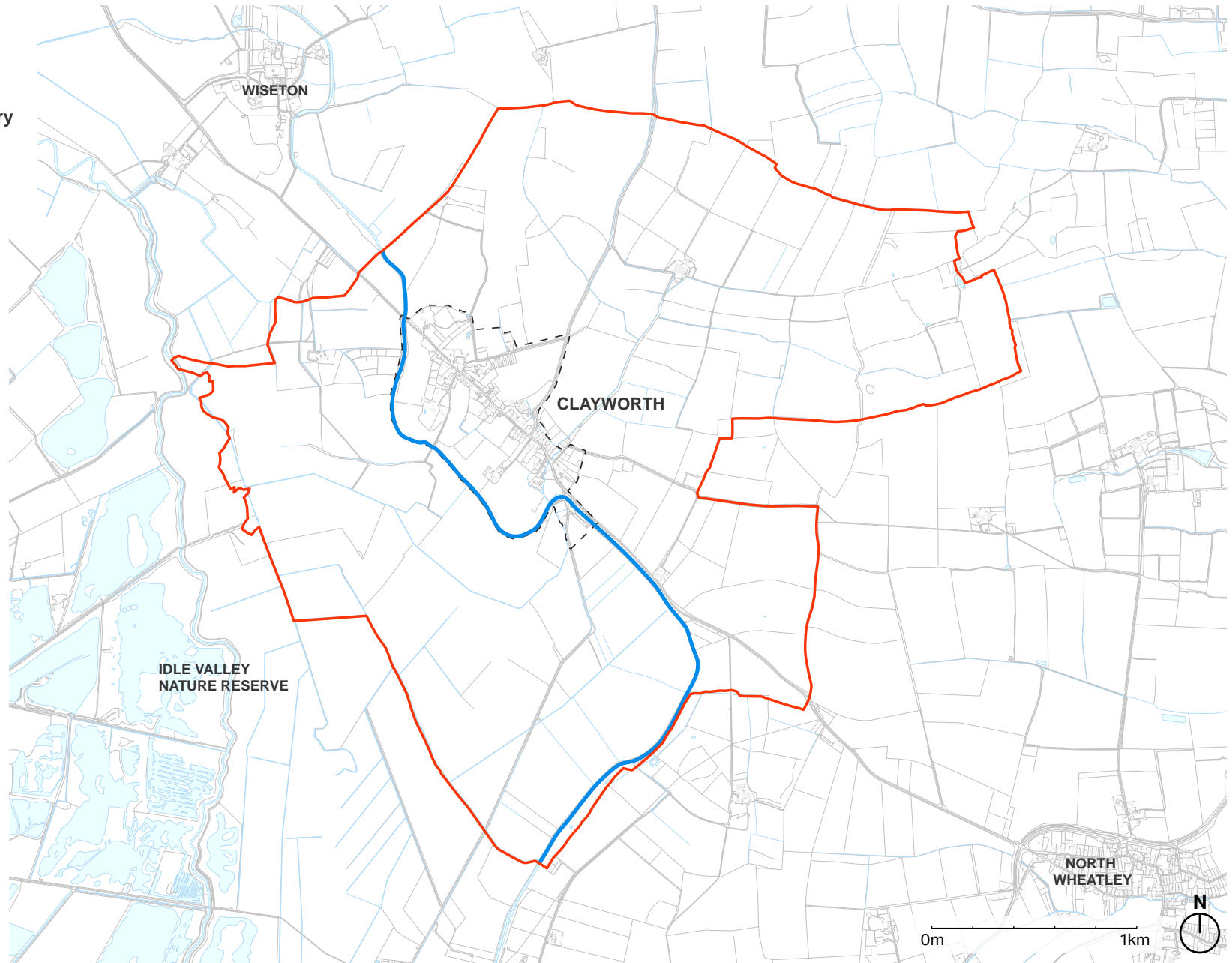


Figure 06: Strategic location map of the Clayworth Neighbourhood Area (NA)

1.6 Site visits and engagement

A one-day site visit took place on Tuesday 26th November 2024, commencing with an in-person meeting between AECOM and representatives of both the Clayworth Neighbourhood Plan Steering Group (NPSG) and Bassetlaw District Council. The purpose of this meeting was to explore the group's key aims and objectives and to address any initial concerns or queries. This was followed by a tour of the Neighbourhood Area (NA), via car and on foot.

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

1.6.1 Place questionnaire responses

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

Connections

Built form

Nature

Activity

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



Figure 07: Clayworth village green, at the junction of Town Street and Beck Lane - a popular congregation point for visitors.

Connections

- Improve and safeguard footpaths, pavements and bridleways
- Link to neighbouring places such as Idle Valley and surrounding villages
- Parking provisions - prevent on street parking, provide parking courts, driveways and garages
- Provide traffic calming - design speed
- Include places to rest such as seating and benches
- Improve the signage of footpaths and bridleways, along with interpretation boards where appropriate.

Built form

- Protect strategic views across farmland, views from, within, between and across public rights of way throughout the parish, and canal
- Boundaries - hedges, verges, historic boundaries
- Develop housing on brownfield sites
- Consider affordable housing
- Enable farm / barn conversions

Nature

- Maintain landscape setting
- Preserve and enhance key green spaces and heritage buildings and canal
- Strengthen the settlement edge
- Protect and provide trees - TPO's
- Consider biodiversity

Activity

- Energy production
- Amenities - a shop
- Include recreation - Children's play
- Ensure water-sensitive urban design to prevent or reduce flooding



A scenic photograph of a rural landscape. In the foreground, there is a green grassy field with a low, dark hedge. Behind the hedge, there are several trees with autumn-colored foliage in shades of yellow, orange, and brown. In the middle ground, there are rolling green hills and a line of trees. In the background, a small house with a red roof is visible on a hillside under a blue sky with scattered white clouds.

Place analysis

02

2. Place analysis

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

2.1 Understanding place

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

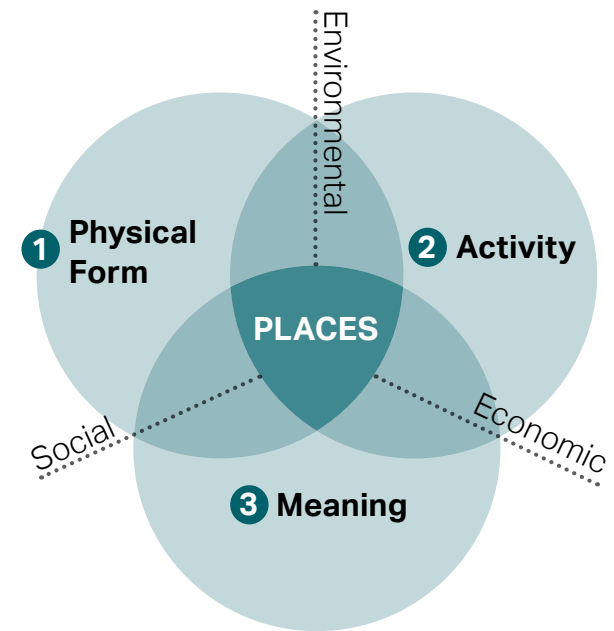
All new development must undertake its own comprehensive analysis of place to understand a proposal's broader context and establish aspirations and place-specific responses to the location, siting and design of new development.

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

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

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

Figure 08: (To the right) A diagram showing how different factors come together to form a sense of place.



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

2.2 Identifying Clayworth's area types

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

For the purposes of this Design Code, Clayworth has been divided into two area types.

Area types within Clayworth:

- Open countryside
- Historic/ Linear Village

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

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

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



Open Countryside

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

The open countryside includes parts of a SSSI designation, Chesterfield Canal.



Historic Linear Village

The historic linear village area type covers the village of Clayworth which has developed along Town Street. Primarily residential buildings are arranged in a linear pattern along this main route. A Roman road bisects the settlement.

The area types identified across the Clayworth NA:

- 1

Open Countryside
- 2

Historic/ Linear Village

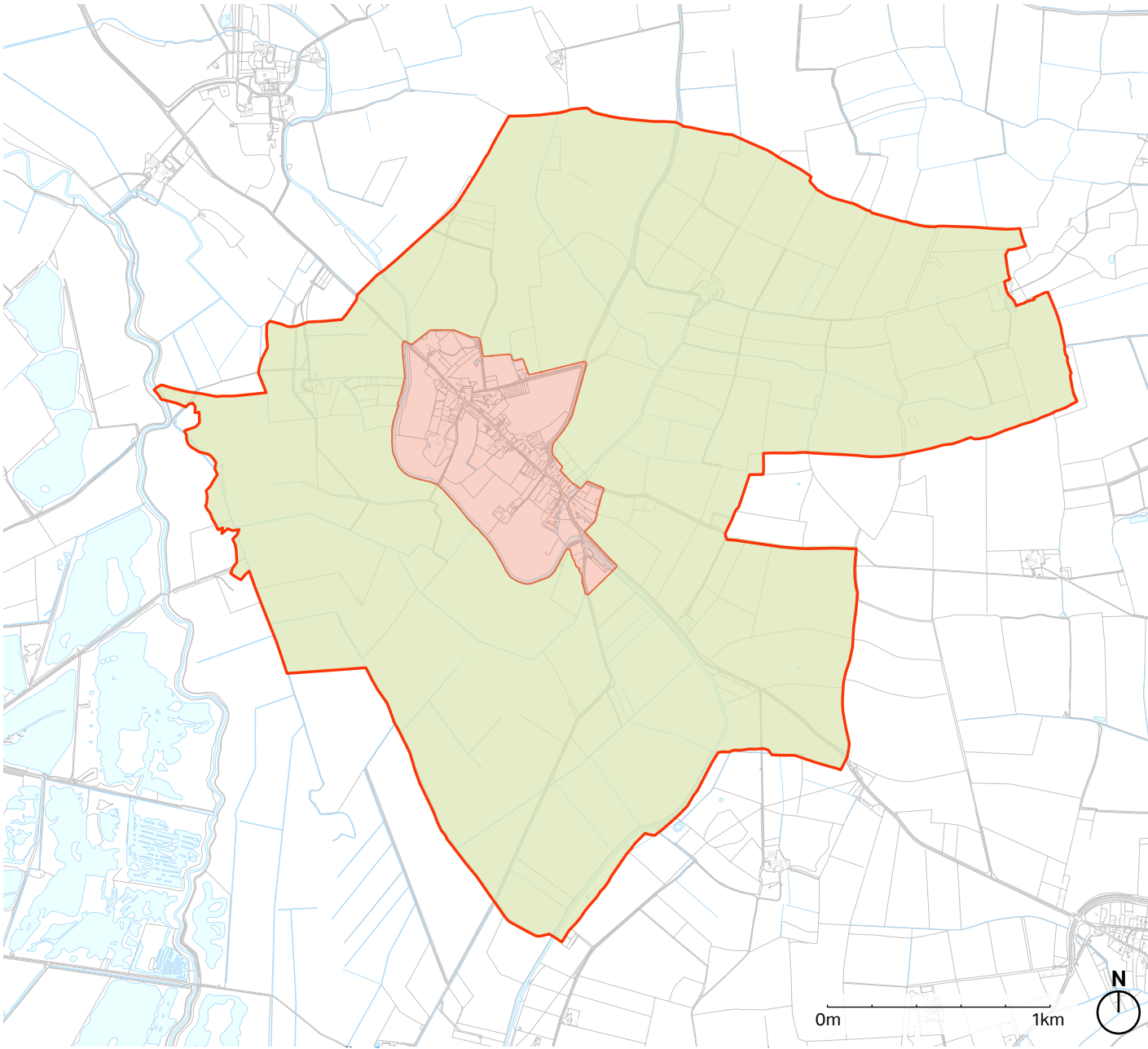
Key

Neighbourhood Area (NA) boundary

Area type 1: Open Countryside

Area type 2: Historic Linear Village

Figure 09: Diagram showing Clayworth’s area types



1

Open Countryside

The open countryside Area type comprises an open undulating landscape of fertile agricultural farmland. Long open views are characteristic, providing visual connection to the surrounding landscape and neighbouring settlements, including towards Lincoln Cathedral and the Peak District. The Chesterfield Canal is a local landmark and forms a strong sense of place.

Open Countryside	Calculations
Indicative Dwellings per Hectare (DpH)	>3 DpH

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

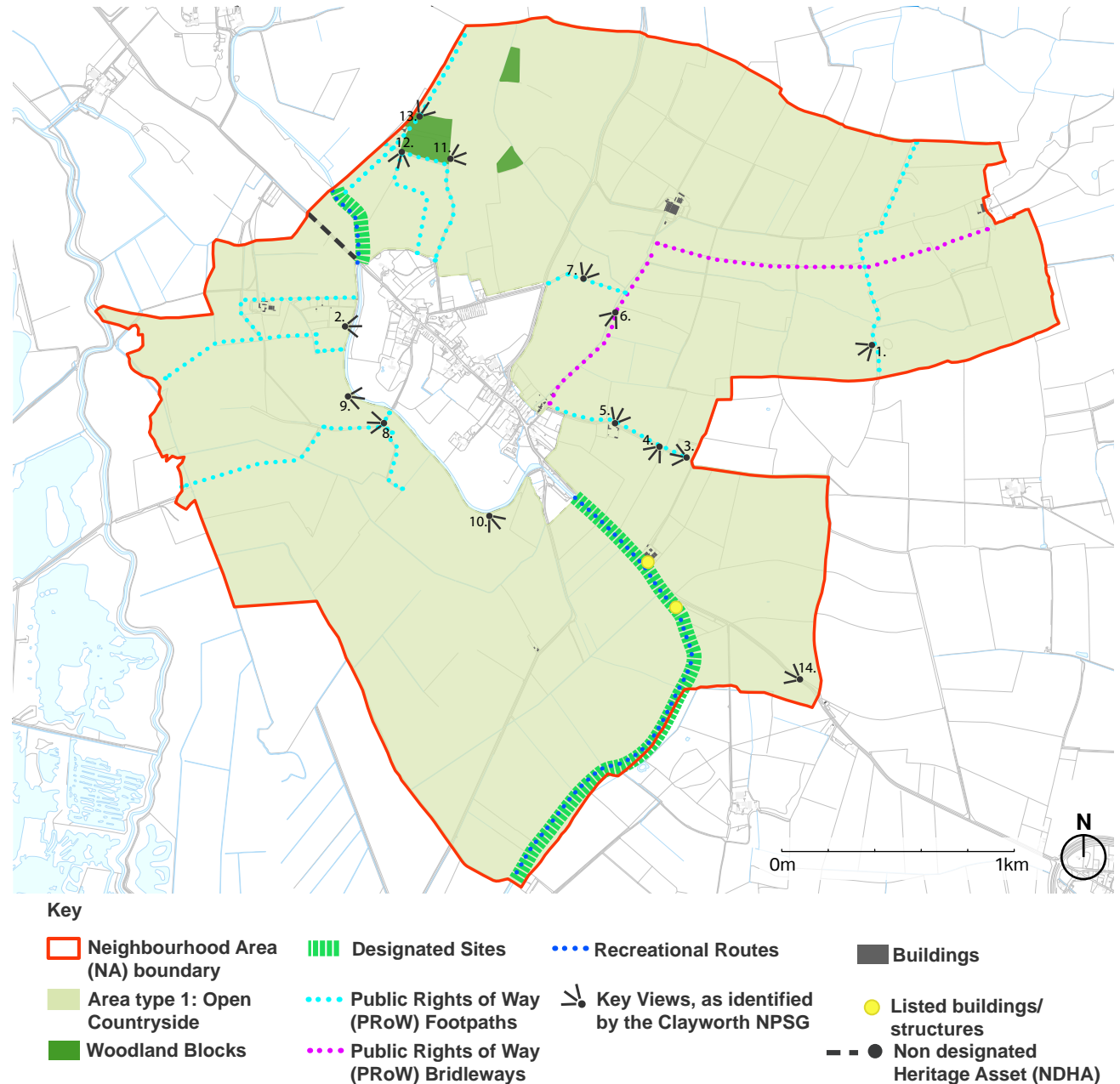


Figure 10: Figure illustrating the key characteristics of the open countryside area type.

Topic	Written analysis
Connections: Context, urban form, layout, movement	<p>Several primary routes traverse the open countryside, namely, Town Street, Gringley Road and Clayworth Common, which provide vehicular connections into Clayworth as well as beyond the Neighbourhood Area towards surrounding settlements, such as Gringley on the Hill and the A631. Secondary and tertiary routes, such as Church Lane connect to primary routes or individual properties.</p> <p>PRoW, comprising a network of footpaths, bridleways and recreational routes, provide pedestrian connectivity throughout the open countryside area type and beyond the Neighbourhood Area to the Idle Valley Nature Reserve and Trent Valley. Cuckoo Way, which runs along the Chesterfield Canal is a key recreational asset given the rural setting of the village and provides a strong sense of place to the landscape setting.</p>
Built form: Building massing, scale and type, block and plots, boundary treatments, setbacks, building lines	<p>Settlement density is characteristically low, comprising scattered farmsteads or farm conversions typically located away from primary routes. Farm buildings vary in scale and massing, building types typically include clustered or converted 1 or 2 storey farm buildings of red brick and red pantiles accompanied by large agricultural sheds.</p> <p>Boundary treatments are mixed, low medium height red brick walls and native hedgerows or clipped hedges are common. Setbacks vary greatly, ranging from extensive setbacks where properties are shielded from view, to those which front directly onto the nearest Lane. Most homes have on-plot parking.</p>
Nature: Landscape, green and blue infrastructure, open and public spaces	<p>Native hedgerows, mature trees and small woodland fragments make a key contribution to the green infrastructure network in this area type. Several deciduous woodlands are identified as habitats of principal importance particularly within the north of the area. Fields which form the boundary of the village, including along Town Street, Church Lane and St. Peters Lane are particularly important in retaining open views to the surrounding landscape and a sense of remoteness. Long views are characteristic of this area type, key strategic views have been marked on Figure 12, as identified by the NPSG.</p> <p>Chesterfield Canal, is designated as a Site of Special Scientific Interest (SSSI), and forms a key element of green infrastructure within the area type, providing access to the surrounding countryside and nearby nature reserves (Idle Valley Nature Reserve and Trent Valley) with agricultural land extending right up to the settlement boundary along the historic linear village's area type boundary. The SSSI also provides a valuable and diverse habitat for a variety of aquatic and terrestrial species.</p> <p>Government data indicated that there is substantial risk of surface water flooding in this area, particularly to the north-east south of Highfield Farm and the south-eastern end of the village, attributed to run off from fields along Mill Lane.</p>
Activity: Uses, community	<p>Buildings are primarily a mix of residential and agricultural. There are no amenities within the area.</p>

Table 03: Outlining the characteristics of the area.

2.2.1 Field patterns and boundaries

The adjacent photographs show typical fields within the area-type and their key characteristics.

Fields are varied, comprising small to large irregular field patterns. Larger fields often comprise two or more amalgamated smaller fields combined by the removal of field boundaries. These historic field boundaries are visible across this area and are remnants of historic agricultural practices.

Field boundaries comprise native hedgerows of varying quality, with scattered trees and occasional tree belts. Where hedgerow removal has taken place, hedgerows are gappy and poorly maintained.

Woodland blocks form partial field boundaries particularly within the north of this area and are landmark features to the open landscape, contributing to a wooded backdrop in places.

There are ridge and furrow field features of the pasture along Toft Dyke and also further ridge and furrow patterns on some of the pasture around The Grange.



Figure 11: Woodland blocks and linear tree belts form partial field boundaries.



Figure 12: View from Mill Lane (Mill House), over to Highfield Farm, then Gringley, demonstrating a variation in boundary type and quality.

2.2.2 Key Strategic Views

There are 20 strategic views identified by the Clayworth NPSG in the Neighborhood Area, 14 of these are located within the open countryside area type.



Figure 14: View from Lovers Lane across undulating arable fields.



Figure 13: View from Mill Lane looking to Hayton Castle and Clayworth Common.

2.2.3 Landscape - what does good look like in this area?

The adjacent images have been used to highlight what certain elements of good aspects and features.



Figure 15: Undisturbed views across open, arable landscape. Native hedgerows and trees add to the visual amenity, demonstrating positive characteristics.



Figure 16: Woodland blocks form local landmarks and provide a sense of place to the landscape.



Figure 17: Chesterfield Canal SSSI, provides a key recreational route for the area and connectivity to the wider countryside.



Figure 18: A network of PRow, bridleways and recreational paths connect settlements and provide access to the wider countryside.

2.2.4 Design vision

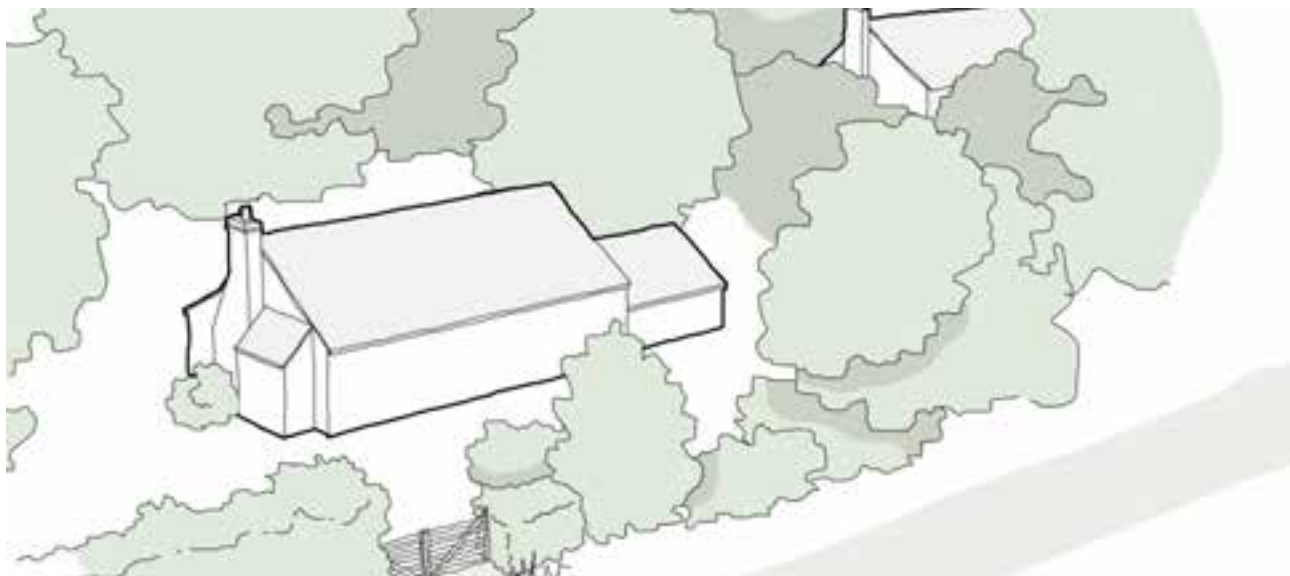


Figure 19: An illustration highlighting what 'good' urban form looks like within the open countryside area type. Please note: this is not an existing streetscene, it instead brings together various elements of good design from across the area type.

Design principles to achieve the vision:

- 1. Connections** - Maintain and enhance existing footpaths, bridleways and recreational routes.
- 2. Trees and hedges** - Retain or enhance trees, grass verges and green gaps.
- 3. Building types** - Allow for sympathetic farm conversions.
- 4. Materials** - Create a consistent material palette of red brick and clay pantile.
- 5. Views** - Utilise topography without negatively impacting strategic or local views.
- 6. Screening** - Ensure development has appropriate screening and boundary treatment.
- 7. Open space** - Ensure open spaces are a distinctive feature.
- 8. Flood** - Support flood mitigation from surface water flood due to field run-off.

2.2.5 Codes: Open Countryside

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

- Protect and enhance the existing green infrastructure. Integrate native tree and hedgerow planting where appropriate to adjacent character.
- Not remove existing hedgerow or woodland blocks.
- Provide high quality and bio-diverse long term habitats with consideration of climate resilience.
- Respect existing field boundaries.
- Protect and enhance the PRoW network, pedestrian movement is a key characteristic of the area type.
- Protect strategic view corridors.
- Respect landscape designations, avoiding corrosion of their status of value.

2

Historic Linear Village

The historic linear village encompasses many of the oldest buildings in Clayworth, including the Grade I Listed Church of St. Peter. This area contains the traditional 'heart' of the village, and has evolved in a linear arrangement focused along Town Street, a historic Roman Road.

Historic core	Calculations
Indicative Dwellings per Hectare (DpH)	8 - 15 DpH
Typical plot size range	8m (W) x 32m (D) 15m (W) x 60m (D)
Typical block size range	80m (W) x 115m (D) 50m (W) x 175m (D)

Table 04: Typical density, plot sizes and block sizes for area type 1: Historic core. Please note: Density calculations are based on a sample of tested areas, and refer to net densities. There may be areas that vary from these values and it is recommended that developers undertake their own testing.

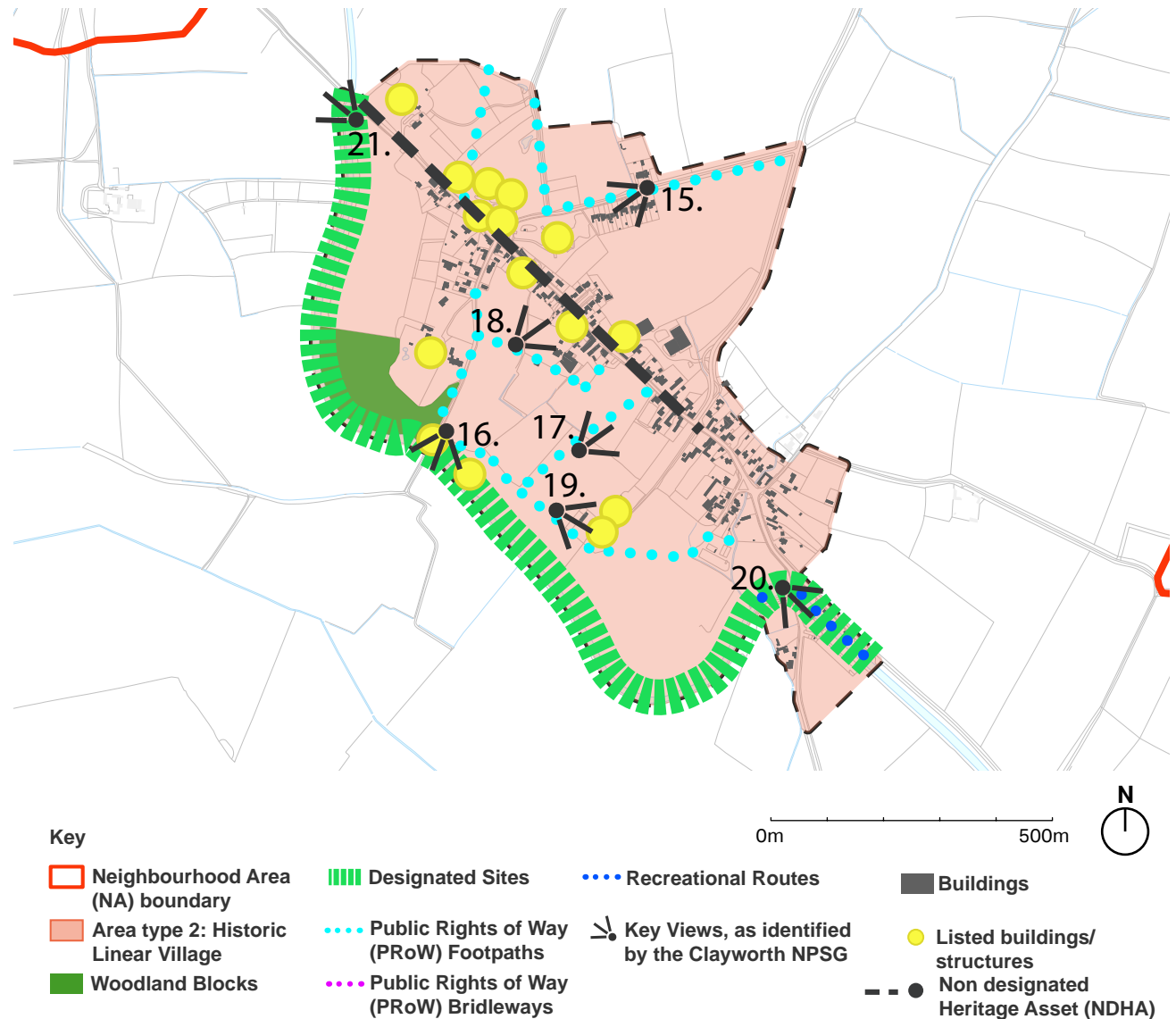


Figure 20: Figure ground illustrating key characteristics of the area type.

Topic	Written analysis
Connections: Context, urban form, layout, movement	<p>Town Street is the main axis along which the historic linear village is arranged, providing good vehicular connections to the nearby A631 and beyond. Several smaller lanes provide access to surrounding dwellings. Streets have pavements on both sides, providing safe routes for pedestrians. Multiple PRow including a recreational route along Chesterfield Canal are accessible from Town Street. Two PRow connect the Village south-west to Idle Valley Nature Reserve. The main bus service is the 97 (the 197 runs one journey a day each way), connecting Clayworth to Retford and Gringley on the Hill, however private cars are the primary mode of transportation. Cycling is popular, road and off-road cycling clubs demonstrate the recreational connectivity of the area.</p>
Built form: Building massing, scale and type, block and plots, boundary treatments, setbacks, building lines	<p>Buildings are primarily arranged around Town Street. Most dwellings have a main façade/primary frontage facing the street, although some are rotated 90 degrees with gables facing the street, creating a varied streetscape and roofscape.</p> <p>Boundary treatments are mixed, low-medium rise red brick walls are common, often featuring brick, stone or clay copings. Hedgerows are also common, either independent or combined with red brick walls. Properties typically have no setbacks from the road, fronting directly onto the pavement. More modern 20th century properties tend to be set back from the road with small front gardens and low or absent boundary treatments. On-plot parking is uncommon.</p> <p>There are a variety of plot and block sizes, due to a mix of building ages and historic uses.</p> <p>Most buildings are 1-2 storeys in height, detached or semi-detached. Typical building types include clustered (often converted) farm buildings in L-shaped arrangements, rustic cottages, large villas, and pockets of more modern infill development.</p>
Nature: Landscape, green and blue infrastructure, open and public spaces	<p>Hedgerows and mature trees (along vehicular routes and within front gardens) make a key contribution to the green infrastructure network in this area.</p> <p>Distinctive green areas located within the historic linear village are: the ground of the Church of St. Peter and the green at the junction of Town Street and Beck Lane. Access to the surrounding countryside is a key feature given the village's rural setting, with agricultural land extending right up to the settlement boundary from all directions, which enhances the rural character of this area.</p> <p>Although there is no risk of fluvial flooding in this area, government data indicates there are areas at risk from surface water flooding - particularly at the junction of Town Street and Wheatley Road.</p>
	<p>Open views, creating visual connection to the surrounding countryside contributed to the sense of remoteness of the settlement. A number of key strategic views have been identified across the area type.</p>
Activity: Uses, community	<p>Buildings are primarily residential in use, excluding Church of St. Peter. There are some amenities within the village, including two pubs, a pop up post office service. Worksop & Retford Boat Club, village hall and shooting supplies shop.</p>

Table 05: Outlining the characteristics of the area.

2.2.6 Key Strategic Views

There are 20 strategic views identified by the Clayworth NPSG in the Neighborhood Area, 6 of these are located within the historic linear village area type.

2.2.7 Streetscapes and enclosure

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

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

Enclosure within the historic linear village is primarily defined by building lines. Properties sit up against the road with no setbacks. For more recent and infill developments, such as Hall Drive, properties are set back from the road with grass verges and front gardens.



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



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



Figure 21: View along Town Street, the road enclosed on both sides.

1. Properties create strong enclosure to the road.
2. Characteristic heritage materials and architectural detailing contribute to a sense of place.
3. Pavements on both sides of the street.
4. On-plot parking



Figure 22: View towards Church of St. Peter along Town Street, showing parked cars along road.

1. View of Church of St. Peter.
2. Mixed property and plot sizes.
3. Boundary treatments help to define road enclosure.
4. On-street parking restricts vehicular movement along the main through route.

2.2.8 Materials and architectural details

Red clay pantiles are the typical roof treatments throughout the historic linear village.

Within facades, multi-tonal red brick is the predominant facing material, laid in traditional brick bonds such as Flemish or Flemish stretcher. Some examples of pale painted brick or a pale render are also found. There are examples of dentil corbelling at the eaves of most historic buildings and certain older properties feature 'tumbling-in' gable detailing."

The traditional character of buildings in this area leads to numerous characteristic features on display. These include; quoins, timber / brick porches, lintels, floor fascias, dormers and chimneys. However, these features are not used within all dwellings, and their use depends greatly on the age of development. Architectural features should only be combined when complimentary.



Figure 23: A selection of characteristic materials and architectural features found within the historic linear village.

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

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



Figure 24: Variation in setbacks, building arrangements, styles, and materiality creates a varied streetscene. A sense of symmetry is present within the facades of rural cottages.



Figure 25: Modernisations, including side or rear extensions, porches or new windows should sensitively consider the surrounding character.



Figure 26: Properties are either front facing or set perpendicular to the road.



Figure 27: Where properties are set back from the road, strong boundary treatments including brick or stone walls and hedges, help to maintain the historic enclosure to the road.

2.2.10 Design vision

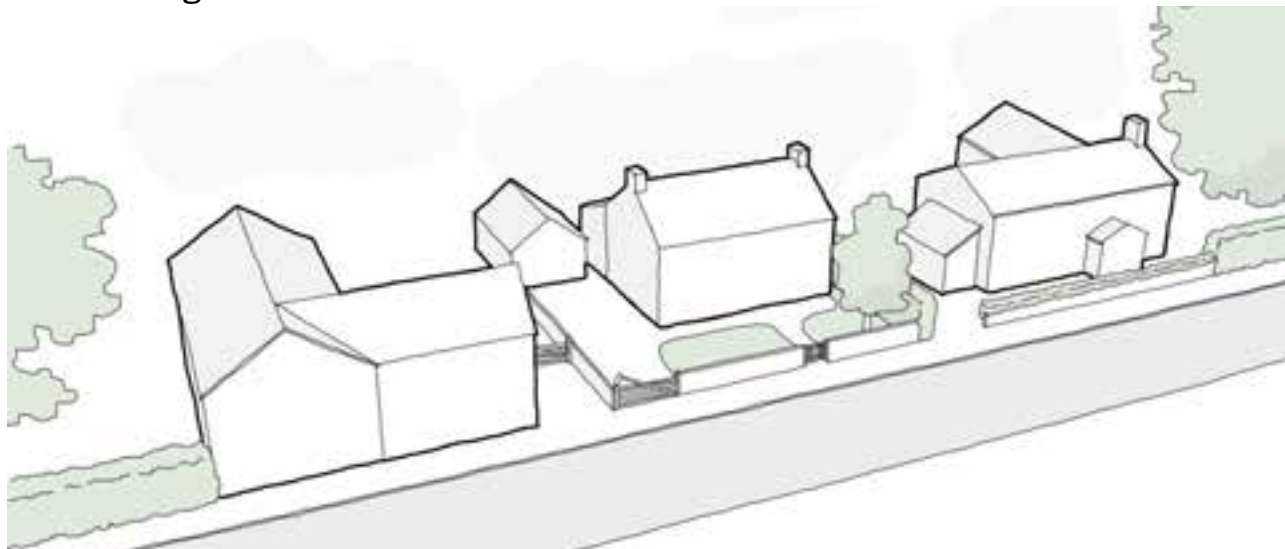


Figure 28: An illustration highlighting what 'good' urban form looks like within the historic linear village area type. Please note: this is not an existing streetscene, it instead brings together various elements of good design from across the area type.

Design principles to achieve the vision:

- 1. Layout** - Maintain a linear layout and strong enclosure with minimal setback.
- 2. Orientation** - New buildings should be parallel or perpendicular to the road.
- 3. Green space** - Provide well-maintained, accessible green space. Ensure views to open countryside.
- 4. Design features** - Sympathetic and consistent material palette, no pastiche.
- 5. Rooflines** - Create a varied roofline, using chimney stacks of an appropriate scale and design together with suitable gable detailing.
- 6. Connections** - Ensure adequately sized footpaths.
- 7. Parking** - Provide a variety of parking solutions (on-plot and on-street).
- 8. Green gaps** - Ensure green gaps are a distinctive feature and views are unblemished.

2.2.11 Codes: Historic Linear Village

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

- Respect and respond to the existing layout and built form as set out in the adjacent illustration. In particular, new development should respect the existing building line, architectural form, and orientation to create a streetscene following a linear arrangement.
- Be informed by adjacent densities..
- Generally be no more than 2-storeys in scale.
- Adopt materials including red clay pantiles and multi-toned red brick and pale architectural render.

A group of people, including children and adults, are walking away from the camera on a dirt path that runs through a lush green field. On the left side of the path, there are several large, mature trees with dense foliage. The people are dressed in casual outdoor attire; one person in the foreground wears a blue jacket and a bright orange backpack. In the distance, more people can be seen gathered on the path under a clear sky.

**Area-wide design codes
and guidance**

03

3. Area-wide design codes and guidance

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

3.1 Introduction

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

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

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

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

Please note:

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

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

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

- **should** reflects design principles that are strongly encouraged.
- **could** reflects design principles that are suggestions.

What does good look like in Clayworth?

Images courtesy Joanna Favill and the NPSG.

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



Figure 29: A low-lying undulating landscape tapestry of agricultural fields is characteristic of the rural setting of the Neighbourhood Area. Trees and hedgerows provide forming field boundaries provide a sense of scale to the landscape and create a wooded backdrop to views. Field boundaries should be enhanced to protect visual amenity and ecological benefit.



Figure 30: An extensive network of footpaths provides recreational access to surrounding countryside and nature reserves (Idle Valley Nature Reserve and Daneshill Lakes).



Figure 31: Long open views in all directions are synonymous with the area. Strategic view corridors provide a sense of remoteness to the area and should be protected.



Figure 32: Chesterfield Canal SSSI forms an integral part of the green infrastructure network and is a local landmark forming an axis between the north and south of the area.



Figure 33: The network of open green spaces around the village (including the green at the intersection of Town Street and Beck Lane as seen here) are highly valued by residents and should be protected/enhanced.









Nature

Nature

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

This section outlines the broad landscape characteristics of Clayworth, before providing codes and guidance applicable across the entirety of the Neighbourhood Area (NA).

3.1.1 Existing character assessments

National Character Areas

The Neighbourhood Area (NA) falls within two National Character Areas (NCA), defined by Natural England. The Humberhead Levels (NCA 39) roughly covers the area south of Town Street, while the Trent and Belvoir Vales (NCA 48) occupies the majority of the northern part of the NA.

Key characteristics of the wider landscape:

A gently undulating and low-lying landform in the main, with low ridges dividing shallow, broad river valleys, vales and flood plains

A landscape with an open character, with long and expansive views and big skies

A regular pattern of medium to large fields enclosed by hawthorn hedgerows, and ditches in low-lying areas.

Bassetlaw Landscape Character Assessment

The Landscape Character Assessment for Bassetlaw also divides the district into several character areas. Clayworth is included within the Mid-Nottinghamshire Farmlands character area.

The document suggests a policy of 'conserve and create' for the sub-area of the Mid-Nottinghamshire Farmlands in which Clayworth is located. It specifically highlights the importance of conserving remaining field patterns and restoring hedgerow boundaries. It also suggests creating ecological enhancements where possible to conserve ecological diversity and biodiversity of its ecological designations. It also suggests creating woodland on the edges of settlement to soften urban development and conserve the open rural character of the area.

Green infrastructure

It is now widely acknowledged that access to nature and green space has an extremely therapeutic effect on the mind. The National Model Design Code recognises this in paragraph 57:

"Nature is good for health and wellbeing, for biodiversity, shading and cooling, noise mitigation, air quality and mitigating flood risk as well as contributing to tackling the climate emergency. Nature is also central to the creation of beautiful places."

Specific opportunities to protect and improve the existing green infrastructure network within the Clayworth Neighbourhood Area should be a key driver for all new development.

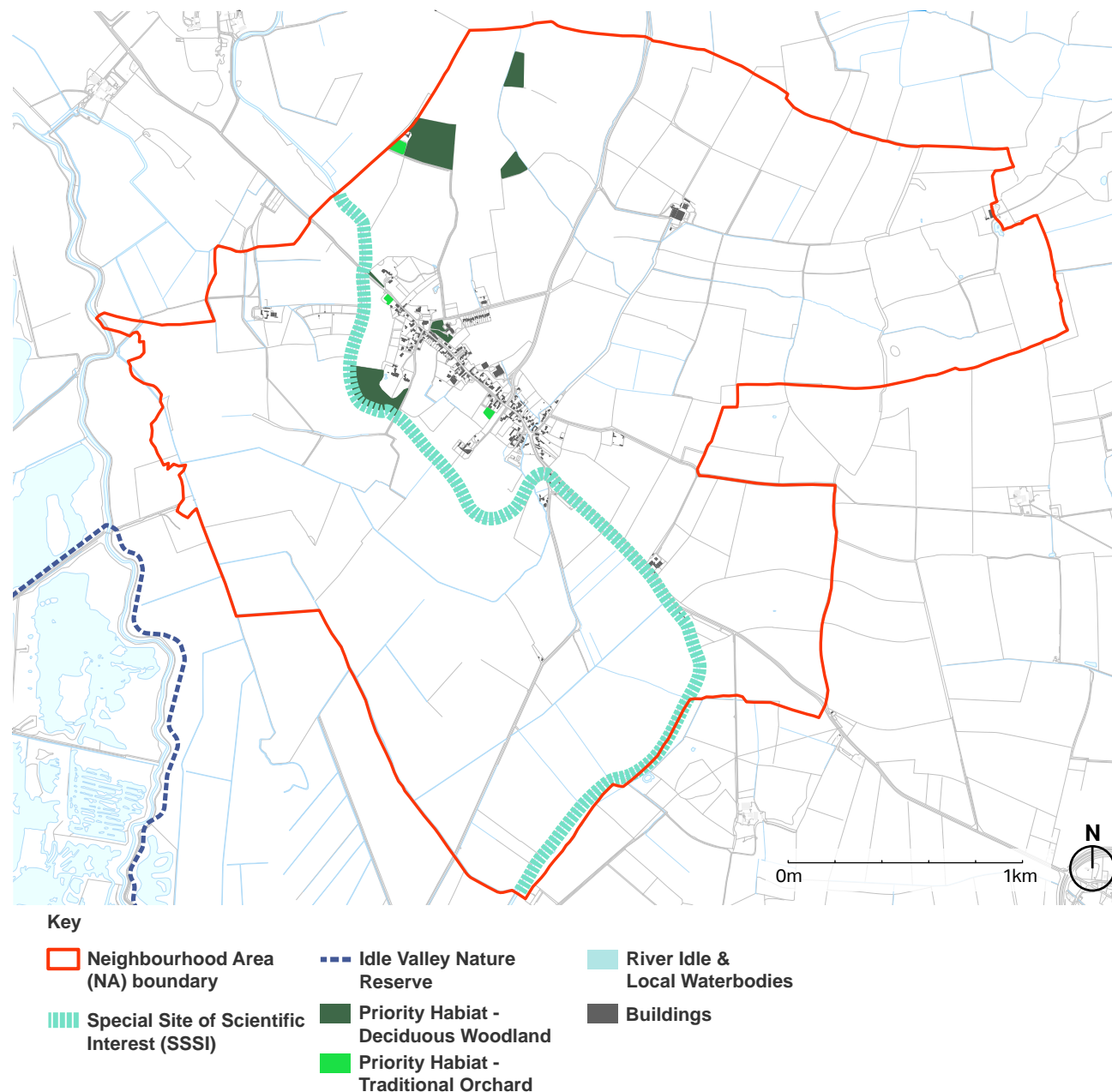


Figure 34: (To the right) Map showing notable landscape features within and around the Clayworth Neighbourhood Area.

A1 - Green infrastructure network

Development proposals within Clayworth **must**:

Maintain Clayworth's 'green' identity by protecting important and valued existing open spaces, identified as Local Green Spaces or Protected Open Spaces.

Development **should** contribute to a multi-functional green infrastructure network made up of a variety of elements: including private gardens, tree planting, grass verges, sustainable drainage systems (SuDS), amenity green space, the cemetery, and surrounding countryside.

An arboricultural report **must** record trees with a stem diameter of 75mm or above, measured at 1.5m above ground level. Any trees shown in this report which are removed, **must** be replaced on a 1:2 basis within the first 3 years of development commencing. At least 75% of new trees **must** be provided within the public realm to ensure retention and management.

Meet the National Urban Greening Factors of at least 0.4 for residential development and 0.5 for residential greenfield development.

Verges play an important part of local character. They are often planted with native trees, however, they are managed to a clear stem for visibility.

Any development **should** enhance biodiversity and landscape characteristics wherever possible. This will involve restoring and increasing the total area of natural habitats and landscape features, and provision of a clear landscaping scheme to demonstrate how new development will create positive green linkages and contribute to these assets.

New developments **should** strengthen biodiversity and the natural environment. Biodiversity Net Gain (BNG) **should** be adopted as a requirement for all relevant development.

Landscape setting and settlement edge

As Clayworth is surrounded by open countryside, the settlement edge is a key design consideration.

A sensitive response to the settlement edge

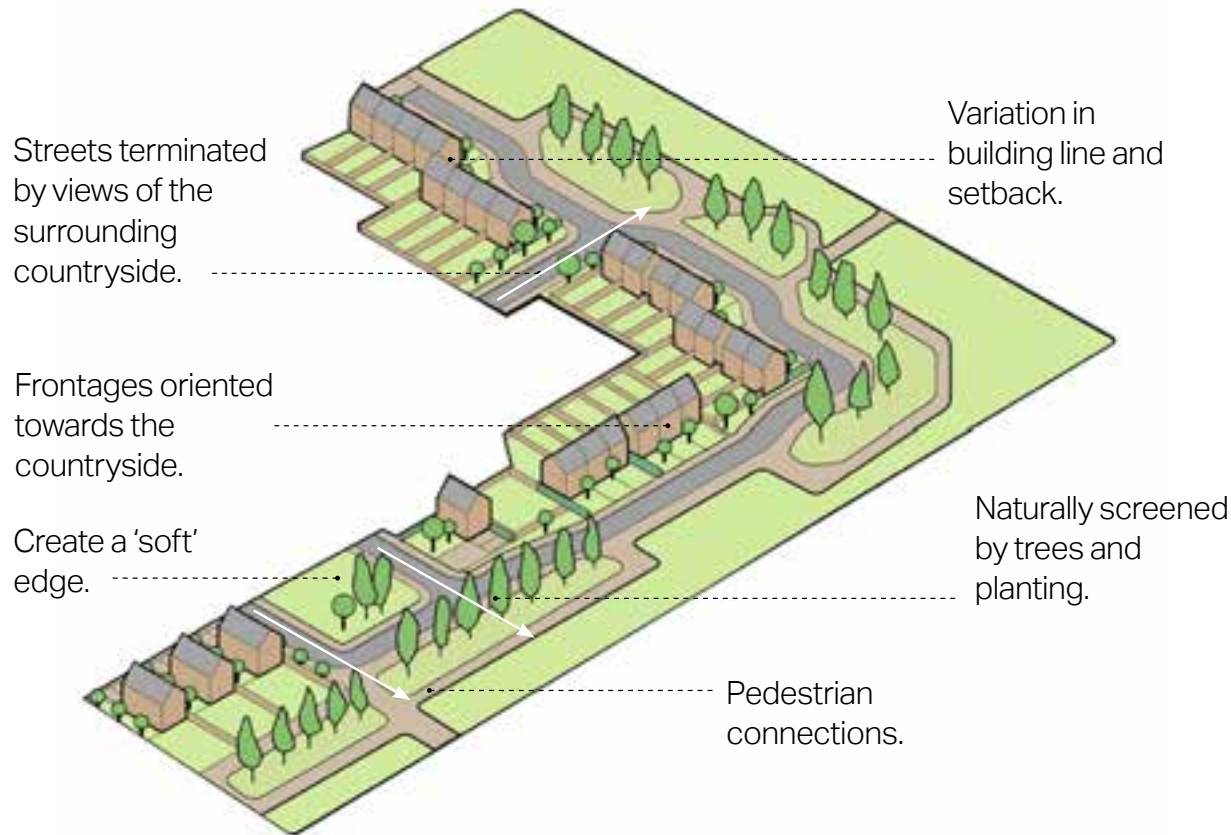


Figure 35: A sensitive response to the settlement edge is required. Indicative edge lane development model example (built form facing surrounding landscape), including trees and hedgerows that soften views to development.

A2 - Landscape setting and the settlement edge

Development proposals that are located on the settlement edge **must**:

Integrate development sensitively with the surrounding landscape, particularly on the periphery.

Ensure dwelling frontages are orientated outwards and avoid rear boundaries facing the landscape.

Create 'soft' boundaries between built form and the wider landscape by encouraging soft landscape planting such as hedgerow, wildflower, and tree planting.

Retain the visual quality of the landscape by prioritising lower density development. Buildings should not exceed 2 storeys.

Not obstruct key views looking both inwards and outwards of the settlement. Significant sized developments must undertake a Landscape Visual Impact Assessment (LVIA) to ensure the impact on views is minimised and mitigation measures are implemented successfully.



For district level guidance on layout and response to the settlement edge - please refer to the Bassetlaw SPD Successful Places - A Guide to Sustainable Housing Layout and Design

A3 - Landscape setting and the settlement edge

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

- 'Soft' boundaries should be created between built form and the wider landscape by encouraging natural screening through landscape planting including hedgerows, wildflowers, and trees, characteristic of the wider landscape.
- Lower density development should be prioritised, with buildings not exceeding 2 storeys in peripheral locations.

- Dwelling frontages should be orientated towards the open countryside (i.e. outward facing) and avoid rear boundaries facing the landscape.
- Buildings interspersed with tree planting could help to soften the visual impact on the surrounding countryside.
- Links should be provided for both pedestrians and cyclists to the wider countryside, and where possible, connect to the existing Public Right of Way (PRoW) network.



Figure 36: Fields surrounding the village create a visual buffer to the settlement edge, anchoring the village within its setting. They also provide key 'doorstep access' to PRoW for residents and visitors.



Figure 37: Example of positive settlement edge character, connecting the village to the wider countryside.

Legibility

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

The key views diagram illustrates a range of key features, which effect legibility within Clayworth. These include:

Landmarks - the most notable buildings and structure within the village, which aid wayfinding.

Gateways - where the primary access points into the village are located.

Routes - the primary movement corridors within the village.

Spaces - notable green, open spaces

Key views - key views as identified in the Neighbourhood Plan.



Figure 38: Outward views to surrounding countryside form a key part of Clayworth's identity and should be protected and enhanced.



Figure 39: Views of landmark buildings (Church of St. Peter seen here) should be framed to aid legibility.



For information on Local Plan Green Gaps - please refer to Bassetlaw Local Plan Policy ST36.

Strategic and Local Views

As part of the Neighbourhood Plan (NP), a number of potential key views have been identified for Clayworth, as detailed on Figure 41 and subsequent pages. These are primarily located on the outskirts of the village and within the surrounding countryside, taking in the vistas provided by the undulating topography. However, views 2, 15 and 18 (see Figure 45) instead look towards the village from the countryside.

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

A4 - Strategic and local views

New buildings and development proposals located at the edge of settlement must not obstruct key views looking both inwards and outwards of the settlement. Views of the Neighbourhood Area's landscape and built form are a locally defining feature that contributes to identity and wayfinding

- The key views identified in Figure 41 are of particular importance and must be protected. New development must be designed to enhance and frame key views.
- Significant developments must undertake a Landscape Visual Impact Assessment (LVIA) to ensure the impact on views is minimised and mitigation measures are implemented successfully.

- New development must adhere to clearly defined boundaries (including development boundaries and green gaps) and ensure sensitively designed development - to maintain open land and separation between Clayworth and its surrounding areas.

- Key**
- ▭ Neighbourhood Area (NA) boundary
 - ▭ Development boundary
 - ⋯ Public Rights of Way (PRoW) Footpaths
 - ⋯ Public Rights of Way (PRoW) Bridleways
 - ⋯ Recreational Routes
 - ▨ Designated Sites
 - Woodland Blocks
 - Key Green Areas
 - Gateways
 - ★ Landmarks
 - ↘ Key Views, as identified by the Clayworth NPSG

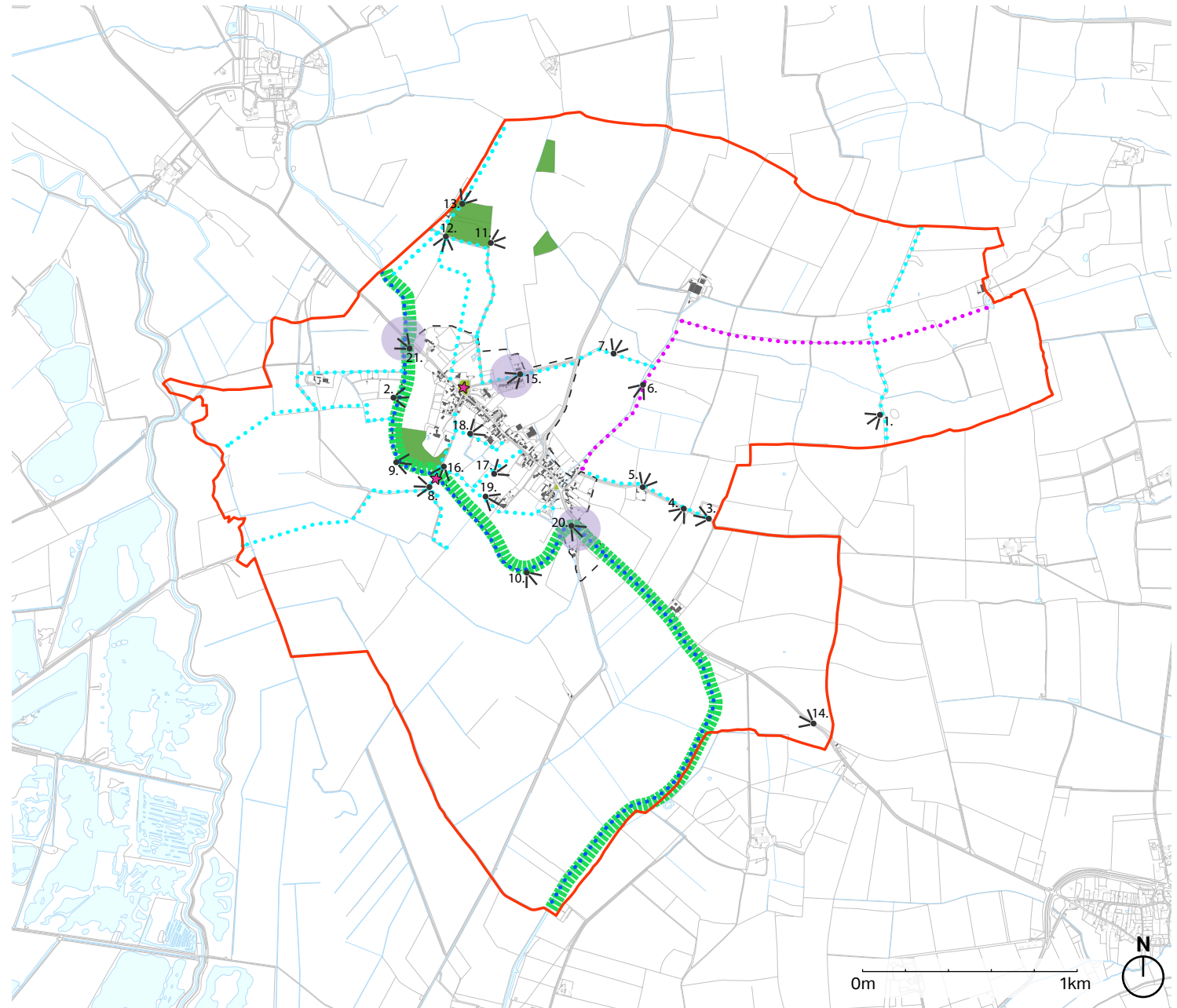


Figure 40: (To the right) Potential key views, as identified as part of the Clayworth Neighbourhood Plan.













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

A5 - Green streets

New developments must ensure existing trees and hedges are retained wherever possible, incorporating them into the new landscape design. Retained trees and hedges must be considered at the earliest design stage.

- If any mature trees are lost due to development (for example if they are diseased), they must be replaced with a minimum of three new trees (i.e., 1:3).
- New trees must be extra heavy standard as a minimum.
- As a village with generally low density development, the sense of enclosure on the street should be enhanced through the use of natural elements such as trees and hedges.

- To reflect the existing landscape character, new street trees should be located within grass verges.
- A regular maintenance schedule for all street trees should be implemented as part as new development to ensure their health and longevity. This includes watering, pruning, and disease control.

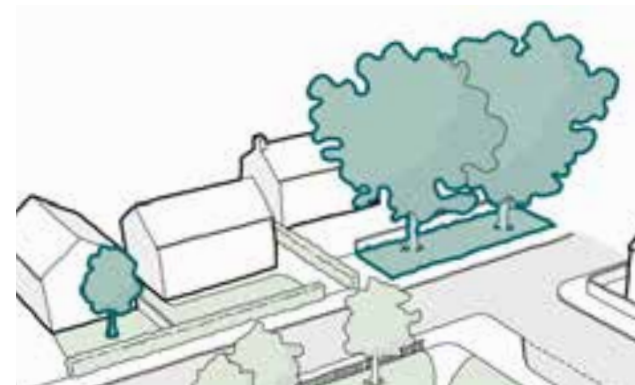


Figure 41: To create green streets, trees are an important feature - enhancing both rural character and the sense of enclosure. These can be street trees (located within grass verges) or trees contained within a property boundary.

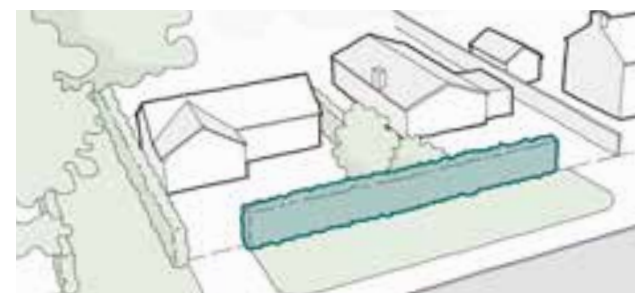


Figure 42: Native hedgerows also make an important contribution to green streets. They help to provide defined thresholds when dwellings have large setbacks, whilst also screening front-parking from view.

Open spaces

The design of open spaces can have a significant positive impact on places, as they contribute to bringing people together and creating strong local communities. The following codes provide guidance to create safe and attractive open spaces.



A6 - Open spaces

- Use footpath widths as noted in code 3.1.2; any gates to comply with BS5709. Minimise gradients to less than 1:20; steeper level changes managed with longer gently sloping routes.
- Developments adjoining public open spaces should arrange main building facades and entrances to face the open space.
- Green areas and open spaces should be integrated as part of an overarching green and blue strategy, allowing for easy access to public open space to encourage sustainable modes of transport.
- Accessibility for wheelchairs, bicycles, and pedestrians is a priority. Avoid hardstand materials such as tarmac. Include greenery, such as trees, planting, and flower beds.

Locally Distinctive Tree Planting

The National Design Guide and National Planning Policy Framework (NPPF) put great emphasis on tree-lined streets and integrated natural environment design to provide 'green islands' and connected corridors which contribute to localised cooling and provide habitats and public amenity.

Local Plan Policy ST39 requires that trees, woodland, and hedgerows are retained, protected, and improved - enhancing local character and biodiversity. In addition, Local Plan Policy ST48 aims to secure additional planting as part of new development that increases canopy cover in the interests of biodiversity. Tree planting must be approached in a way that reflects local character, as illustrated in the adjacent images.



Figure 43: Specimen trees can be found at key spaces - these are trees which have been planted apart from other trees and used as a focal point within a space.



Figure 45: Mature trees planted within hedgerow field boundaries frame local lanes and PRow helping to provide a natural buffer and sense of enclosure as well as vertical features in the landscape.



Figure 44: Tall mature trees frame views, here creating an view corridor towards the Church of St. Peter on its approach from Church Lane.



Figure 46: Tree planting within residential gardens contribute to anchoring the village within its rural setting.



Bassetlaw Local Plan (BLP) Policy ST48 states that “All major development will be required to make provision for 5 trees per dwelling or per 1,000 sqm of non residential floorspace on site...”

A7 - Locally distinctive tree planting

The following codes and guidance set out how to consider the retention, provision, and type of trees as a critical part of new developments.

- **Retain** - New developments **must** ensure existing trees and hedges are retained wherever possible, incorporating them into the new landscape design. Retained trees and hedges **must** be considered at the earliest design stage.
 - **Replace** - If any mature trees are lost due to development (for example if they are diseased), they **must** be replaced with a minimum of one new tree. New trees **must** be extra heavy standard as a minimum.
- To reflect the existing landscape character, new street trees **should** ideally be located within grass verges, or otherwise be specimen trees - planted apart from other trees and used as a focal point within a space.
 - Native UK trees (such as oak or lime) **should** be preferred, but non-native types could be incorporated which are suitable for the biodiversity of our native species. The climate emergency will continue to change the environment and we may need further qualities of resilience that native trees cannot provide.
 - A regular maintenance schedule for all street trees **should** be implemented as part as new development to ensure their health and longevity. This includes watering, pruning, and disease control.

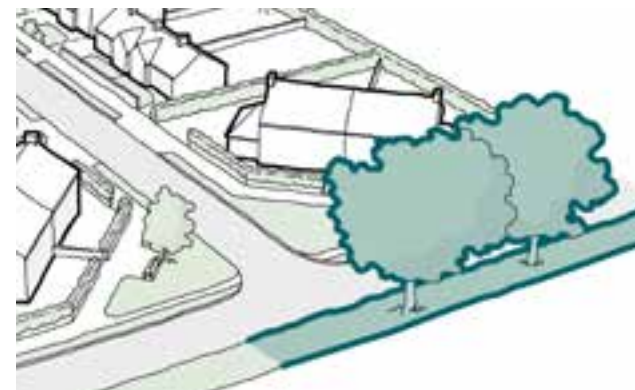


Figure 47: Mature street trees planted within grass verges are reflective of local landscape character, contributing to green and 'leafy' streets.

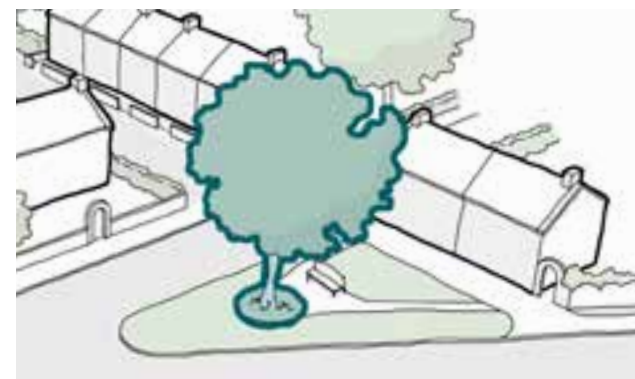


Figure 48: Specimen trees are also reflective of local character, helping to provide a focal point within small pockets of space, or along the streetscene.

A8 - Tree placements

The landscape and planting strategy **should** be designed in combination with the street hierarchy as landscape is a defining character of any street. How appropriate a tree is for any given location **must** also be determined based on space requirements.

This may be stated as:

- small to medium trees for small spaces such as front gardens and narrower streets;
- larger trees for avenues and more open environments such as parks, grass verges and landscaped areas; and
- other native or suitable planting to soften the appearance of plots and buildings.

The climate emergency is the biggest challenge for species selection as the extent of this is unknown. It is safe to assume there will be greater variance with hot and dry summers and wet and windy winters.

Weather extremes tend to push native trees to the limit of what they can cope with genetically. As such, trees **should** be incorporated that are more suitable to northern and central Europe.

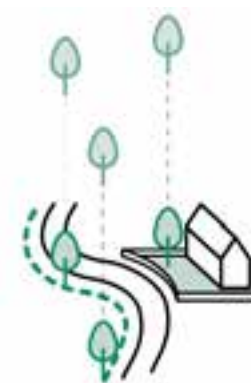
A significant challenge is finding species that provide similar habitats for native birds, bats and insects.

- For now, native UK trees should be preferred or non-native trees where a specific reason exists.
- Native UK trees are preferred but non-native types could be incorporated which are suitable for the biodiversity of our native species. The climate emergency will change the environment over the next 50-100 years and we may need further qualities of resilience that our native trees cannot provide.

Ensure street trees and other planting provide for a range of functions and benefits and are sufficient to help improve air quality and reduce noise from the street network.

Coordinating tree planting with utilities providers and service ducts early in the lifetime of a scheme can ensure that trees do not interfere with underground services.

Small trees



Large trees

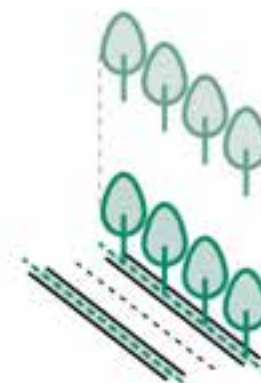


Figure 49: Infographic about tree positioning depending on size.



Figure 50: Mature trees are integral to the look and feel of the village.

Hedges and street trees

The Neighbourhood Area's intrinsic connection to the surrounding countryside, along with its established natural environment, are important.

It is important to enhance, preserve and maintain the natural environment by ensuring a robust system of grass verges, hedges and street trees are utilised. Any new development must incorporate these features as a priority.

The following codes set out how to consider the retention, provision, amount, type and locations for trees and other planting as a critical part of new developments.



A9 - Woodland, Trees and Hedgerows

- Mature and well-maintained hedges are an important part of the local character and **should** be incorporated to emphasise gardens and soften buildings, particularly at settlement edge.
- Native species **should** be encouraged.
- According to the Hedgerow Regulation 1997, any good quality hedgerows classified as important **should** be protected and enhanced where necessary. This is known as 'Important Hedgerow'.
- The loss of better quality / higher valuable trees within a site which would fail to enhance the green infrastructure and biodiversity should be minimised.
- Tree planting **should** be considered everywhere across Clayworth to connect residents with the natural environment.

A10 - Biodiversity

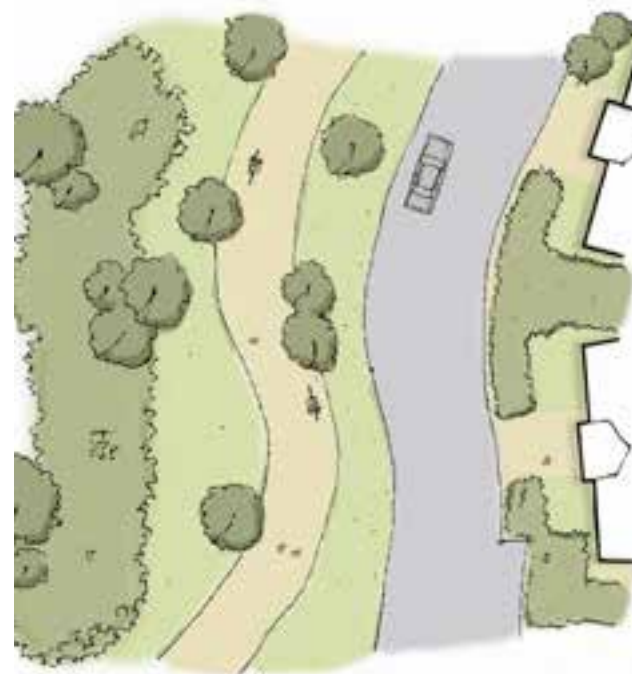
Planning applications **must** be supported by proposals for the incorporation of features for biodiversity enhancement, in addition to what may be required to address any adverse impacts resulting from the development. Appropriate features include:

- Features for nesting birds associated with the built environment such as swifts and house sparrows.
- Features for roosting bats.
- Green walls and green/brown roofs.
- Mixed native species hedgerows.
- Creation of new wildlife ponds.
- Native scrub and tree planting.
- Orchard/fruit trees.
- Creation of species rich grassland.
- Creation of rough grassland suitable for foraging barn owls and provision of barn owl nest boxes.
- Log piles and compost heaps.

- Provision of gaps in boundary fences to allow access by hedgehogs and provision of hedgehog domes. Hedgehog Highways should be marked out on site to ensure they are not blocked up by future landowners.

The loss of trees, hedgerows and native planting should be avoided and instead these features **should** be incorporated into the design of proposed development. All major development should be accompanied by a landscape layout which prioritises the use or and incorporation of native species and promotes overall biodiversity net gain.

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.





Topography and flood risk

The topography of the area generally rises to the north-east. The highest point of the Neighbourhood Area is located close to Wheatley Grange in the east of the NA, with a height of approximately 60m above sea level (asl). However the majority of development within the NA sits within 10-40m asl.

As noted by the Environment Agency within their 'Flood Maps for Planning' online tool - Flood Zone 3 areas exhibit a high probability of flooding in that area - a 1% or more chance of surface flooding in any given year.

This area of flood risk particularly effects the south-eastern edge of the village, around Clayworth Bridge and The Grange. Areas either side of Toft Dyke/ Toft Dyke Lane and Toft Dyke Drain as well as Field Farm are also affected. Residents note that the topography of the area forms bowl around Toft Dyke which drainage solutions are unable to address.

The majority of the north-western end of the village does not appear to be affected by flooding.

In line with Local Plan Policy ST50, sustainable urban drainage systems (SuDS) must therefore be a key consideration of all development to help mitigate and alleviate pressures from surface water, including individual risks in the vicinity of the development, and the cumulative effects at the known high-risk areas within the Neighbourhood Area.

This can include on-plot water management opportunities for individual developments and wider SuDS strategies for major developments.



Figure 51: Due to the low lying topography of the area there is a know surface water flood risk.

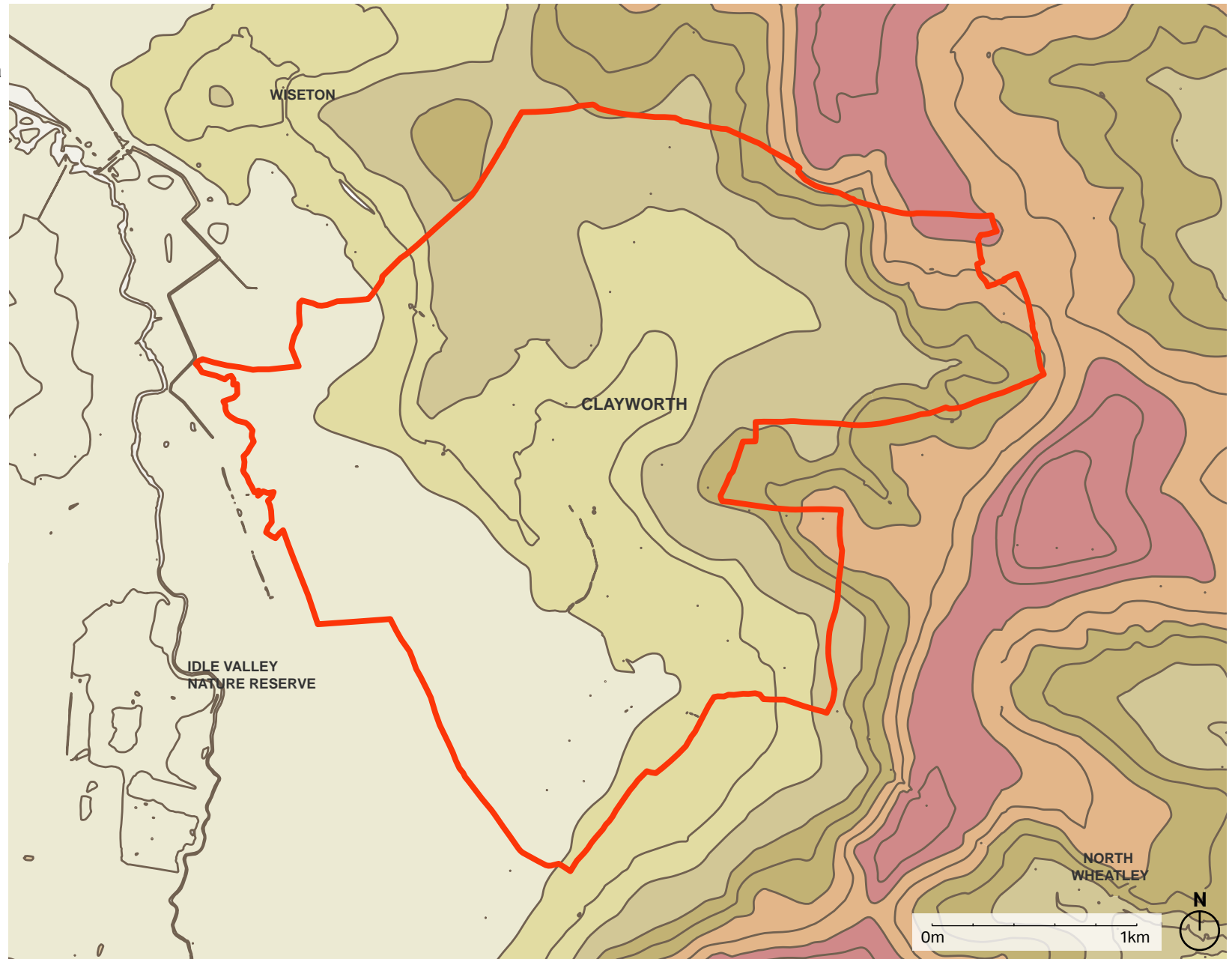
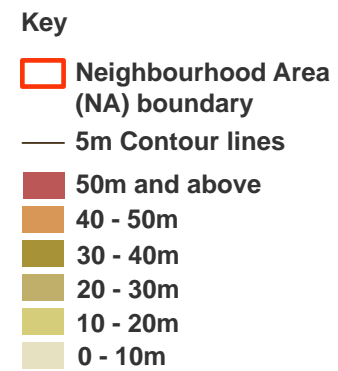


Figure 52: Map highlighting topography and flood risk (from rivers) within Clayworth Neighbourhood Area (NA)

Flood risk

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

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

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



Figure 53: Some examples of on plot water management opportunities including rain gardens, green roofs and water butts for rainwater harvesting.



Figure 54: Permeable paving solutions such as grasscrete should be used on-plot wherever possible.

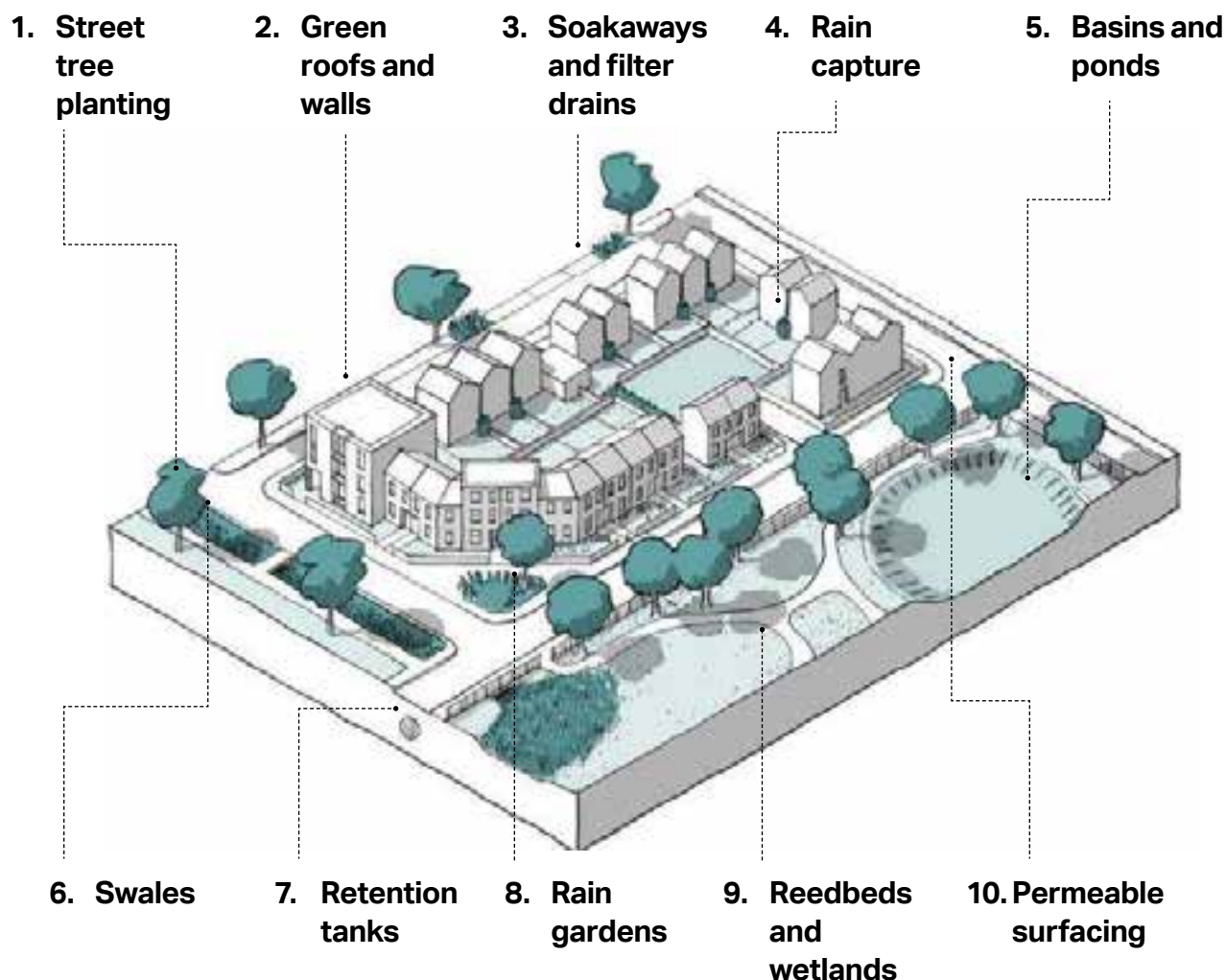


For district level guidance on flood risk and drainage - please refer to Bassetlaw Local Plan Policy ST50.

A11 - Water sensitive urban design

New development **must** consider:

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



1. SuDS designed into highway provision can provide dual-use benefits when integrated with street tree provision.
2. Provide capacity to hold/attenuate water run-off, and ecological/leisure benefits
3. Shallow ditches and trenches filled with gravel or stones that collect uncontaminated water and allow it to percolate into the ground.
4. Water butts and other rainwater harvesting systems collect rainwater for use in gardens or for non-potable uses.
5. Attenuation ponds that are normally dry but fill during a rain event and then either store or gradually discharge water.
6. Shallow channels that provide attenuation while also channelling water to other features such as ponds.
7. In high density schemes water can be attenuated in underground structures.
8. Containers and ditches with native drought tolerant plants.
9. Topography used to create wetlands to provide attenuation capacity.
10. Surfaces to allow water to percolate into the ground.

Figure 55: Sustainable drainage system design as set out in the National Model Design Code (NMDC). Not all items are required for all proposals. v

The following design guidance applies to new development:

- Avoid siting homes in high risk flood areas and seek to adopt the use of permeable paving in hard landscape areas.
- Integrate SuDS into development and improve amenity through early consideration in the development process and good design practices.
- Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down so that it does not overwhelm water courses or the sewer network.
- 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. When integrated into the landscape, they can also provide biodiversity and amenity benefits.
- Natural barriers (e.g. planting) and appropriate side slopes **should** be introduced to help manage perceived safety risks.



A12 - Sustainable drainage

The term SuDS stands for Sustainable Drainage Systems. It 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 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; and
- The location of SuDS features will respond to the topography on site.





Built form

Built Form

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

All new development must adhere to the following codes and guidance, as well as referring to the area type specific guidelines within Section 2.

Some of the following guidance is directed at development on existing plots, such as extensions and alterations, though many of the suggested principles can be applied across all forms of new development.

B1 - Design response

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

Harmonise - clearly respond to existing characteristics within the Neighbourhood Area, street and site, including scale, form, and appearance.

Complement - doing something slightly different that adds to the overall character and quality in a way that is nonetheless fitting, for example, additional high quality materials but harmonising in scale, form and positioning.

Innovate - doing something of high design quality that is different but adds positively to the built-form and character and is considered an exemplar approach for others to follow. For example, developing innovative building form and use low embodied energy and high quality materials that add to the overall design quality, sustainability and richness of the area.

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

B2 - Responding to heritage

Development proposals within proximity to a Listed asset or positive buildings including alterations and extensions **must:**

- Respect the historic layout and pattern, responding to positive characteristics in terms of street pattern, density and layout, plot series and boundary treatments - as set out in Section 02.
- Respond appropriately by respecting scale, massing, and height, especially where visible from public routes and spaces.
- Retain and frame key views of Listed assets and positive buildings.

Any development within a conservation area or close to a Listed building will respect the character of the surrounding built form in terms of design, scale, massing, material and height.





Proposals involving the substantial harm to (or significant loss of) Listed Buildings including demolition will not be permitted unless public benefit is demonstrable, as set out in National and Local planning policies.

Materials and architectural styles applied by any developments **must** respect the Listed Building, including minimising any work that may affect the heritage assets located near to any development.

New development and any associated landscaping within the curtilage of a non-designated heritage asset, or in close proximity to, **should** ensure that the setting is not compromised. Any loss of the whole or part of such an asset will require clear and convincing justification.

Development within the setting of a non-designated heritage asset will be required to give due consideration to its significance and ensure that the setting is protected or enhanced where possible.

Buildings **should** be orientated to maintain existing key views or to create new views or vistas which will contribute to local wayfinding. Views of landmark buildings (such as the Church of All Saints) and landscape features should be utilised to promote legibility across the NA. Such views also contribute to the character and overall attractiveness of the NA and **should** therefore be considered within proposals.

Figure 56: Images on pages 64-65 demonstrate a selection of images from across the Neighbourhood Area showing Listed or positive buildings or views.

House types

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

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

1-2 storey postwar development is seen across the linear village and open countryside area types, with bungalows and semi-detached homes.



Figure 57: (To the right) house type examples within Clayworth.



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

B3 - Housing mix and density

As a rural village, Clayworth has a low-density built form.

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

B4 - Building heights

- New development should maintain the traditional low to medium-rise profile of Clayworth. Development must not exceed the height of predominant building forms (generally 2 or 2.5 storeys) to preserve the visual harmony and scale of the village.

B5 - Layout

- Buildings should generally be arranged so that their main facade addresses the street. The exception to this is clustered groups of farm buildings, where entrances may be instead located within a courtyard, or buildings fronting directly onto the pavement which may have a side-entry.

- Development should protect the remnants of green lanes and create other opportunities for 'green gaps' between dwellings in keeping with the character of the village. Green lanes and gaps help to break up long runs of development and provide visual links to the surrounding countryside. This helps dwellings to feel anchored within their rural setting.

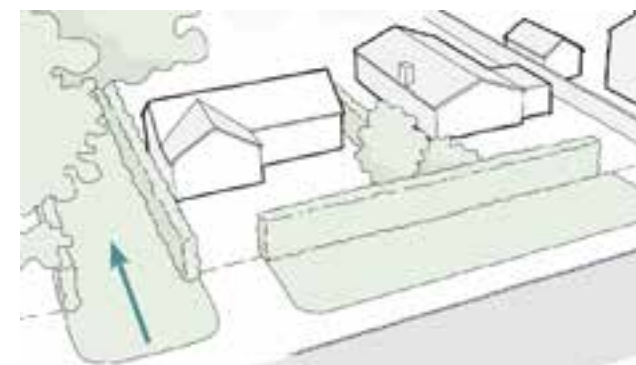


Figure 58: The access lanes to the private fields break up development, providing visual links and pedestrian access to surrounding countryside. This helps anchor development within its setting.

B6 - Building lines

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

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



Figure 59: Figure ground highlighting primary frontages and a loose-knit building line. Varied building lines are characteristic of the village and help to create unique front gardens and a visually interesting streetscene. No setbacks are commonplace.

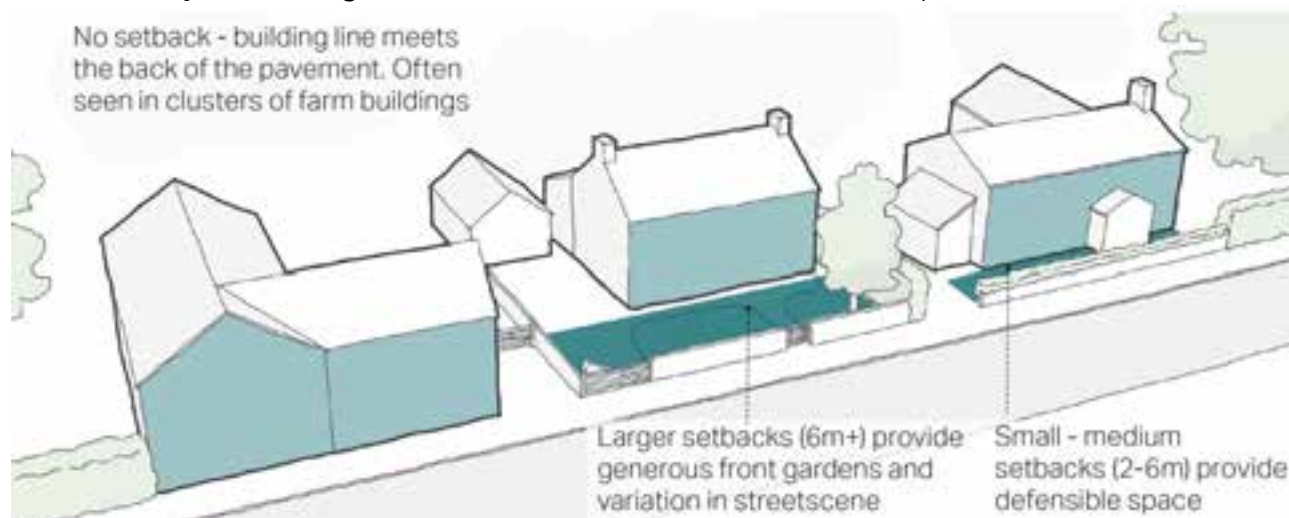


Figure 60: An example of what variation in building line may look like in a low-density village environment. Gaps between buildings and greenery create a 'loose-knit' streetscene where building line is not as dominant as it would be within more urban areas.

Materials and architectural details

The variation in building age across the NA leads to a variety of architectural features on display.

B7 - Locally distinctive materials and features

Local character features must be preserved and enhanced where possible within Clayworth, limiting the creation of standardised designs that are not context-specific. New development must:

- Provide a study of local materials and detailing which identifies the prevailing styles and mix in the area.
- Be harmonious with the local material palette (including red brick and red clay pantile roofs).
- Harmonise with adjacent buildings with either matching or complementary features.

- Consider the use of high-quality substitutes for contextual materials where they offer improved energy efficiency or environmental benefits.
- Select materials known for their durability and low maintenance requirements, ensuring buildings withstand local weather conditions and reduce the need for frequent repairs. This includes high-quality bricks and sustainable timber.
- Avoid inauthentic (mixed) pastiche development.

B8 - Arriving home: plot boundaries and front gardens

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

- The interface between public and private must be clearly defined using characteristic boundary treatments including hedgerows, red brick walls, and rural paddock fencing - or a suitable combination of these.
- Where buildings are set back from the pavement, boundary features should define the plot and connect to the adjacent buildings or boundaries (for example, hedges or red brick walls).

- Front gardens should be no longer than 6m from the back of pavement to the dwelling in built up areas to maintain a sense of overlooking onto the street. Occasional longer gardens are permitted where in keeping with immediate vernacular.
- All front gardens must include planting to at least 50% of the area to ensure frontages do not become dominated by hardstanding.



Figure 61: A selection of typical boundary treatments from across Clayworth.

Infill development

Due to the small size of the village, future development may come forward in the form of infill development of generally fewer than 10 homes.

Infill can be defined as:

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

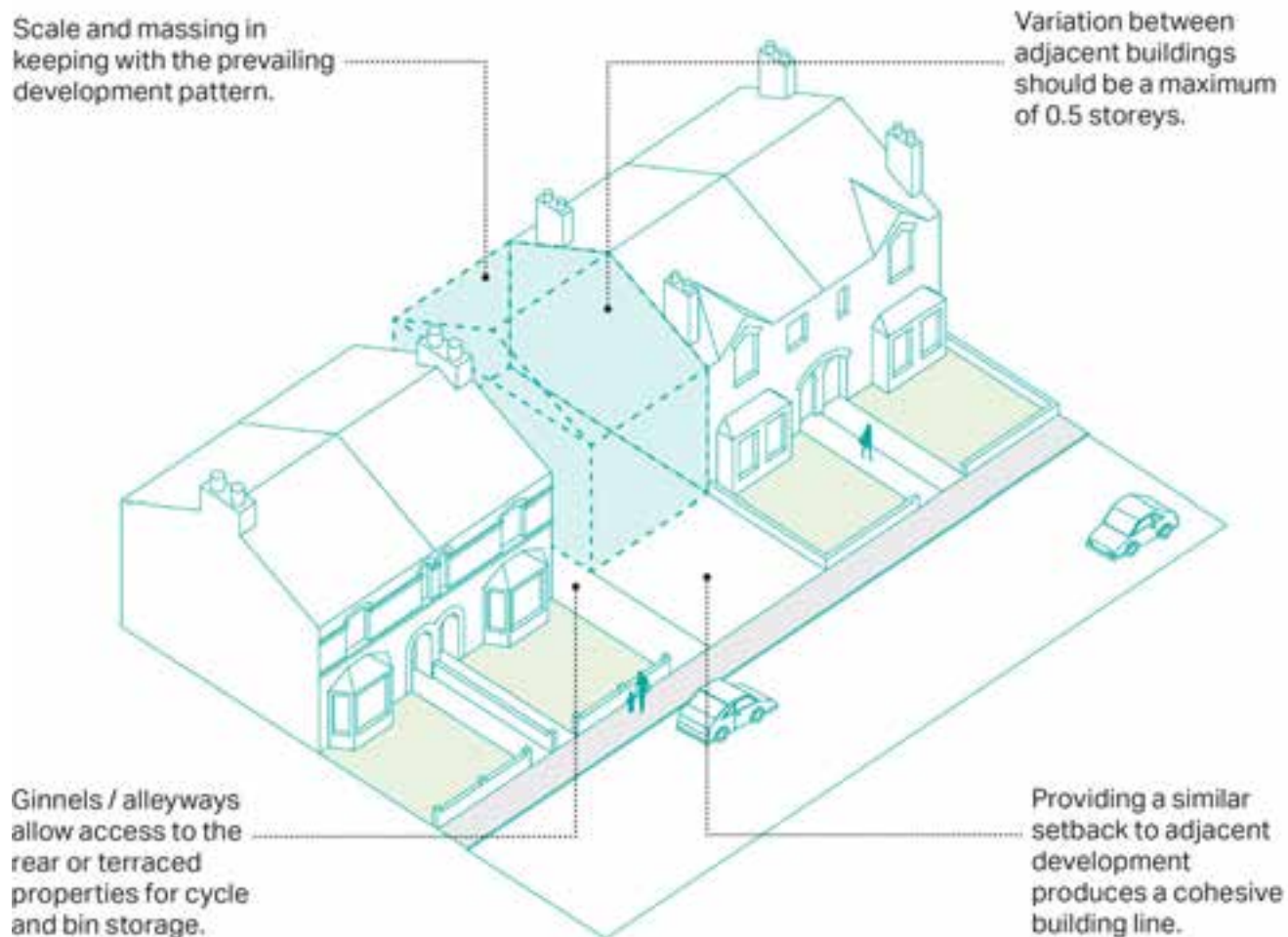
The overarching aim of these design guidelines is to promote context-sensitive infill housing of a high quality. This should help reinforce local character and create sustainable growth in Clayworth.

B9 - Infill development

Infill development proposals must:

- Be in keeping with the scale and massing found within the prevailing development pattern.
- Not be overbearing on existing properties or deprive them of light, including overlooking or overshadowing of both windows and amenity space.
- Respond to existing building lines and be set back no more than a maximum of 1.5m from adjacent buildings (unless additional landscaping or tree planting is being introduced to the street scene).
- Where buildings are set back from the pavement, boundary features should define the plot and link up to the adjacent buildings (for example, hedgerows or red brick walls).

- Building fenestration and facade design should be in keeping with the predominant positive building character on the street, or harmonise with adjacent buildings of good character.
- Other than courtyard developments (such as barn conversions and farmstead housing) building entrances should address the street with their main facade. Corner buildings should address both streets with fenestration but the main entrance could be on either, subject to access requirements.
- Building heights should vary from 1.5-2.5 storeys depending on adjacent plots. A variable eave line and ridge line is allowed to create interest, but variation between adjacent buildings should be a maximum of 0.5 storeys.



Additional considerations:

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

Figure 62: Good practice infill design principles.

Extensions and alterations

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

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

B10 - Extensions and alterations

Extensions:

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

Alterations:

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

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

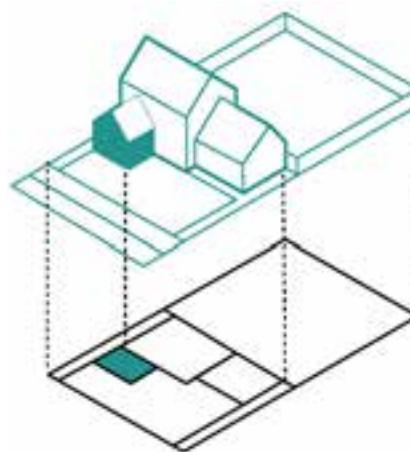


Figure 63: An acceptable example of a front extension which is smaller in scale than the existing building, mirrors the roof pitch, and covers less than 50% of the front elevation.

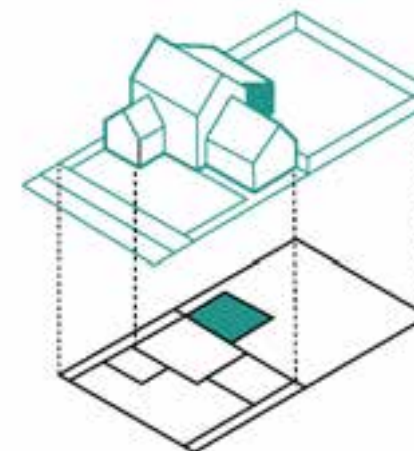


Figure 64: An acceptable example of a rear extension with a roof form and pitch which sits below the main ridge line of the original building.

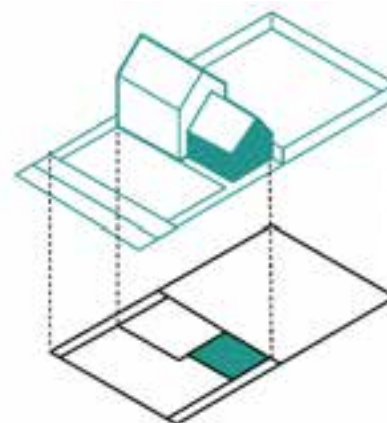


Figure 65: An acceptable example of a side extension which is single storey and set back from the main building line, with a roof form that responds to the original building.

Development in the open countryside

Any development within the Neighbourhood Area will have a visual impact on the open countryside's rural character. The adjacent codes seek to mitigate this, by ensuring contextual design-led development.

Conversions, extensions, and outbuildings

Outbuildings are typically separate from the primary dwelling and comprise a number of uses including garages, storage sheds, and stables. The demand for external home offices that are detached from the primary dwelling has seen a significant increase. Given their scale and impact on surroundings, it is vital they too adhere to design guidance.

B11 - Converting existing buildings

The sympathetic conversion or reuse of existing buildings in the open countryside is encouraged. External works to any conversion should seek to retain as much historic character as possible, whilst having a minimal visual impact on the wider landscape.

B12 - Screening development

Proposals should be positioned behind natural screening (i.e. trees, planting) so not to obstruct views of the surrounding landscape. Additional screening should be incorporated into any given proposal where necessary. Agricultural and equestrian buildings must refrain from using materials and colours that contrast with the surrounding landscape. Muted and contextual colour palettes are encouraged.

B13 - Innovative screening methods

Innovative and sustainable screening methods include green roofs and plant walls. Such screening will help outbuildings to blend into natural surroundings such as a domestic garden or open space.

B14 - Lighting and illumination

Any lighting or illumination of a development must consider its necessity, as well as its impact on surrounding properties, particularly where powerful lighting is being proposed. Any lighting infrastructure must balance its necessity with that of the power, scale, and orientation being proposed. This is to avoid overly powerful lighting that can impose on the amenity of other plots, as well as mitigate undue light pollution in the open countryside.

B15 - Exceptional architecture

Proposals showcasing exceptional and innovative architectural styling (i.e. contemporary) should be considered where they can provide harmony with the character of the surrounding open countryside, as well as showcasing high-quality sustainable design.

B16 - Visual impact

Large-scale energy production should be avoided where it negatively impacts on existing contexts of built or natural environment.

B17 - Quality and durable construction

Conversions, extensions and outbuildings should be made from high-quality and durable materials so to maintain their integrity and aesthetics over time. They should use both the high-quality construction methods of nearby development as well as the latest sustainable construction techniques on the market at the time. The lifespan of any new construction should be maximised wherever possible.

B18 - Aesthetic quality of outbuildings

Where screening is not possible, the aesthetic quality of the structure should be of a higher quality, so to positively contribute to the character and context of the surrounding area.

B19 - Office conversions and outbuildings

Offices can be housed within outbuildings, whether it be a converted building or new construction.



Figure 66: The above images are precedent images, not from the Clayworth area.

B20 - Energy efficiency measures

Key considerations in the assessment of renewable energy sources for development to be net zero for power generation **should** include (but are not limited to):

- Maximising on-site renewable energy generation where appropriate.
- Considering a heat network for any new development.
- Ground conditions to accommodate loops for ground source heat and space for air source heat pump units.
- Opportunities to create links to local estates for sustainable coppicing, harvesting or recycling of biomass fuels.
- Collaborating with utilities, highway authorities, telecoms companies and other stakeholders when designing and delivering projects to minimise energy usage and disruption during the construction stage and reinforcement of the electricity grid for additional electric vehicles and renewables.

See Figure 67 (overleaf) for more information.

Energy efficiency measures

Existing homes

- 1 Insulation
- 2 Double or triple glazing with shading
- 3 Low-carbon heating
- 4 Draught proofing
- 5 Highly energy-efficient appliances
- 6 Highly water-efficient devices
- 7 Green space (e.g. gardens and trees)
- 8 Flood resilience and resistance

Additional measures in new build homes

- A High levels of airtightness
- B More fresh air
- C Triple glazed windows and external shading
- D Low-carbon heating
- E Water management and cooling
- F Flood resilience and resistance
- G Construction and site planning
- H Insulation
- I Solar panels
- J Electric car charging point

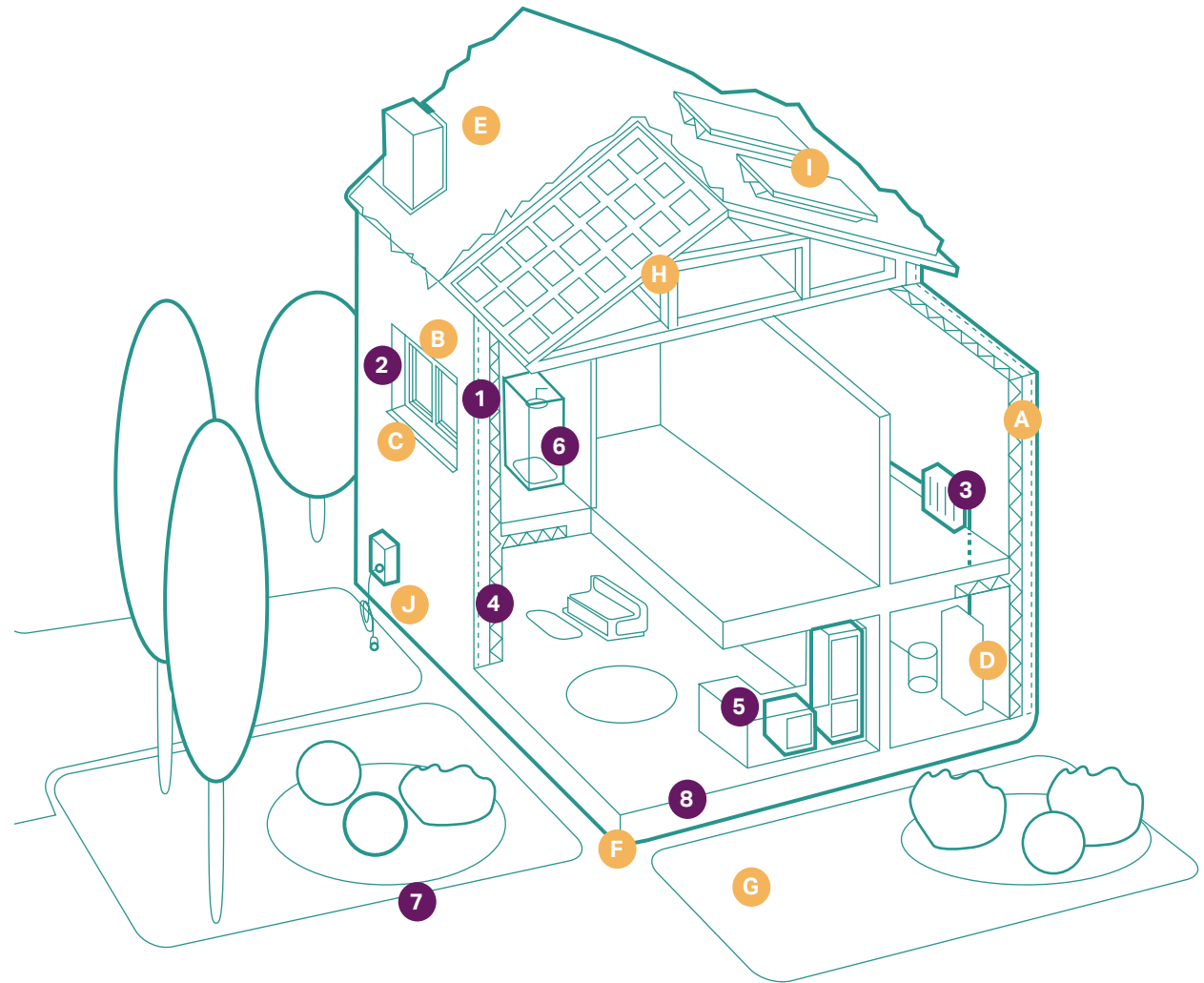


Figure 67: Cut-through diagram of an energy efficient home and its features.

Building fabric

Thermal mass

Thermal mass describes the ability of a material to absorb, store and release heat energy. Thermal mass can be used to even out variations in internal and external conditions, absorbing heat as temperatures rise and releasing it as they fall. Thermal mass can be used to store high thermal loads by absorbing heat introduced by external conditions, such as solar radiation, or by internal sources such as appliances and lighting, to be released when conditions are cooler. This can be beneficial both during the summer and the winter.

Thermal storage in construction elements can be provided, such as a trombe wall placed in front of a south facing window or concrete floor slabs that will absorb solar radiation and then slowly re-release it into the enclosed space. Mass can be combined with suitable ventilation strategies.

Insulation

Thermal insulation can be provided for any wall or roof on the exterior of a building to prevent heat loss. Particular attention **should** be paid to heat bridges around corners and openings at the design stage.

Provide acoustic insulation to prevent the transmission of sound between active (i.e. living room) and passive spaces (i.e. bedroom). Provide insulation and electrical insulation to prevent the passage of fire between spaces or components and to contain and separate electrical conductors.

Airtightness

Airtight constructions help reduce heat loss, improving comfort and protecting the building fabric. Airtightness is achieved by sealing a building to reduce infiltration- which is sometimes called uncontrolled ventilation. Simplicity is key for airtight design. The fewer junctions the simpler and more efficient the airtightness design will be.

An airtight layer **should** be formed in the floor, walls and roof. Doors, windows and roof lights to the adjacent walls or roof should be sealed. Interfaces between walls and floor and between walls and roof, including around the perimeter of any intermediate floor **should** be linked. Water pipes and soil pipes, ventilation ducts, incoming water, gas, oil, electricity, data and district heating, chimneys and flues, including air supplies to wood burning stoves, connections to external services, such as entry phones, outside lights, external taps and sockets, security cameras and satellite dishes should be considered.

The opposite diagram illustrates some of the key considerations.

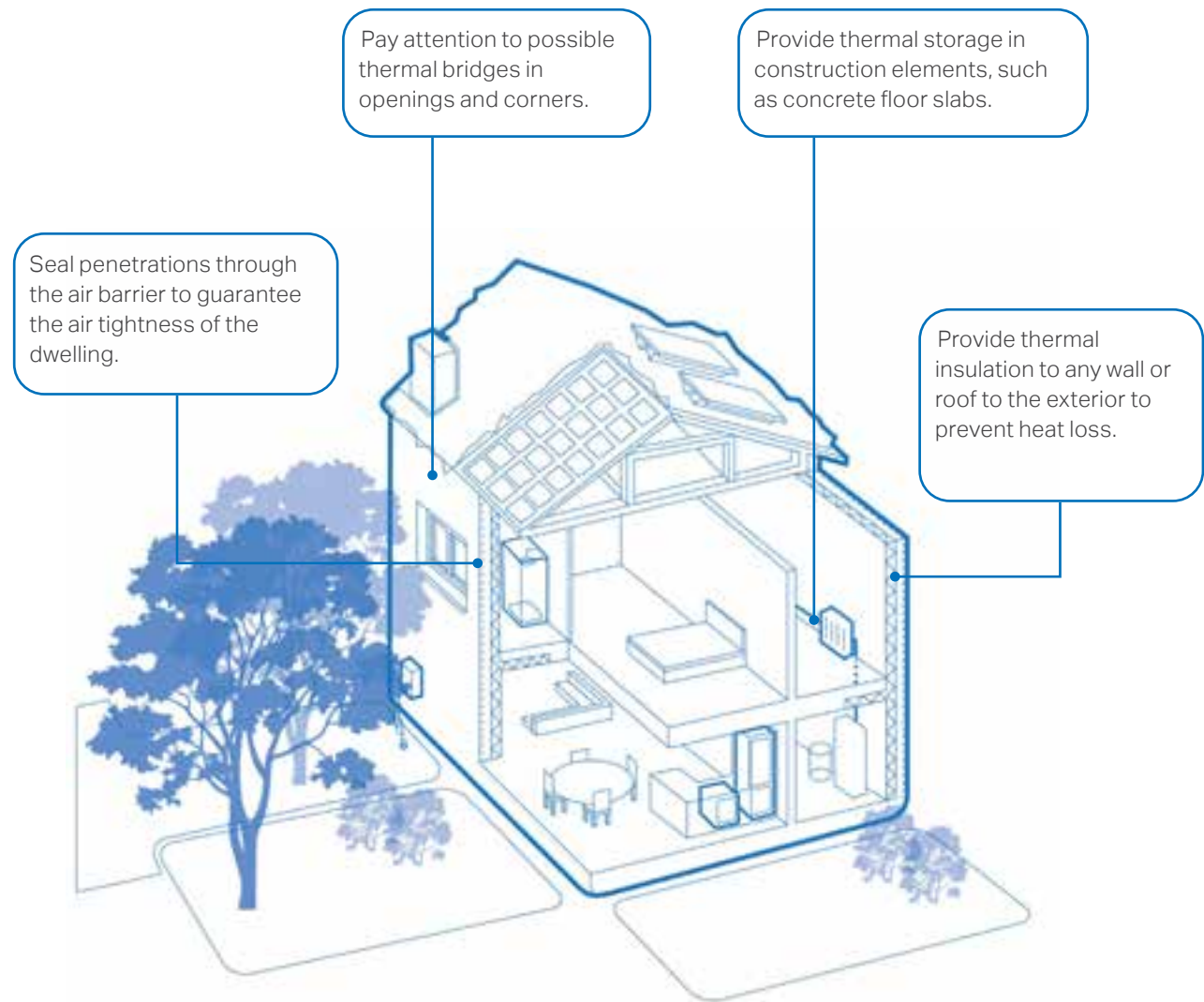


Figure 68: Diagram illustrating aspects of the building fabric to be considered.



Connections

Connections

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

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



C1 - Footways

Footways **must** be designed to be comfortable, durable, accessible, safe, and direct in order to encourage use.

Provide a clear footway zone of 2m minimum width. Where the footway is narrower, it **must** not be continued for more than 6m in length.

C2 - Design Speed

Appropriate measures to reduce speed and increase areas for non-car uses **must** be sought via the following methods:

- road alignment;
- staggered junctions;
- road surfaces closely aligned with materials used in footways;
- reducing carriageway widths; and
- incorporating non-typical highway uses - e.g. planting, sculpture etc.

Speed restraint features **must** be provided on roads with design speed <30mph at 60-100m separation.

Junction radii also have a big impact on both pedestrian and traffic flow. Smaller or tighter corner radii help to maintain pedestrian desire lines, and slow vehicle turning speeds.

- Junction radii **should** be reduced in line with design speeds (i.e. reduced to 2m when the design speed is 20mph on residential roads). This will help enhance pedestrian experiences by creating streets that are easy to cross.

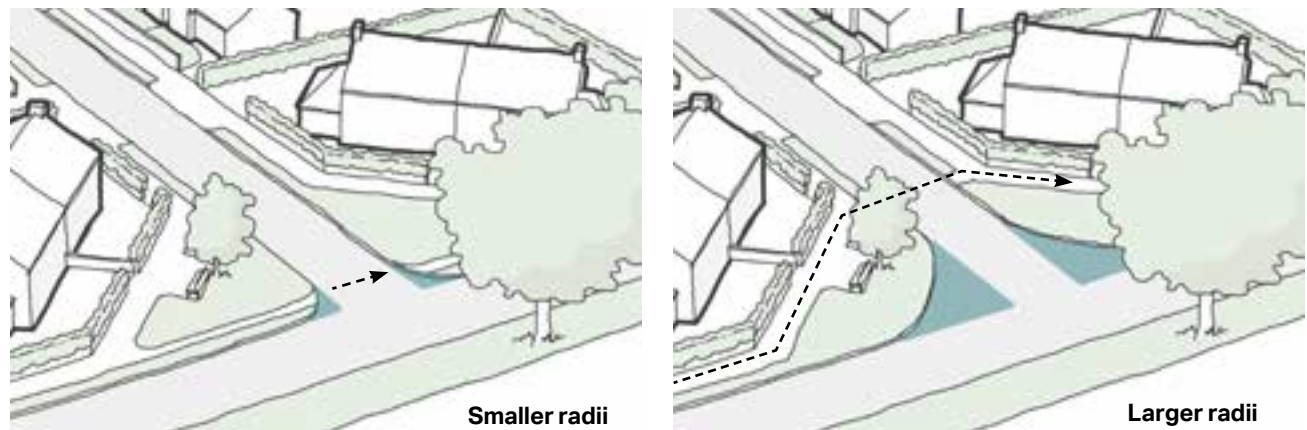


Figure 69: Sketch highlighting the effect of two different corner radii on pedestrian movement. At junctions, larger corner radii can force pedestrians to have to deviate from their desire line to cross a road.



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

C3 - Space to walk, wheel, and rest

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

Space to walk and wheel

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

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

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



Figure 70: Photograph of bench in Mayfield Park, Manchester. The bench is sheltered by a tree, has suitable arm and back rests, and has space for a wheelchair at either side.

C4 - Parking solutions

All parking bays **must** be a minimum of 2.5m x 5m unless in front of a garage, in which case they **must** be at least 2.5m x 6m, however, the dimensions of bays for electric vehicle (EV) charging takes precedence and must be a minimum of 2.8m wide and **must** take account of the minimum space requirements set out for EV charge points in Building Regulations Part S, which vary depending on whether they are free standing, or wall mounted.

The width of parent and child parking bays **should** be at least 3.6m and a length at least 6.6m.

On-street, parallel bays **must** be marked out to ensure parking does not impact footways. Parallel parking bays **must** at least 6m long and 2m wide.

When needed, residential car parking can be translated into a mix of on-plot side, front, and garage, complemented by courtyard parking.

Porous surface and green parking spaces, e.g. grass-crete are preferable to impermeable surfaces.

Parking areas and driveways **should** consider impervious surfaces, e.g. permeable paving.

Garages must be at least 5m (wide) and 9m (deep).

1 bedroom dwellings will provide at least 1 on-plot parking space; 2 - 3 bedroom dwellings will provide 2 on-plot parking spaces; and 4 - 5 bedroom dwellings will provide 3 on-plot parking spaces.

C5 - Electric Vehicle charging

Design issues to address for public parking: Provision of adequate new charging points and spaces and retrofitting existing parking areas; and, integrating charging infrastructure sensitively within streets and spaces.

Design issues to address for parking at the home: convenient on plot parking and charging points close to homes; and potential to incorporate charging points under cover within car ports and garages.

C6 - Cycle parking

For residential units, where there is no on-plot garage, covered and secured cycle parking **should** be provided within the domestic curtilage.

Cycle storage **must** be provided at a convenient location with an easy access.

Where possible, cycle parking **should** be accessed from the front of the building either in a specially constructed enclosure or easily accessible garage.

A photograph of a forest scene with trees and greenery. A large teal circle is overlaid in the center, containing the word 'Appendix' in white text.

Appendix

Appendix

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

Desktop study

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

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

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

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

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



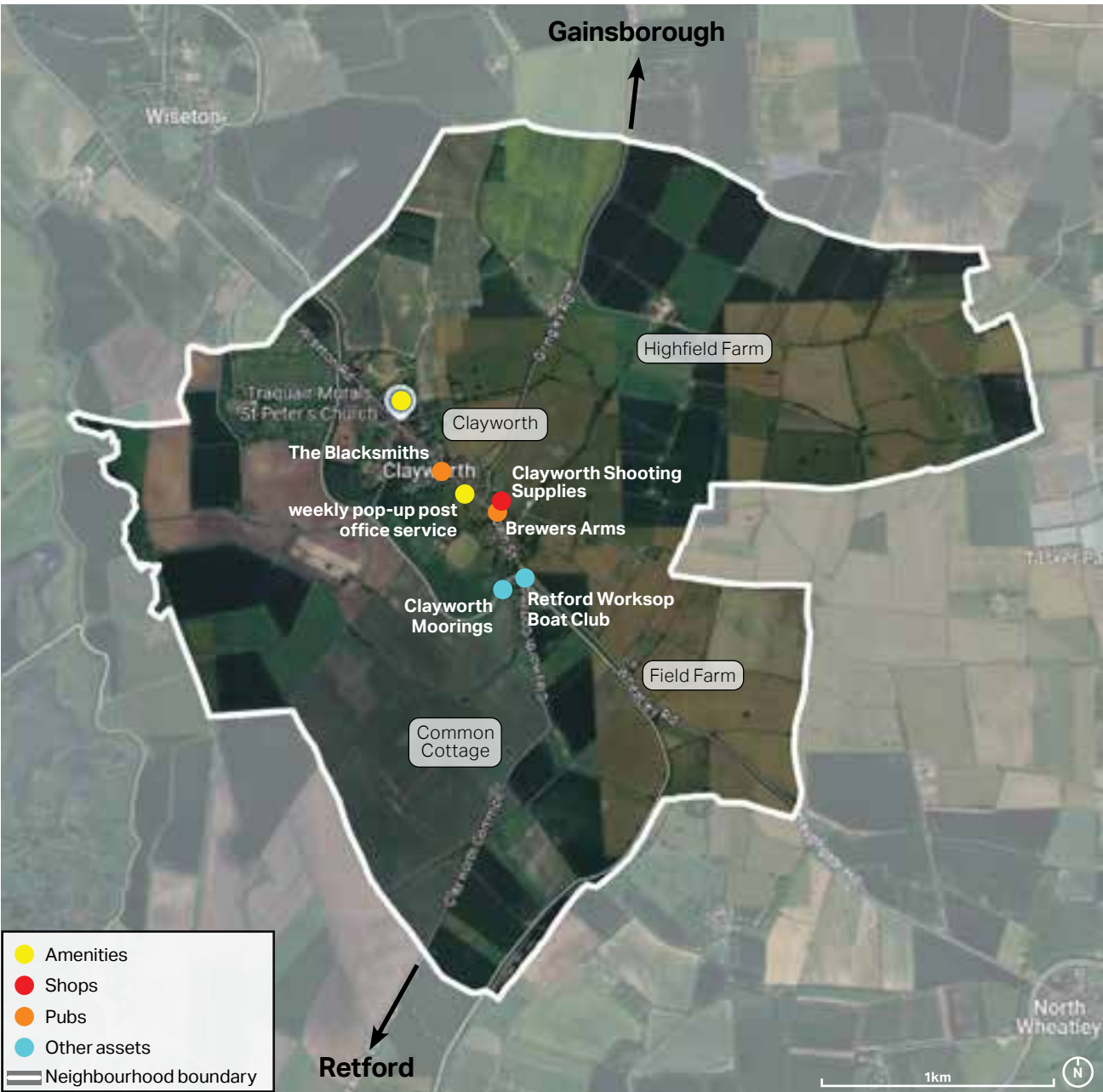
Figure 71: Close links to the surrounding countryside provide a key benefit for residents of Clayworth.

Context

The Clayworth neighbourhood area (NA) was designated on the 25th of July 2024. It falls in the Bassetlaw district of the Nottinghamshire ceremonial county.

The neighbourhood area is located 9.15 km (5.7 miles) east-southeast of Gainsborough and 7.6 km (4.7 miles) north-northwest of Retford. It has a population of 428 (2021 Census) and the total area is 864 ha. Clayworth is also amongst the 40% least deprived villages in England.

Clayworth is the main settlement in the area. The village includes St Peter's Church as well as other amenities (weekly pop-up post office service, two pubs and a shop). Other assets include the Clayworth moorings and Retford Worksop Boat Club. Highfield Farm and Field Farm are working farms.



The Know Your Place Clayworth report highlights some of the main features of the Clayworth:

The area is agricultural and amongst the community there is a strong desire of preserving this character. Documents such as the Rev. Sampson diary report the rich farming heritage of the area.

“Beautiful conservation village in wonderful landscape with SSSI canal and wonderful walks around the rural fields”

Other key features include: natural beauty; productive and well-farmed farmland; 1000+ years of heritage; valued environments; wildlife.

Landscape character and connections form regional asset for the district.

The village has a gateway role to Idle valley and dissection by Chesterfield canal both SSSI's.



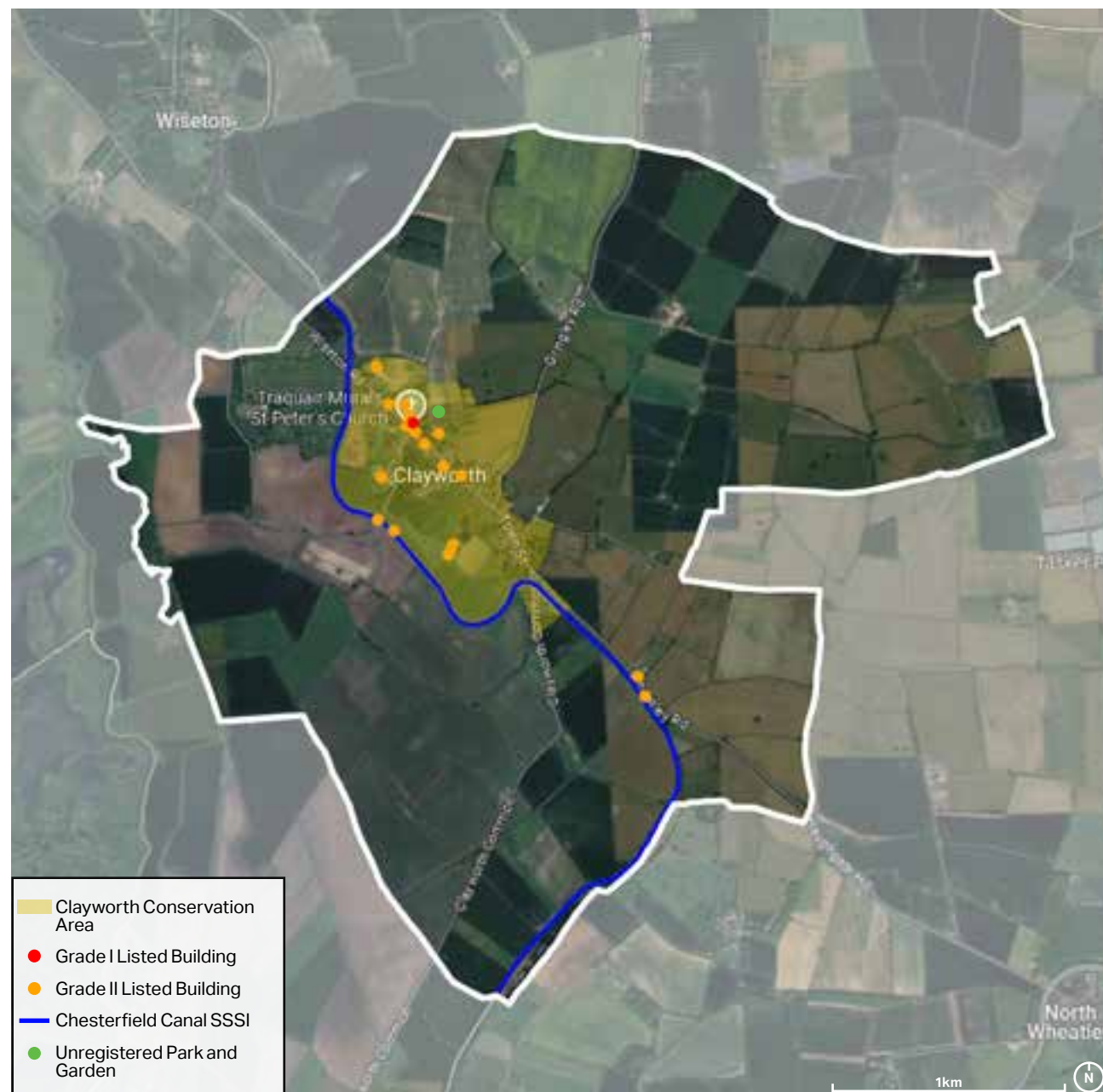
Heritage

There is one Conservation Area in Clayworth covering most of the settlement and most of the Listed Buildings in the NA.

There are 18 Listed Buildings in the NA, of which 17 are Grade II and only one is Grade I (Church of St Peter).

The Chesterfield Canal, one of the most significant heritage assets in the district (also a SSSI), crosses the area entirely, just south of the main settlement.

There are also numerous 'positive unlisted buildings' in the Conservation Area as well as one Unregistered Park and Garden.



Historical Development



Clayworth's heritage encompasses a rich timeline beginning in the Bronze Age and extending through multiple historic periods. Roman, Saxon, and Viking influences are present, followed by notable impacts from the English Civil War.

Clayworth's historic development is largely dependent on the pre-existing Roman road, along which a post-Roman settlement would have developed (the name is very much of Anglo-Saxon (Old English) origin).

18th century enclosure and subsequent



improvements to farming practices led to many of the red brick farmhouses and farm buildings we see today. The canal also had a major impact.

The area also showcases "industrial" archaeology, particularly the Dutch-engineered drainage of the ancient Humber Lake, which transformed local landscapes and waterways.

A Medieval moated house site (most are c1250-c1350) located immediately south-west of The Croft.



The area is of archaeological interest, being situated on the old Roman Road and includes Roman artifacts (Know Your Place Clayworth report).

Clayworth stayed mostly unvaried from 1885 to nowadays in terms of layout, grain, pattern, development, showing only minor development happening. The most significant developments occurred after 1956 on Hall Drive and Church Lane (terraces and semi-detached houses), which examples show wider setbacks and the inclusion of green verges and street trees.

Connections

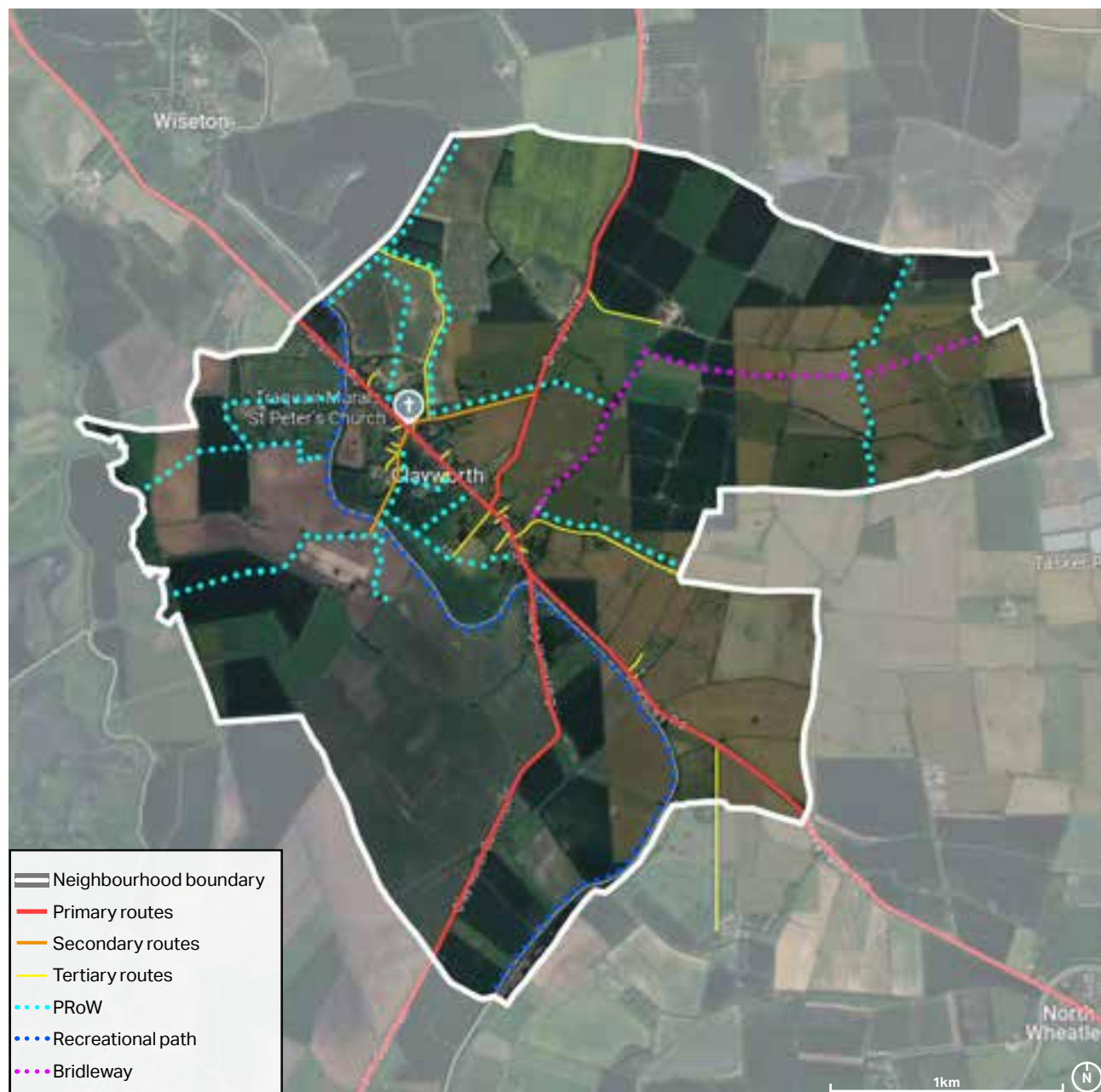
The main route through the village is Wiseton Road / Town Street / Wheatley Road, crossing the settlement diagonally. Not only this route is the main one, but it is also the road along which the village distributes. It also connects the settlement to Wiseton and the A631 to the northwest and Wheatley to the southeast. Gringley Road is also a primary route, connecting the village with Gringley on the Hill and the A631.

Secondary routes connect the primary road to other routes or surrounding settlements. These include Church Lane.

A network of PRow can also be found in the NA. Cuckoo Way, running along the Chesterfield Canal, is a recreational route and is a key asset for pedestrian movement in the area. There is a good connectivity on foot to Idle Valley Nature reserve, Trent Valley and heritage sites.

Public transport in Clayworth is limited solely to bus services, making private cars the primary mode of transportation for residents.

Circular walks and large networks of walks pass through landscape of varying characteristics.

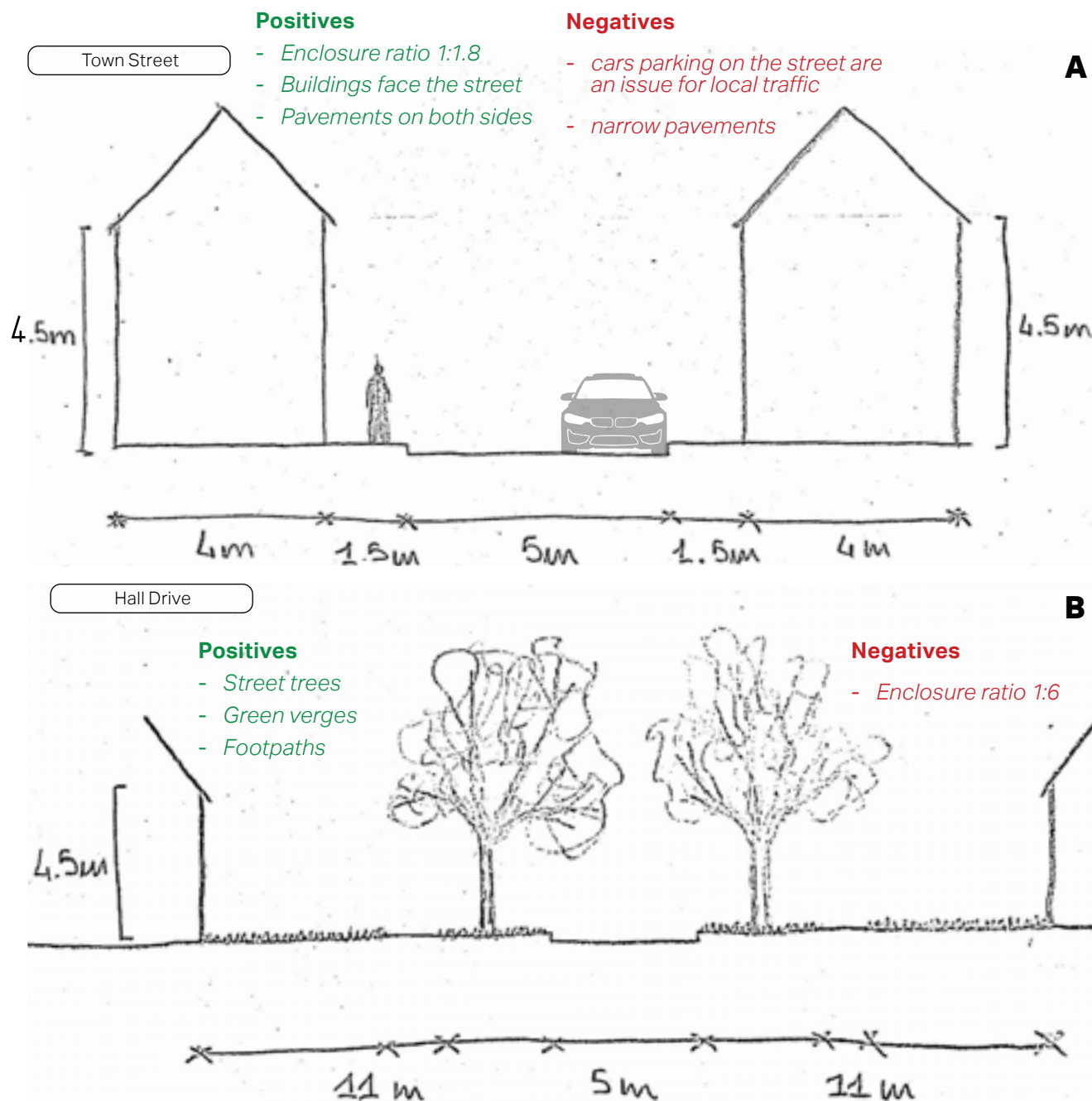


Cross Sections

The cross sections on this page give an indication of common street dimensions in the neighbourhood area.

The cross section for Town Street shows the more enclosed and traditional streetscape of the historic area of the village. 2-storeys buildings face the street with no setbacks, defining the streetscape. Pavements are located on both sides of the street, providing sufficient space for pedestrians to walk.

The cross section for Hall Drive shows one of the most recent developments, where 2-storeys detached houses have wider setbacks (about 11m) creating a more open streetscape. Green verges with trees are located on both sides of the street.



Built Form

The settlement is linear, with most of the buildings arranged along Town Street.

Buildings can be both parallel and orthogonal to the street, creating variety in the streetscape and roofscape.

The Conservation Area includes most of Clayworth, therefore most of the buildings in the village are not recently built and share common features.

The traditional character of Clayworth consists of red brick and red pantile buildings, with minimal setbacks. Render is also a common elevation material.

Building types include detached houses (61.6%), semi-detached houses (20%), terraces (14.6%), bungalows and barns (4% together). Boundary treatments are usually low red brick walls and hedgerows.

Many terraced houses along Town Street have no off road parking.

Architectural details include: quoins, timber / brick parches, lintels, floor fascias, dormers and chimneys. These detail contribute to and enhance the historical feel of this village and add quality to streetscapes within the settlement.





Density

The highest density housing (at approximately 17 DpH) can be found at the Beck Lane - Town Street junction, characterised by a tighter grain and informal layout.

The second highest density housing (at approximately 14 DpH) is just south of St Peter's Church, where the buildings create an intimate streetscape along Town Street.

Development on Church Lane has a density of 11 DpH, with narrow and deep plots, arranged linearly on the street.

Hall Drive has a lower density (at approximately 8 DpH) due to a more formal layout and larger plots.



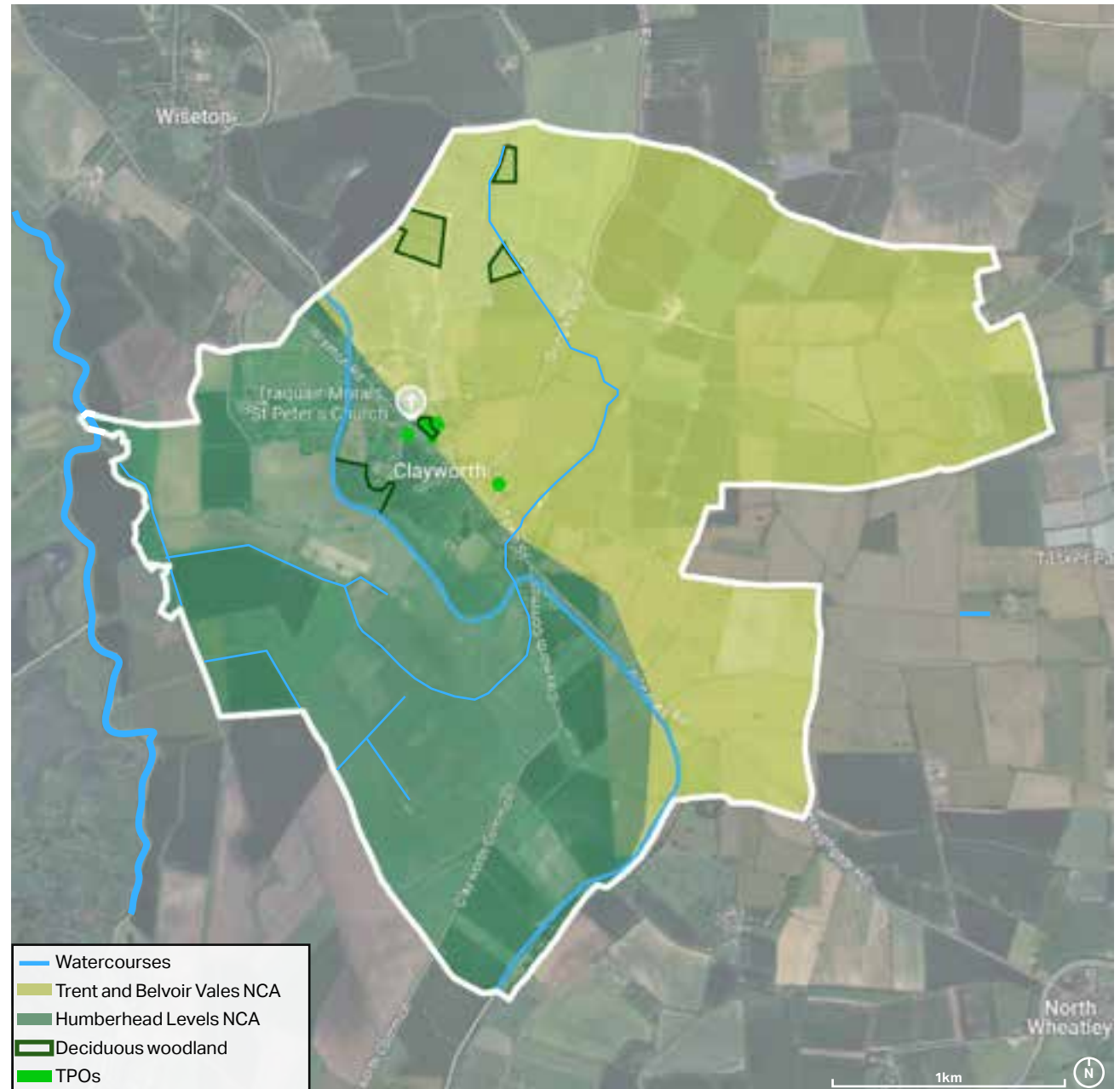
Nature

The NA is split between two National Character Areas, namely the Trent and Belvoir Vales NCA and the Humberhead Levels NCA.

The Humberhead Levels is a vast, flat, and low-lying agricultural area. To the north, it transitions into the slightly rolling terrain of the Vale of York, marked by the Escrick Moraine, while to the south, it blends into the Trent and Belvoir Vales and the Sherwood region.

The Trent and Belvoir Vales NCA is a rural, low-lying landscape of arable farmland, centered around the River Trent, with long, open views and few woodlands. The fertile soils support diverse farming, while the river and its floodplain provide vital wildlife corridors, wetland habitats, and flood storage, as well as cooling water for power stations.

The area is crossed by the Chesterfield Canal, which is also a key amenity for the village. The Retford Worksop Boat Club and the Clayworth moorings are also located on the canal. A series of minor watercourses can also be found across the NA.



Clayworth NA is close to the River Idle Valley Nature Reserve, which is easily accessible from the village on both foot and bike.

Areas of deciduous woodland can be found in the NA.

In the Know Your Place Clayworth report a strong desire of protecting open green spaces, where fields connect right into the village, is expressed. These spaces can be found on Town Street and Church Lane and St Peters Lane. The views and aspects connect village and landscape and heritage.

The area includes hills and variation in topography, allowing for long distance views to Lincoln Cathedral and the Peak District. The only flat area in Clayworth is Clayworth Common.

The NA includes high quality agricultural land, which adds to the quality of Clayworth's landscape.

Woodlands patches can also be found.

The farmland surrounding Clayworth supports a rich diversity of resident farmland birds, including skylarks, yellowhammers, and bullfinches, alongside migratory species such as cuckoos, hobbies, geese, and swans. The area is also known for its spectacular starling murmurations. Together with the nearby Idle Valley Nature Reserve, the farmland creates a complementary habitat that enhances bird variety and populations, making it a popular destination for birdwatchers.

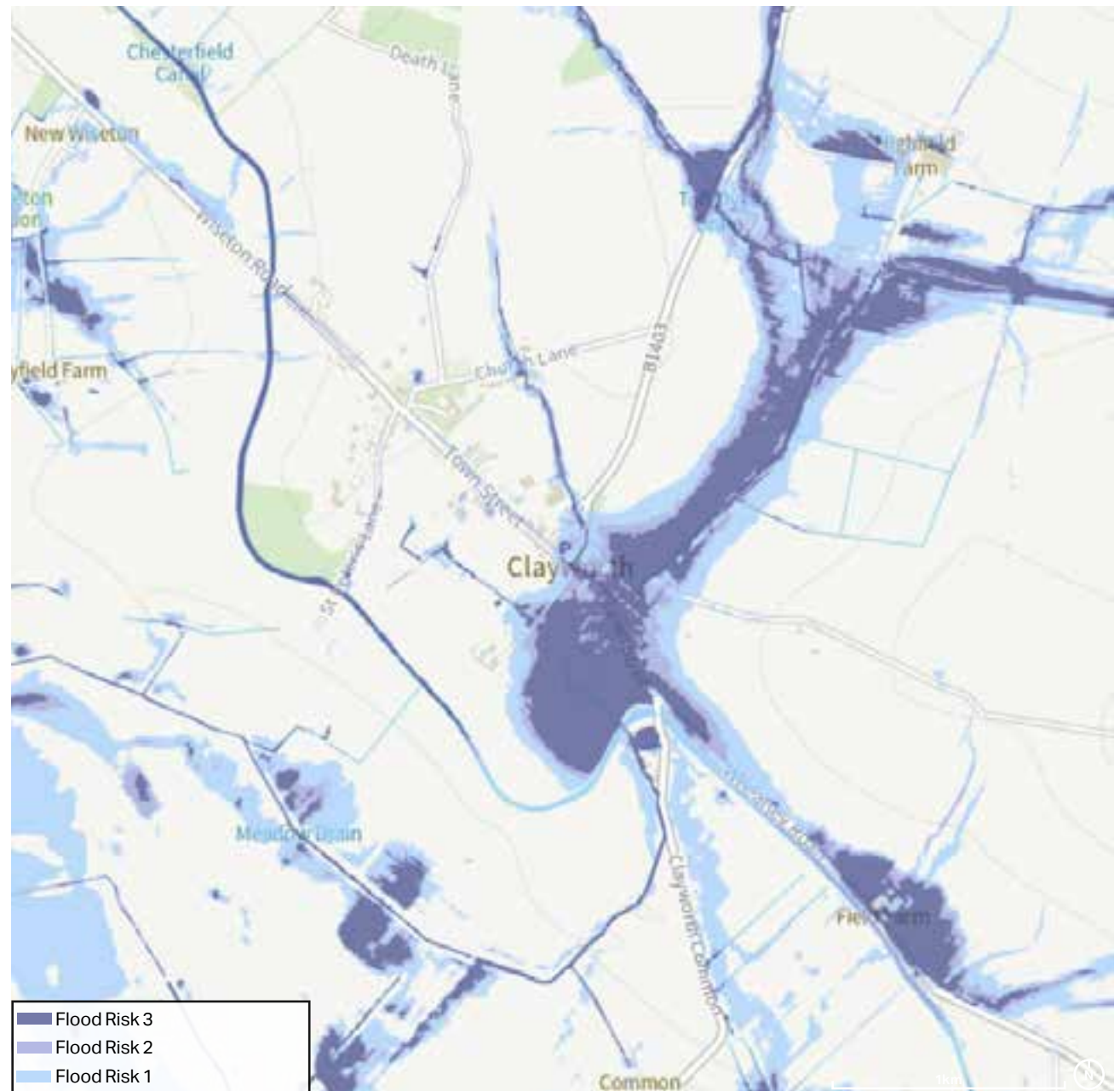


Flood Risk

The NA includes wide areas of Flood Risk 3 from Surface Waters, particularly on the southeastern end of the village. This can be attributed to runoff from the fields down Mill lane, which could be addressed by reintroducing field drainage.

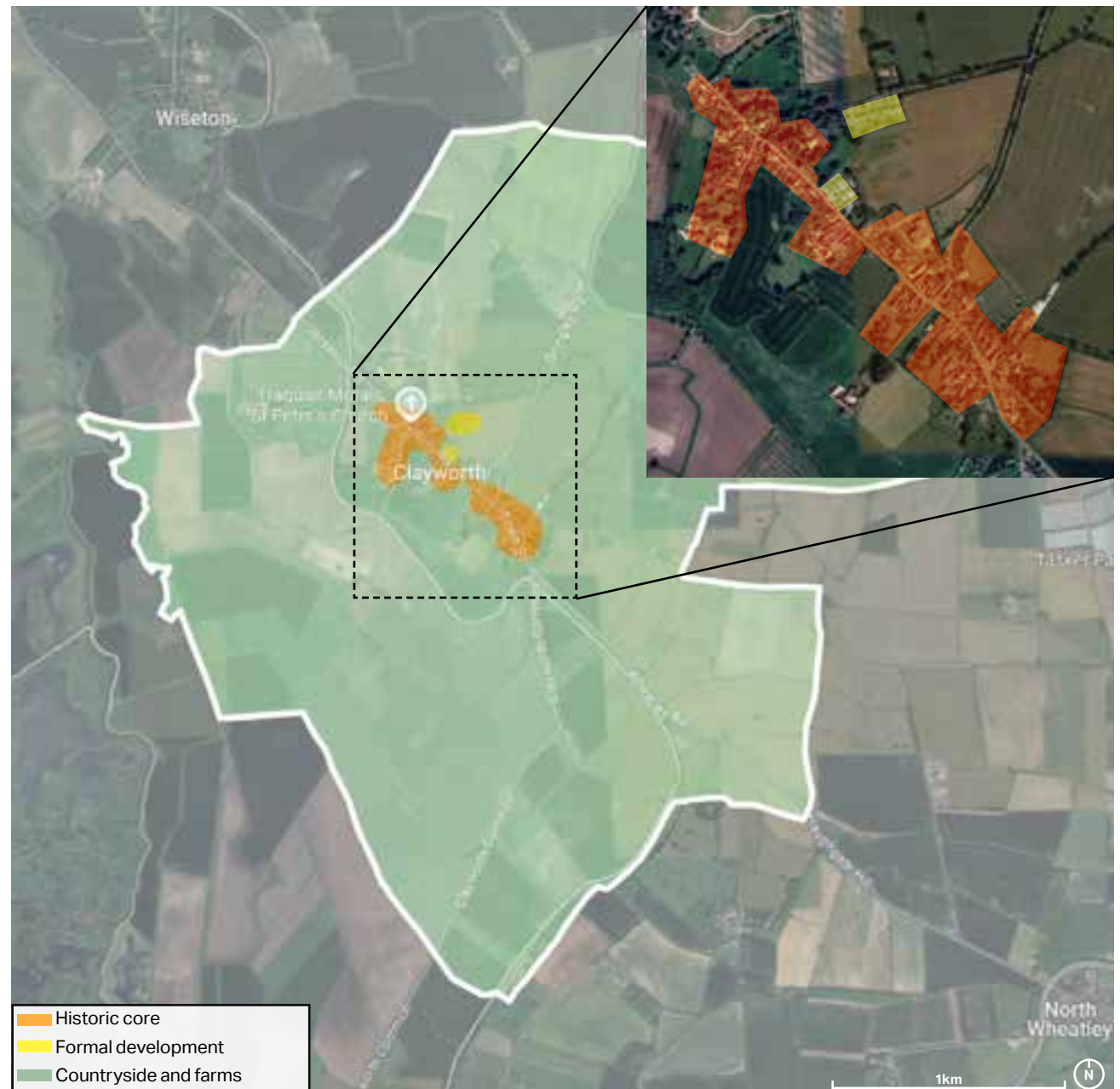
In the Know Your Place Clayworth report much concern is expressed around enhancing the drainage system in the NA.

Culvert and drains in the village are at capacity.



How Does This Translate Into Area Types?

- As the Clayworth Design Code will apply to the whole of the neighbourhood area, our analysis will allow us to divide the neighbourhood area into 'area types'.
- The Historic Core area type includes all the traditional built forms in Clayworth, which reflects the typical characteristics of the place (red brick or render for elevations, red pantiles and architectural details). Buildings are generally closer to the street and contribute to the definition of the streetscape.
- The Formal development area type is characterised by more recent development which sets it apart from the rest of the settlement in terms of style, being built after WWII. These buildings have wider setbacks and despite the small scale of these developments, create a more regular plot pattern and layout.



Know Your Place

Summarising the Know Your Place engagement, the following are noted as the most significant:

Connections

- Improve and safeguard footpaths, pavements, bridleways
- Link to neighbouring places such as Idle Valley and surrounding villages
- Parking provisions - prevent on-street, provide parking courts/ driveways/ garages
- Provide traffic calming - design speed
- Include - places to rest such as seating, benches
- Improve signage

Built form

- Protect Strategic views across farmland and Gringley and canal
- Boundaries - hedges, verges, historic walls
- Develop housing on brownfield sites
- Consider Affordable housing
- Enable Farm/barn conversions

Nature

- Maintain landscape setting
- Preserve and enhance key green spaces and heritage buildings and canal
- Strengthen the settlement edge
- Protect and provide trees - TPOs
- Consider biodiversity

Activity

- Energy production
- Amenities - a shop
- Include recreation - children's play
- Ensure water-sensitive urban design to prevent or reduce flooding



Identifying Key Issues

The Clayworth NA is assigned a housing requirement of 7 dwellings in the Bassetlaw Local Plan 2020 – 2038 but no sites have been identified. As such, any housing development coming forward over the plan period is likely to consider windfall sites or infill development.

Considering the desktop study findings and the Know Your Place engagement, the following are noted as key issues:

Connections

- Pavements, footpaths, and bridleways
- Places to rest
- Parking Solutions
- Design speed

Built form

- Scale, massing, height
- Materials and design
- Legible historic environment
- Boundary treatments
- Building line and setbacks
- Conversions
- Infill / backland

Nature

- Landscape character and connectivity forms regional asset
- Settlement edge
- Hedges, verges, street trees
- Open spaces
- Strategic views
- Biodiversity

Activity

- Energy production
- Amenities and recreation
- Sustainable drainage systems



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