GEDLING DESIGN CODE PATHFINDER

STAGE ONE: BASELINE ASSESSMENT REPORT

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Gedling Borough Council

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INTRODUCTION

This Baseline Assessment forms the foundation for an emerging Borough Wide Design Code for Gedling. This report informs the Design Code Vision and Strategy, focussing on understanding localities and their distinctive characteristics to apply design coding where it will add significant value and provide a tailored framework for the design of future development in the Borough.

CONTEXT

The work, prepared by David Lock Associates, Proctor and Matthews Architects and Participatr, has been undertaken on behalf of Gedling Borough Council as part of the Design Code Pathfinder Programme led by the Department for Levelling Up Housing and Communities and Office for Place.

The plan of the Borough (Figure 2) shows its location to the north east of the city of Nottingham and comprises urban areas which effectively extend beyond the city into Gedling Borough, merging with and absorbing the once historic settlements of Arnold, Carlton and Gedling, and the industrial settlement of Netherfield.

Beyond the urban edge within the Green Belt are several settlements including Burton Joyce, Calverton, Lambley, Linby, Papplewick, Stoke Bardolph and Woodborough, all of which have their origins in agricultural and framework knitting industries. Other settlements originated from the growth of coal mining in the region, such as Bestwood and Newstead. Calverton, Gedling and Linby also had a role in supporting coal mining, more so with Calverton and Gedling which experienced more significant expansion with housing and local facilities to support the growing coal mining industry. Ravenshead, formed of large houses set in the woodland to the east of Newstead

Abbey, expanded later during the 1970s and 1980s to become a commuter settlement. Hucknall also lies at the north western edge of the Borough and has grown to the boundary edge close to Linby and Papplewick with housing expansion extending into the Borough.

The Borough continues to experience growth, particularly with planned development close to Gedling Country Park and other locations at the edge of the urban area. Growth is also focused on the larger settlements of Ravenshead, Calverton, Netherfield and Bestwood, and also the northern edge of Hucknall.

Much of the development across the Borough can be described as being suburban in nature, with a character linked more to the periods in which they were built than by a distinctive local character. Whilst more recent development can be observed to meet high level urban design principles, this baseline work found it often fails to capture local distinctiveness, thereby missing the opportunity to enhance the Borough's identity overall and also that of the individual settlements within. This distinctiveness can be derived from the Borough's existing settlement's character, surrounding landscape, topography and green and blue infrastructure.

CONTEXT

This overarching and broad issue of distinctiveness underpins the key objective of the emerging Design Code, which is to achieve a step change in design quality with development designed to be both attractive and representative of its locality.

Other key objectives must also be considered as part of this, with coding to encourage low carbon forms of development that meet the principles of creating 20-minute neighbourhoods. Key components to consider as part of this are built form, movement and connectivity, and particularly in relation to local facilities and integrating blue and green infrastructure to connect and enhance existing networks across the Borough.

Figure 1: Example of a current development at the edge of Bestwood that lacks distinctiveness to its locality.
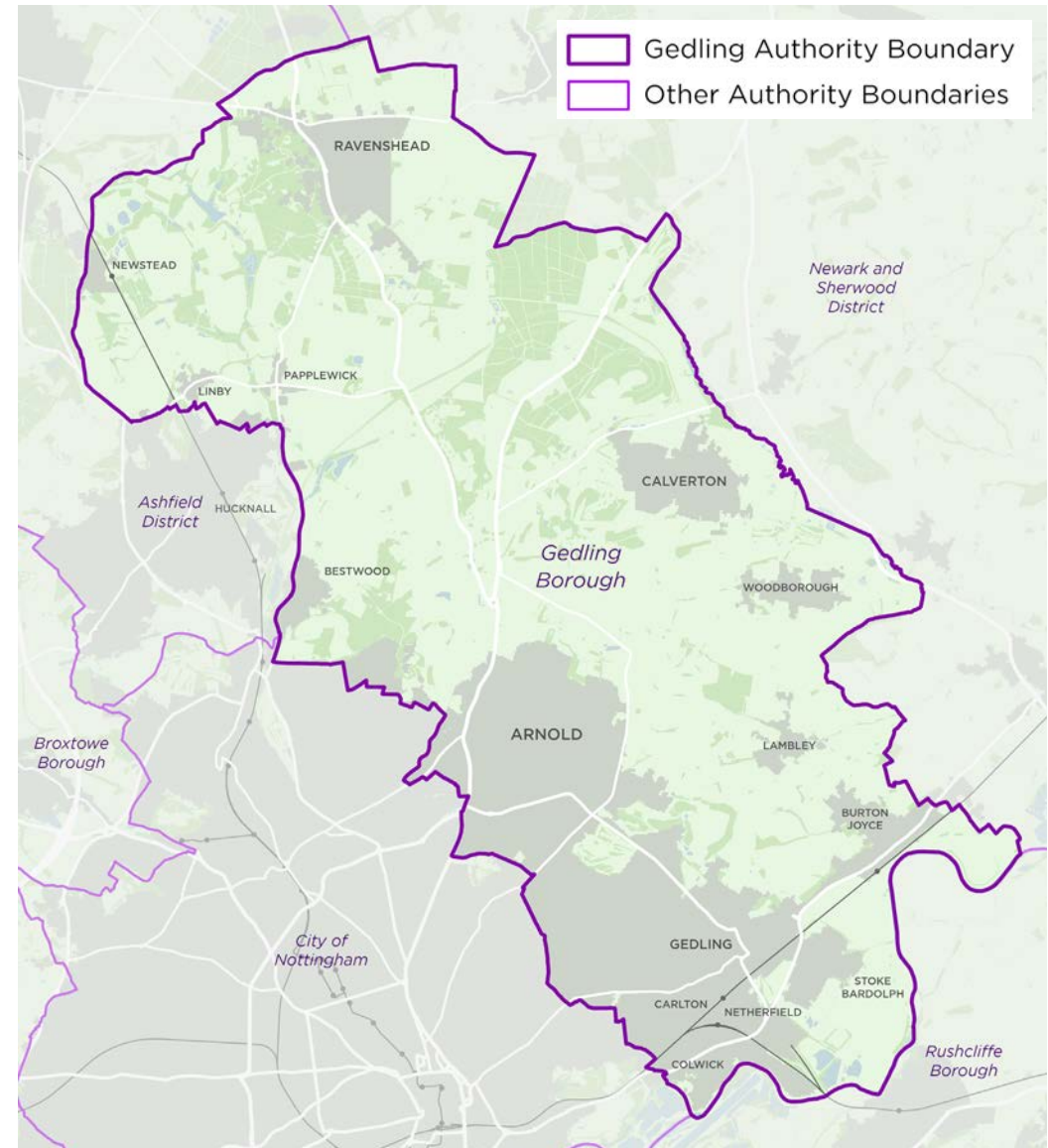

Figure 2: Gedling Borough Boundary & Key Features

OBJECTIVES

The objective of the project is to create a Design Code for Gedling Borough Council (GBC), which will:

- **Achieve a step change in design quality** – from typical suburban typologies to distinctive places informed by context and engagement with stakeholders and the community.
- Demonstrate how Design Coding can **support low carbon objectives and integrate blue and green infrastructure** into placemaking.
- **Create a Vision, Coding Plan and Strategy** to test and tailor the application of the National Model Design Code (NMDC) to the Borough's identified **Local Area Types**.
- Be **easily accessible and implementable**, acting as a manual to inform proposals and assessments of all types of future developments, providing an effective checklist to be used by officers, developers, council members and the wider public to guide development, design and decisions on design quality.

STRUCTURE

This is baseline work to inform identification of areas to which design code(s) will apply. Funded by the Department for Levelling Up, Housing and Communities (DLUHC) and work undertaken by DLA, Proctor & Matthews and Participatr on behalf of GBC, Design Codes will be adopted as SPD following a consultation exercise.

The National Model Design Code (NMDC) was published by the Ministry of Housing Communities and Local Government (MHCLG) and DLUHC in July 2021 to provide detailed guidance on the production of design codes, guides and policies to promote successful design. This built on the design guidance already provided by the National Design Guide (NDG) published in 2019.

A key part of the Baseline Assessment is to identify and assess existing character areas. Based on previous urban characterisation work undertaken by GBC, this may potentially refine the Borough into suburban, low density rural typologies and high-density rural typologies, which would reflect the approach taken by GBC's Policy LPD 33 'Residential Density'.

The previous urban characterisation work was undertaken by GBC in the 1990s and informed previous local plan strategies and urban capacity studies. Given the significant amount of time that has passed between the urban characterisation work and today, it has been important to test and verify the Area Typologies envisaged for GBC. The Area Types are important to distil, as these will inform the structure of the Borough Wide Design Code with Settlement and Local Area Typologies set out in a Coding Plan and supporting the Vision and Strategy for the Design Code. A 'SWOT' analysis of the Local Area Typologies has been undertaken to identify the design 'strengths' of the identified Area Typologies and how design issues found identified during this Baseline could be addressed. A number of workstreams have been identified to further test the Area Types and are broken down into the following sections of the report.

Part 1: Analysis of Projects, Policies and Proposals

- A review of GBC's 1990s urban characterisation work of the urban areas and rural settlements, including a review of the characterisation of the villages which informed previous local plan strategies and urban capacity studies. This is to support an understanding how this work has underpinned the Area Types suggested in the Brief and identified a potential additional Area Type.

- The current context of relevant policies, strategies and guidance at national and sub-regional levels, and locally in the Aligned Core Strategy and Local Planning Document, Neighbourhood Plans, Conservation Area Management Plans and Development Briefs – this is intended to provide an understanding of likely future patterns of growth in the form of existing and emerging allocations, to understand the scope and detail of current design policies, identify those that are more specific to Gedling and to help establish where Design Coding needs to be focussed. This is also supported by an analysis of local strategies and guidance for low carbon development and blue and green infrastructure.

- The analysis of relevant policies, strategies and guidance is supported with high level GIS mapping, and spatially identifies key designations, allocations and SHLAA sites. The purpose of which is to understand the patterns of growth and derive how this is likely to continue, both in the form of planned growth and also where more minor development and areas of intensification may be located. In addition, an understanding of the land use mix and focus for retail, local facilities, employment and commercial development that will support the identification of Local Area Typologies is developed.

- A review of a selection of pre-application submissions and planning applications for development of different scales in the Borough and the responses from officers and stakeholders to understand the range of design issues in Gedling that the Design Code can seek to address for future development proposals in the Borough.

Part 2: Engagement

- Officer workshop (Figure 3) with officers from GBC and Nottinghamshire County Council (NCC) to develop a deeper understanding of the key design issues within the Borough as well as challenges facing officers and the role of that the Design Code can play in addressing these issues on future proposals.
- Engaging with stakeholders and the community to gain their contributions to the Baseline Assessment through an online digital platform in collaboration with Participatr to encourage local participation and to establish a sense of the values given to places in the Borough.


Figure 3: GBC and NCC Officer Workshops

Part 3: Character Analysis

- A more in-depth analysis of placemaking and the built form has been undertaken with two key aims. First, to develop an understanding of how the character of the built form in the urban area and surrounding villages is composed to inform the identification and structuring of Settlement and Local Area Typologies. Second to identify areas of the borough where there are features that are more locally distinctive.
- These areas of greater local distinctiveness have been the focus of a more detailed Character Analysis undertaken by Proctor and Matthews Architects set out in Appendix B. The Analysis aims to underpin clear design 'Narratives' (anchored in the specifics of place) to help support emerging requirements for creating a strong identity and character in the design of new developments. Integrated with this analysis is a focus on landscape and open space surrounding the most distinctive parts of the Borough, to understand the physical relationship of settlement edges, wider rural landscapes and connections.

Part 4: Towards a Design Code Vision, Coding Plan and Strategy

- The final part of this Baseline Assessment introduces the Coding Plan which establishes the Settlement Types informed by the detailed analysis work undertaken across Parts 1-3 of this Assessment. This provides the platform to structure the emerging Borough Wide Design Code, with a proposed strategy setting out how the NMDC will be tailored to Gedling Borough and the rationale behind any deviations.

- Part 4 also establishes the next steps for taking the Design Code forward, including expanding the engagement initiatives with the local community and summarising feedback received from the Design Council appointed Design Code Review Panel which will feed into the Design Coding process.
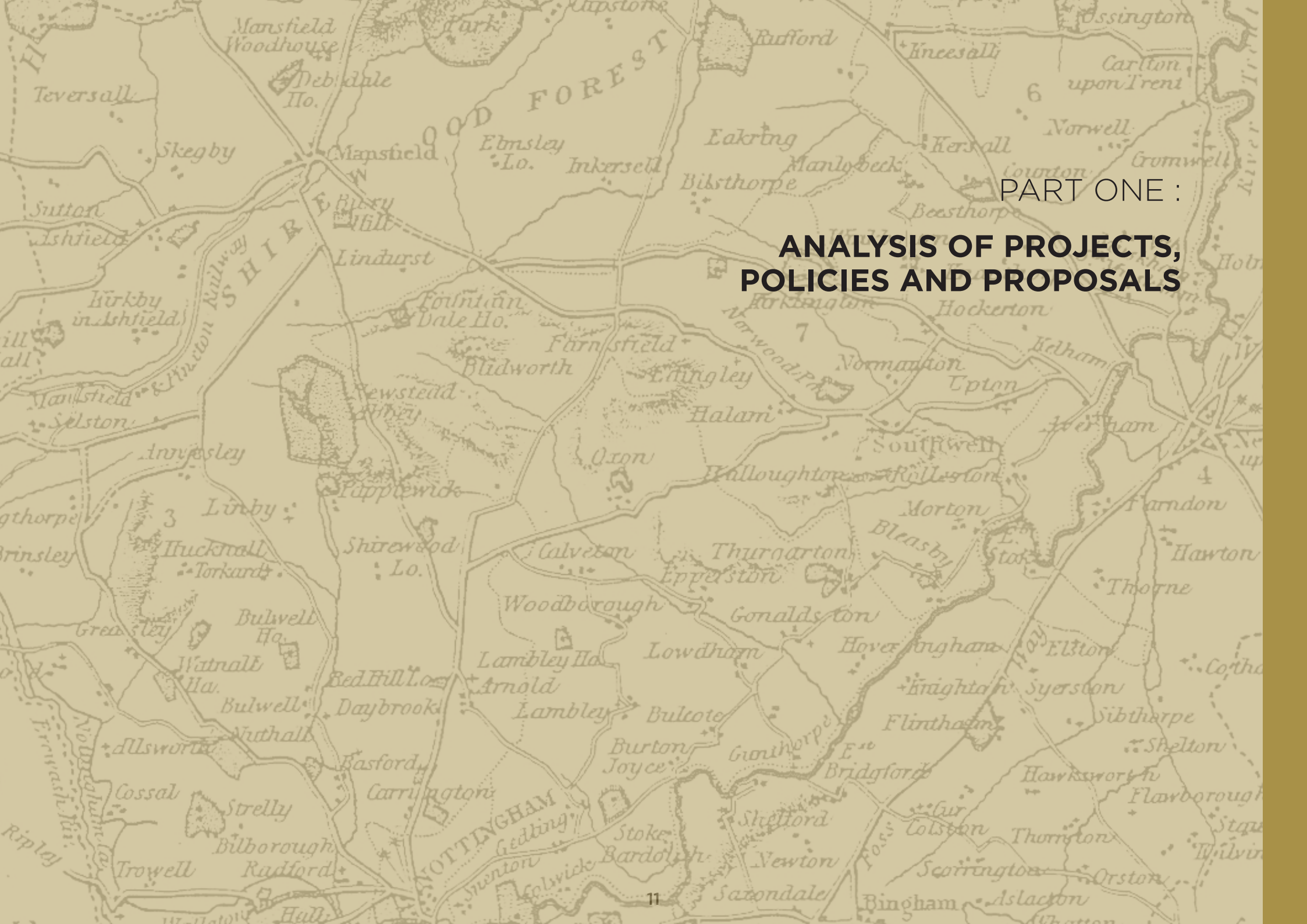
ANALYSIS OF PROJECTS, POLICIES AND PROPOSALS

PREVIOUS CHARACTERISATION WORK ACROSS GEDLING

The previous urban characterisation work, undertaken by GBC during the late 1990s, is suggested in the Borough Council's Brief for the Design Code as a starting point for identifying areas of similar characteristics in the urban area and in the rural settlements. This work includes a Village Character Assessment, Urban Character Assessment and Urban Capacity Study fieldwork.

Village Character Assessment Report to Steering Group (July 1997)

Work was undertaken to assess the character of all the villages across the Borough, in support of a wider study of their sustainability and potential to accommodate additional development. The summary describes how the villages differ in their size, character and forms part of a wider analysis that considers their potential for accommodating planned growth. The Assessment also sets out the distinction between those settlements with agricultural and early industrial origins in framework knitting and those that developed as coal mining villages. Calverton is notable for being a traditional rural settlement that subsequently expanded as a coal mining settlement and is regarded as having the characteristics and appearance of a small town in the study and has continued to be a focus for growth. Ravenshead is noted as being developed mainly during the 1970s and 1980s as a commuter settlement.

The study overall underpins how Calverton has been the main focus for growth outside the urban areas, followed historically by Burton Joyce and Woodborough. The main focus for growth outside the urban areas is currently identified as being in Ravenshead and Bestwood due to their sustainability credentials and capacity to accommodate growth.

Urban Character Assessment of Electoral Wards of the urban area (1996)

A series of maps and notes shows how field surveys were undertaken to characterise subdivisions of Electoral Wards across the urban area. The characterisation is relatively simple, categorising buildings by their age into five broad categories. The subdivisions are supported with a brief narrative of their general character, describing the age, forms, broad layout patterns, garden sizes and other notable features of the built form. As an example, within the Electoral Division of Woodthorpe, area GA03 is described as being formed of: *"Much larger detached properties – large sections of Victorian (Villiers Road) and Inter War around these. Small amount of '60s at junction between Woodthorpe Avenue and Woodthorpe Drive."*

Urban Capacity Site Survey Fieldwork

Fieldwork sheets and notes show how urban capacity study fieldwork was undertaken first in 1996 and later in 1998 and 1999 across the Borough to identify potential sites that could theoretically accommodate residential development. The survey represented a key stage of the process to understand the capacity of existing settlements, to accommodate housing - a key element in supporting the sequential approach for accommodating housing growth with a brownfield first approach, as required by national policy at the time to support an urban renaissance agenda.

Mapping prepared by the Borough Council shows how survey work was structured, subdividing both urban areas and villages into areas that could be physically surveyed on foot and to differentiate between patterns of streets, blocks and spaces, and the ages and types of residential development. For each survey area, a brief narrative summarises these subdivisions. In subdividing Arnold, Survey Area A25 relates broadly with Area GA03 identified in the Urban Character Assessment of the Electoral Wards. Similarly, the area is described as being: *"Mostly Victorian large, detached dwellings in large plots with some inter-war and fifties properties mixed. Small 60s/70s development adjacent Woodthorpe Drive. No public open space – large gardens, all off street parking."* As with the description offered in the Urban Character Assessment, the descriptions are mainly focussed on the age and types of dwellings.

The survey work demonstrates the comprehensiveness of the fieldwork undertaken to explore and identify potential sites that could accommodate residential development, which would be then subject to discounting against constraints to identify those that would realistically come forward. The work also highlighted the significant potential for development that could occur on infill and back land sites alongside other potential sources. Although character is described, it is relatively high level and intended to frame the context of the site surveys.

Subsequent observations undertaken during sites visits for this Baseline Assessment have found that whilst there are variances in character between developments across the Borough's suburbs, they are generally related to the periods they were built, are typically suburban and not particularly distinctive to Gedling. There are exceptions, for example Porchester Gardens and Woodthorpe which feature as more mature suburbs. They are distinct from the wider suburbs mainly due to their interactions with the landform and streetscapes, many of which feature street trees structured by strong block patterns and more individual plots and buildings.

Figure 4: Example of fieldwork from the Urban Character Assessment of Woodthorpe mapping of sites that would be subject to testing and discounting to inform the Urban Capacity Study
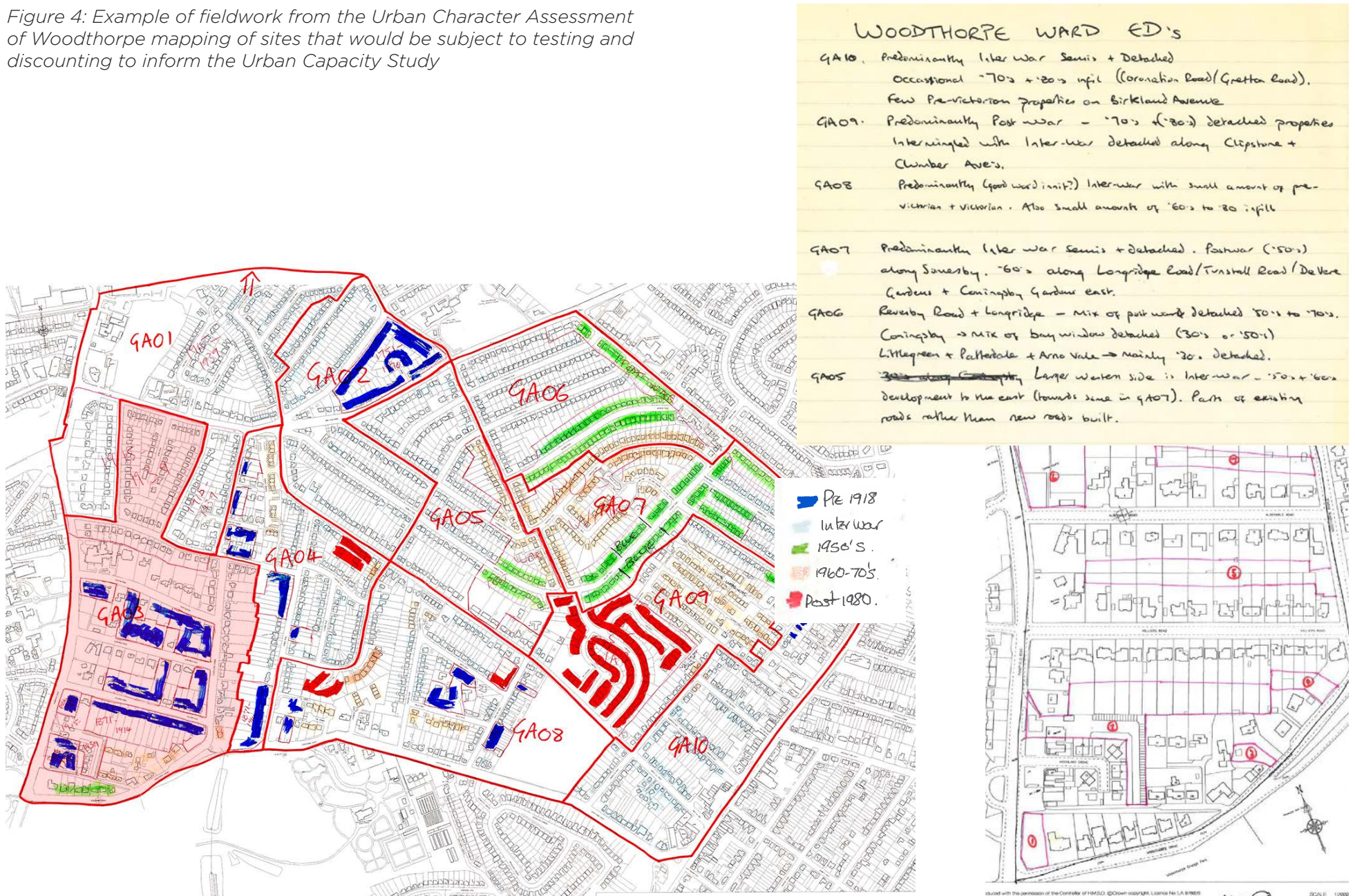
ANALYSIS OF PROJECTS, POLICIES AND PROPOSALS - KEY POINTS

- The Village Character Assessment has made valuable distinctions between those settlements with agricultural and early industrial origins, and those planned as coal mining villages which align with the types suggested in previous characterisation assessments undertaken by GBC. However, Ravenshead could also be classified as an additional typology. It is described in the Village Character Assessment as being developed in the 1970s and 1980s as a commuter settlement and

- Subsequent growth around the larger villages has been found during site visits to be typically suburban at locations such as Burton Joyce and Calverton, which should be characterised differently from the core of these settlements. At Calverton there has also been growth associated with its former role as a colliery settlement, which can be differentiated from its origins in agricultural and framework knitting.

- The Urban Character Assessments, which supported previous urban capacity studies, is more simplified. Whilst the narrative suggests some variety in character, this is closely related to the period they were built. Otherwise, development is typically suburban and not particularly distinctive to Gedling. There are exceptions however, such as in the mature suburbs of Porchester Gardens and Woodthorpe which were considered to be distinct from the wider suburbs, mainly due to their interactions with the landform, streets and more individual plots and buildings.

REVIEW OF PLANNING POLICIES AND GUIDANCE

National Planning Policy

The following national planning policy documents establish the framework and foundations for the preparation of design coding and guidance for Gedling.

The National Planning Policy Framework (NPPF, 2021)

Chapter 12 of the NPPF focuses on achieving well-designed places and emphasises the importance of local design guides or codes. To be effective they are to be based on effective community engagement and reflect local aspirations for design quality, taking into account the guidance contained in the National Design Guide and the National Model Design Code. Whilst these national documents can be used to guide decisions on applications locally, specific requirements are important for relating to local distinctive contexts.

Planning Policy Guidance (PPG) supports the NPPF in offering design guidance, including the process and tools to be applied to achieve good design, including design codes with links to the National Design Guide and the National Model Design Code.

The National Design Guide (NDG), published by the Ministry of Housing Communities and Local Government in 2019, elaborates on the principles of the NPPF and PPG and informs local design guidance. The NDG promotes 10 Characteristics of a well-designed place.
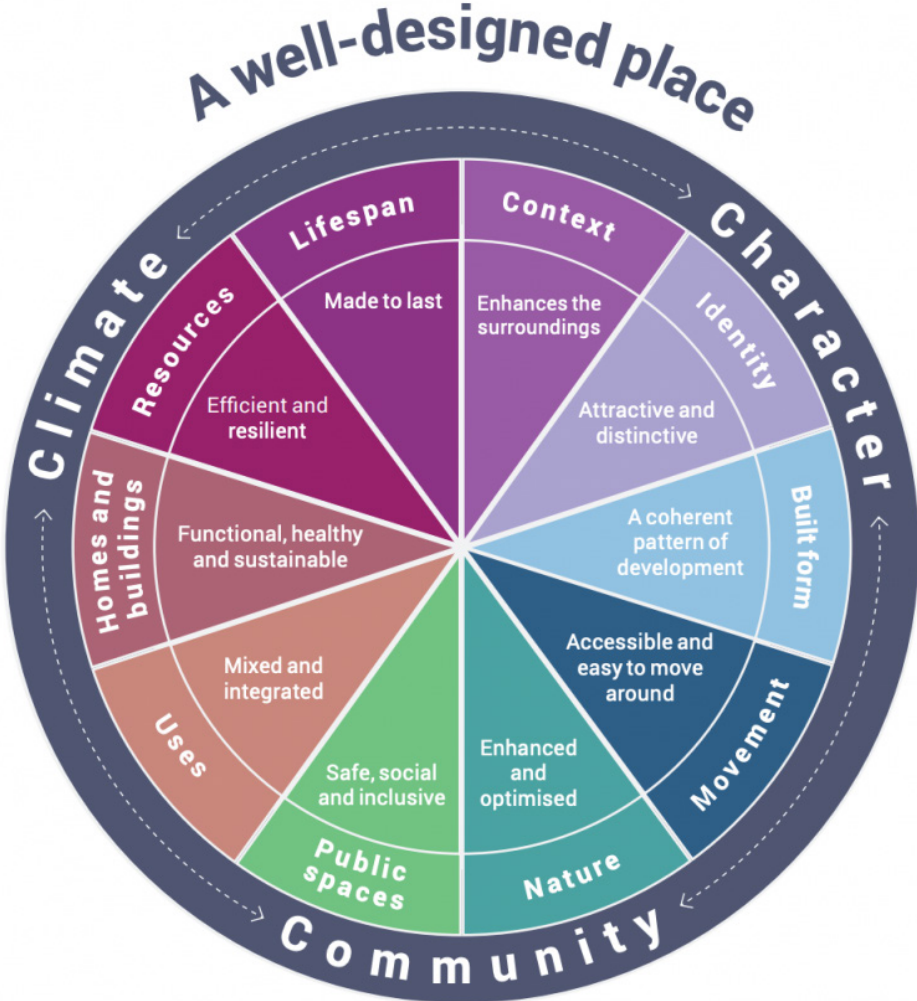

Figure 5: NDG's Ten Characteristics of a Well-Designed Place

The NDG was followed by the publishing of the **National Model Design Code (NMDC)** (February 2021) which provides detailed guidance and a baseline template for the production of local design codes, guides and policies to promote successful design expanding upon the ten characteristics of good design established in the NDG. The process involves a number of stages – analysis, visioning and coding. This Baseline Assessment forms part of the analysis stage to identify area typologies. The Area Types suggested in the NMDC in Section 2B suggest that there is scope for the Borough to be broken down into a range of types. In the NMDC, they are driven by high level characteristics linked to locations, prevailing land uses and density, with limited references to character. The approach in this Baseline Assessment has been to provide more focus on character to identify Settlement Types and Area Typologies that are considered to be appropriate in Gedling, using those suggested in the Brief as a starting point and also further differentiating Ravenshead as a commuter village from more historic agricultural and former mining villages.

Manual for Streets (MfS) (2007) and **Manual for Streets 2 (MfS2)** (2010) produced by the Department for Transport and Chartered Institution of Highways and Transportation provide guidance for the design of new residential streets with a greater focus on place making and introduces a user hierarchy in which pedestrians and cyclists are considered first in the design process. MfS2 builds on the guidance in MfS to demonstrate how the principles could be applied to a wider range of streets in urban areas with higher traffic volumes.

Local Transport Note 1/20: Cycle Infrastructure Design provides guidance to local authorities on designing cycle infrastructure. The guidance is to be considered when new cycle schemes are designed and, in this context, will have potential implications on projects that involve the redesign of street corridors. The standards are based on five core design principles and 22 summary principles. The guidance is intended to offer flexibility on infrastructure design with measurable quality thresholds.

Building for a Healthy Life (BHL) (June 2020) produced by the Building for Life Partnership, contains a number of detailed points for consideration to create well-designed development proposals. The latest principles have evolved from original design criteria first developed by CABE in **Building for Life (BfL)** (CABE, 2001) with 20 considerations and subsequently updated to 12 by the Building for Life Partnership in 2012. The latest edition maintains the underlying principles of BfL12 and reflects collaborative working with NHS England and NHS Improvement. BHL aims to improve the design of new residential developments and to create better integrated, locally distinct places with attractive streets and spaces that can facilitate healthier living. **Streets for a Healthy Life (SHL)** (July 2022) is a pilot document prepared by Homes England, forming a technical companion to BHL and MfS. Using case study examples, it aims to demonstrate how 'healthy streets' can be created.

Active Design (October 2015) establishes 10 principles for promoting active, healthy and sustainable communities prepared by Sports England in support of Public Health England's *'Everybody Active, Every Day'* agenda.
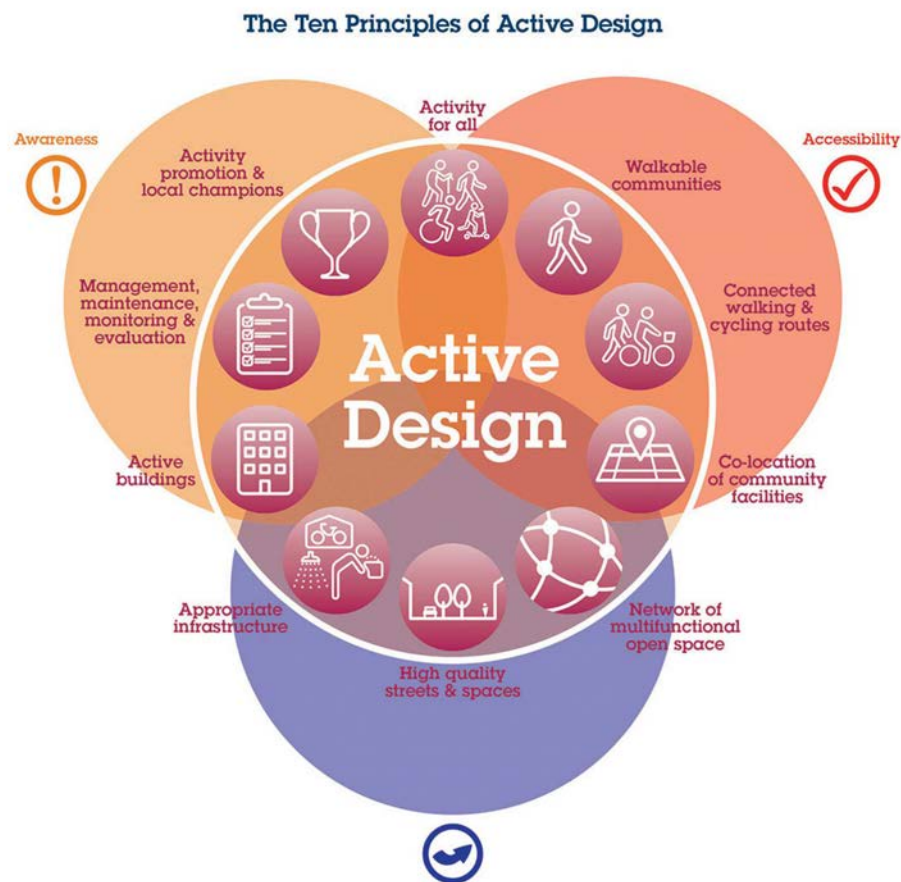

Figure 6: The Ten Principles of Active Design

Sub Regional Policies and Strategies

Relevant design guidance, offered at a sub-regional level provides a useful context for informing more specific design policies and guidance in Gedling and are therefore important for informing the Gedling Design Code.

The **Highway Design Guide** (January 2021) is Nottinghamshire County Council's (NCC's) highway design guide which establishes general principles and minimum standards for the layout and dimensions of roads and streets across the county. The overall aim is to achieve low speed neighbourhoods that are safe and encourage modal shift away from private car use by encouraging walking and cycling. A key issue is how highway design can play a role in supporting place making that is more distinctive and related to the pattern of built form, as well as integrating blue and green infrastructure and encouraging a modal shift to contribute to low carbon objectives.

The **Draft Greater Nottingham Blue-Green Infrastructure Strategy** (January 2022) sets out a planned strategic approach to protecting and enhancing blue-green infrastructure across the whole of Greater Nottingham, taking account of current conditions and future opportunities within urban areas, urban fringe and rural locations.

Figure 7 shows the location of designated open spaces in the Gedling Borough with blue infrastructure including watercourses and flood zones.
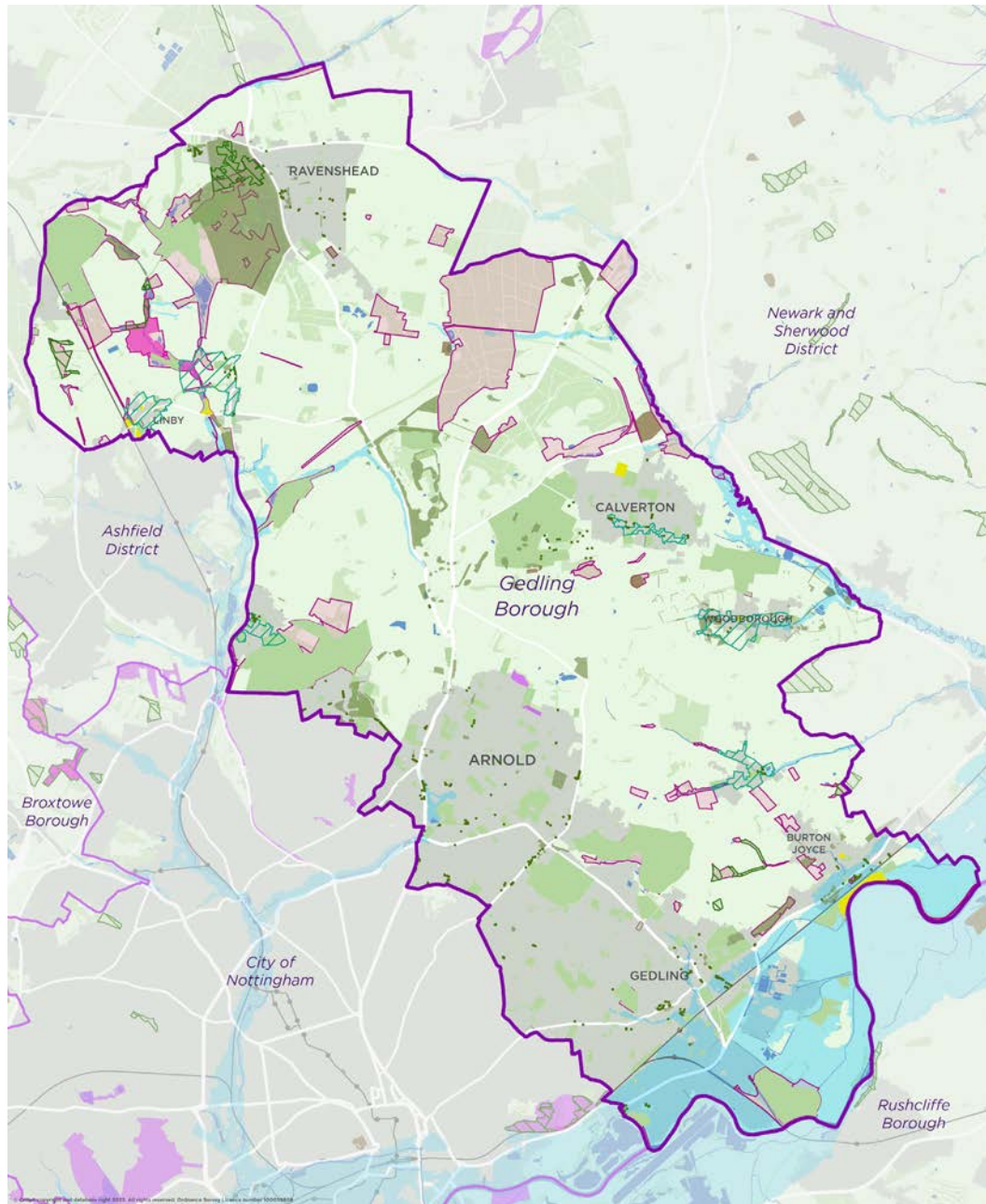
Figure 7: Key Green Spaces, Watercourses and Flood Zones

KEY POINTS

Key features in the Borough that have been identified in the Blue Green Infrastructure Strategy include:

- Linby Quarry SSSI – the highest status ecological site in the Borough, designated as a fine example of disturbed limestone with recolonised fauna.

- Adjoining the urbanised area, the Local Nature Reserves of Gedling House Woods, Gedling House Meadow, Netherfield Lagoons, The Hobbucks and Gedling Country Park provide significant natural amenity spaces close to densely populated areas.

- Recreational sites are typically located in proximity to settlements and are local in scale.

- Within the urban area, recreational open spaces are distributed widely with limited apparent strategic connectivity. These comprise parks, playing fields and sports pitches that serve local communities. Many of these spaces in older residential areas however tend to interface with residential edges with rear gardens, although more recent examples overlook green spaces.

- Newstead Abbey Park is a strategically significant recreational site in the Borough with historic and amenity credentials and is a key visitor attraction in Nottinghamshire.

- The River Trent marks the southern boundary of the Borough and is generally associated with localised green infrastructure sites and is overlooked with a mix of residential and employment and commercial development.

- The River Leen runs north-south, broadly linking the villages of Newstead, Papplewick and Bestwood with areas of Nottingham City and Ashfield.

- Noteworthy bodies of water include those at Newstead Abbey Park, Arnot Hill Park, Netherfield Lagoon, Moor Pond Wood, and Papplewick Pumping Station.

- The edge of the urban area of Gedling Borough benefits from many public rights of way designations that provide residents access to the countryside. The Heritage Way is a project that utilises the public rights of way network to connect heritage assets.

Priorities set out in the Blue Green Infrastructure Strategy focus on an integrated approach for building design quality into the delivery of schemes. For the Design Code the strategy has implications for:

- Integrating active travel routes and contributing to continuous routes that provide connections between urban areas and the countryside.

- Creating attractive blue and green environments in new developments to support place making.

- Maximising opportunities for strategic and non-strategic development sites to enhance blue green infrastructure and ecological networks.

- Integrating flood attenuation as part of a multifunctional blue and green infrastructure network.

- How the design of blue and green infrastructure in new developments can play a role in protecting and enhancing biodiversity (i.e. through the retention and enhancement of features on site), key views and setting of heritage assets and integrate developments into surrounding landscapes.

Figure 8 shows a plan of the Borough that is derived from the Blue Green Infrastructure Strategy of the overall Strategy across the Greater Nottingham area. Key to the strategy are urban fringe enhancement areas that border the main built up areas and the series of Green Infrastructure corridors.

The Blue Green Infrastructure Strategy is supported at a Borough wide level with a **Biodiversity Opportunity Mapping Project**, prepared by the Nottinghamshire Biodiversity Action Group (April 2021). Informed by an analysis of habitats and habitat networks across the Borough, the mapping project sets out a series of opportunity maps that incorporate Long Term 50 Year Opportunities and Short Term 10 Year Opportunities for improving habitats and biodiversity across the Borough. This is supported by a series of Focal Area Maps identifying locations where there is a concentration of opportunities which may be used to inform the prioritisation of activities to secure maximum benefits in improving habitats and biodiversity.

For the Design Code the mapping project has value in informing how the design and integration of blue and green infrastructure can be linked to both areas where short and long term opportunities have been identified.
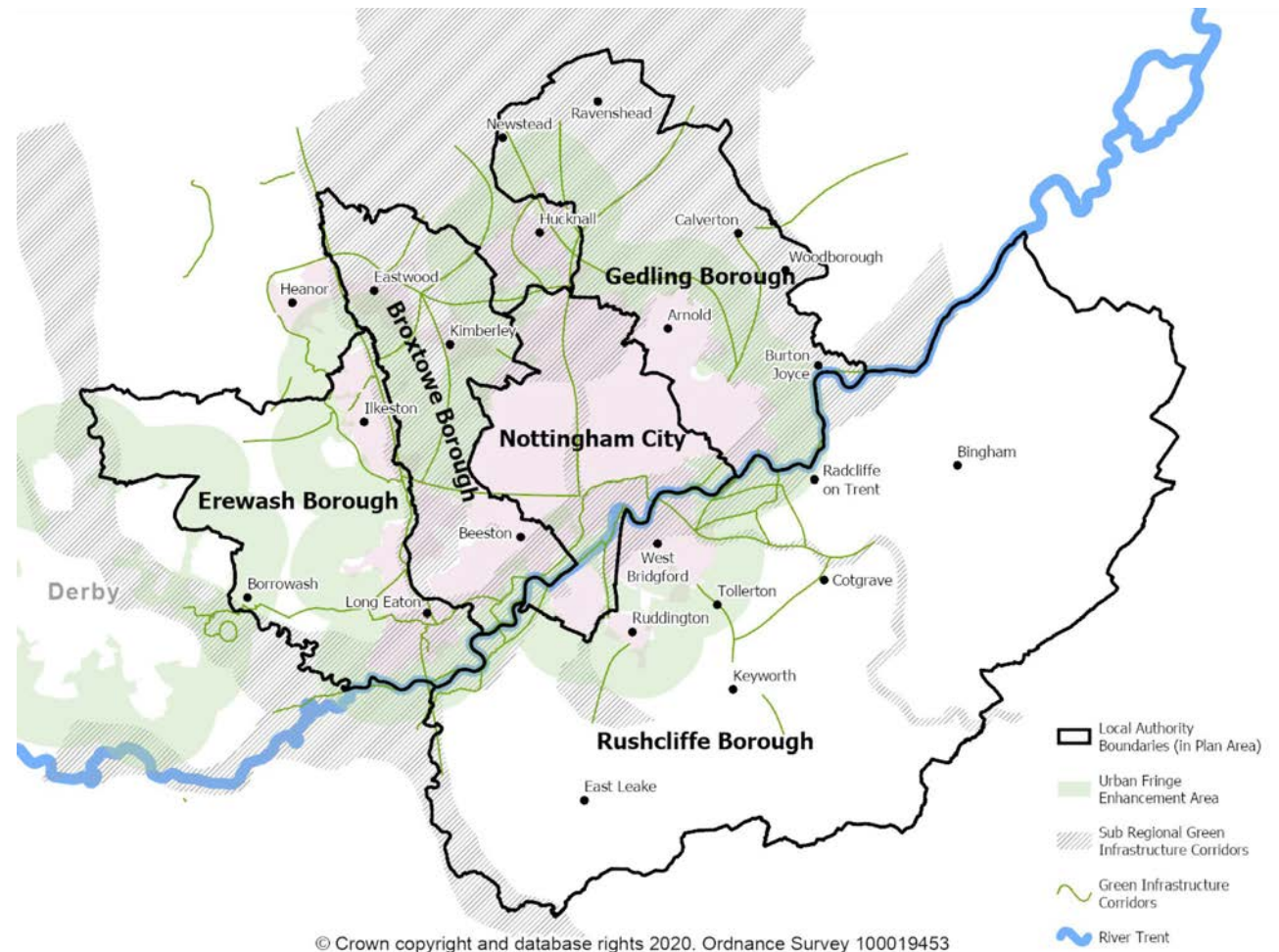

Figure 8: 6Cs Blue-Green Infrastructure extracted from the 2022 Blue-Green Infrastructure Strategy

Growth Related Planning Policies

To gain a full understanding of the policy context, this Baseline Analysis has sought to identify proposals for how growth in the Borough is to be accommodated in both existing and emerging strategic and local plan allocations. Furthermore, with reference to the Local Plan, Council's Strategic Housing Land Availability Assessment and Brownfield Land Register, this Baseline Assessment has also sought to identify where development may take place within the urban areas as village settlements in the form of infill sites.

The Part 1 Local Plan: Aligned Core Strategy (September 2014) sets out the strategic policy direction for future development in Gedling Borough. This guides the location and design of development across Gedling. The Core Strategy sets out locations for major sites (over 500 houses) including:

- Teal Close
- Top Wighay Farm
- North of Papplewick Lane
- Gedling Colliery / Chase Farm (Strategic Location)

These sites have been identified in the key sites and designations mapping for the Borough and are shown in the context of the Green Belt designation in Figure 9. Green Belt is dominant across the Borough defining the edges of the urban area and larger settlements.

Part 2 Local Plan: Local Planning Document (July 2018) provides detailed policies to help deliver specific allocations and help assess planning applications. Site specific policies and allocations of non-strategic sites are prepared as part of Part 2 of the Local Plan which are also shown in the context of the Green Belt in Figure 9.

Together with the Part 1 Local Plan, the two documents guide the location and design of development in the Borough.

Land has been removed from the Green Belt and is designated as safeguarded land to protect it from development over the current Local Plan period up to 2028 in order to retain the land to meet longer term development needs – a key aim being to ensure that Green Belt reviews are strategic and infrequent. This safeguarded land lies at the edges of Hucknall at Top Wighay Farm, Moor Road, Bestwood and Oxton Road/Flatts Lane Calverton and these are potentially key locations for longer term development beyond the current timescale of the plan of up to 2028.

The smallest settlements including Linby, Papplewick and Stoke Bardolph are entirely washed over by Green Belt. This means that any potential development is restricted to infill as allowed by Policy LPD 15 of the Part 2 Local Plan. Parts of Woodborough and Lambley are also washed over by Green Belt.

Figure 9: Strategic growth sites, set out in the Part 1 Local Plan: Aligned Core Strategy, alongside allocations set out in the Part 2 Local Plan: Local Planning Document and in the context of the Nottingham-Derby Green Belt
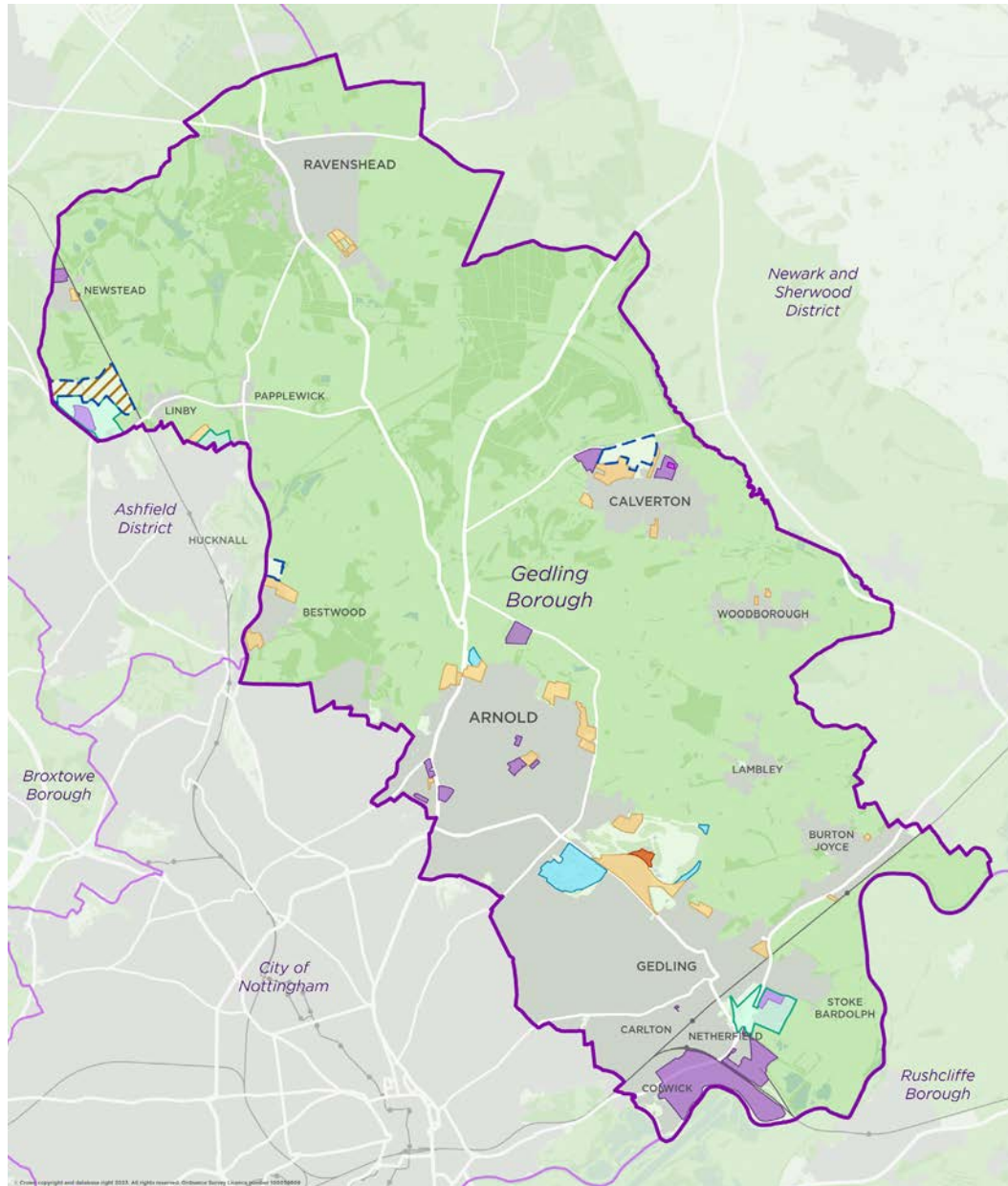
The Greater Nottingham Strategic Plan is being prepared jointly by Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough. The Preferred Approach was published for consultation in January 2023, following on from earlier consultation on Strategic Plan Growth Options. The plan intends to set out the strategy for growth across these authorities over a plan period of up to 2038, and therefore will establish the strategy for future development in Gedling Borough. When adopted, the Greater Nottingham Strategic Plan will replace the currently adopted Part 1 Local Plan: Aligned Core Strategy and provide a context for the review of the Part 2 Local Plan: Local Planning Document for Gedling Borough.

Figure 10: Proposed extension of Top Wighay Farm in the Greater Nottingham Strategic Plan: Preferred Approach (January 2023)
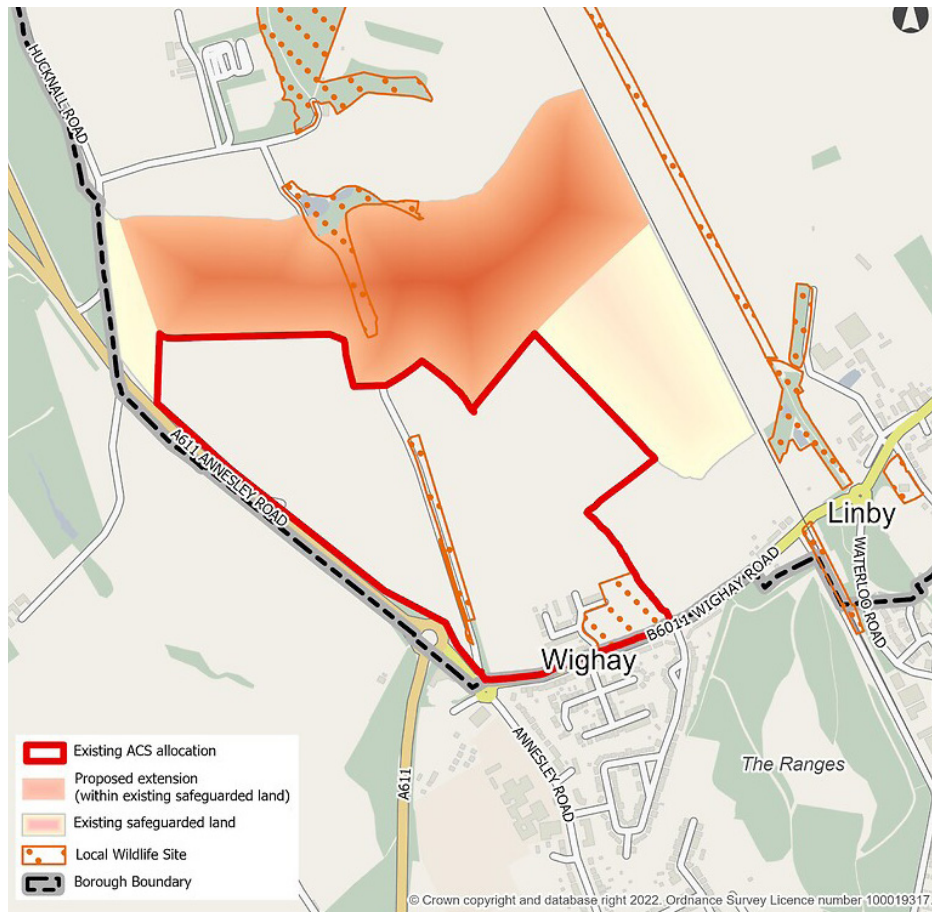
The Preferred Approach to the Planning Strategy seeks to achieve sustainable development through a number of key objectives which reflect the aim of this project, in terms of:

a) Ensuring development maximises opportunities to enhance the blue and green infrastructure network and incorporates blue and green infrastructure into new development;

b) Promoting urban living through prioritising sites for development firstly within the main built up area of Nottingham, and to a lesser extent adjoining it;

c) Ensuring that new development adjoining the built up area of Hucknall, and in or adjoining Key Settlements, is of a scale and character that supports these as sustainable locations for growth; and

d) Creating sustainable and attractive places with an enhanced quality of life for residents through implementing a '20-minute neighbourhood' approach.

In Gedling, the Preferred Approach seeks to bring forward an area of land that has already been released from the Green Belt, i.e. the currently safeguarded land at Top Wighay Farm to extend the existing strategic allocation.

The proposed Planning Strategy has a role in underpinning the Design Code objectives – particularly with regard to the scale and character of development and ensuring that development maximises opportunities for enhancing the Borough's blue and green infrastructure.

The '20-minute neighbourhood' concept

The Planning Strategy in the emerging Greater Nottingham Strategic Plan aims to be holistic in promoting sustainable development by implementing the '20-minute neighbourhood' approach. The concept is to create places in which most of people's daily needs can be met within a short walk or cycle including shopping, education, places of work and green spaces. This follows the principles set out in the Town and Country Planning Association's Guide to 20 Minute Neighbourhoods including:

- Diverse and affordable homes;
- Well-connected paths, streets and spaces;
- Schools at the heart of communities;
- Good green spaces in the right places;
- Local food production;
- Keeping jobs and money local;
- Community health and wellbeing facilities; and
- A place for all ages.

This approach provides a valuable tool for analysing the relationship between major strategic and other housing allocations in the Part 1 and Part 2 Local Plan with existing town and local centres. By setting out walking and cycling catchments around Arnold Town Centre and the other local centres in the Borough, this analysis can identify those sites that lie within and outside these neighbourhoods.

Figure 12 provides a conceptual analysis of the interaction of 10 minute walking (800m) and cycling catchments (2.5km) around defined town and local centres in Gedling and Hucknall Town Centre where there are a critical mass of local services and facilities.

Figure 11: The Town & Country Planning Association's Features of a 20-Minute Neighbourhood (TCPA, March 2021)

The plan shows that there are significant developed areas of the Borough that are beyond walkable catchments of the town and local centres. Although all developed parts of the Borough fall within 2.5km cycle catchments of the town and local centres, this does not take into account whether the routes are attractive or feel safe for cyclists. As noted in the Character Analysis in Part 3, dedicated cycle facilities in the Borough are observed to be lacking. With many streets dominated by traffic, cycling is unlikely to be an attractive choice for movement between residential areas and the town and local centres.

Figure 12: 20-minute walking and cycling catchments defined around existing town and local centres
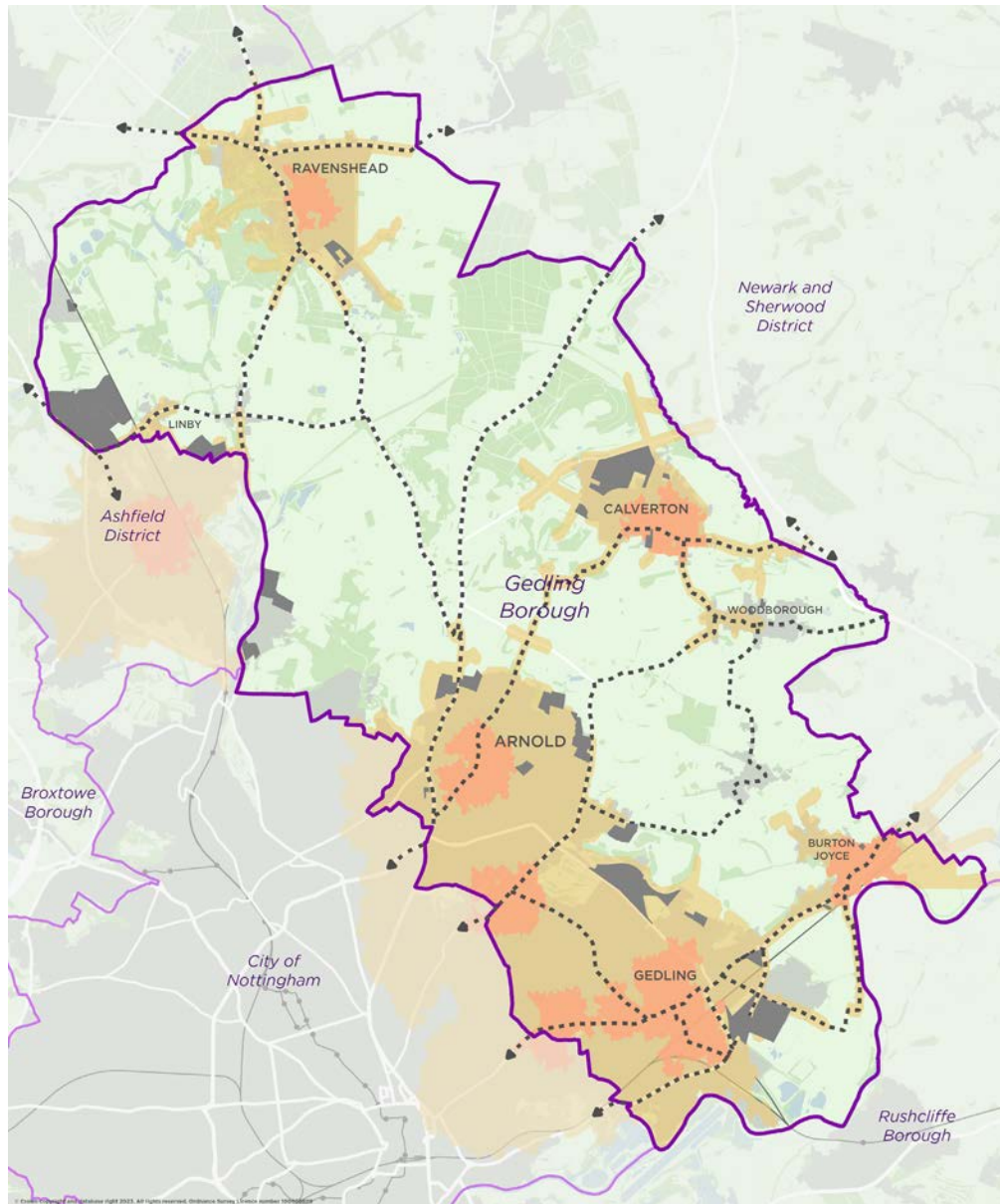
The current strategic allocations at Top Wighay Farm, Teal Close and Chase Farm make provision for including employment uses, local centres, primary schools (with the exception of Chase Farm) and green infrastructure, which will benefit new residents and surrounding neighbourhoods that are currently outside walking catchments from existing centres. Design Coding requirements for new sites will have a key role to integrate cycle provision, reflecting existing local plan policy. However, if greater levels of cycling are to be encouraged on wider investment in cycle infrastructure across the Borough will be required. In this context, there is an opportunity for the emerging Greater Nottingham Strategic Plan, and wider transport planning, to consider how cycle infrastructure can be improved and to maximise the potential for residential areas to be connected to local facilities with attractive and safe cycle routes.

As shown on Figure 12, the Borough benefits from a number of radial bus routes, many of which are in proximity to proposed sites, and in this context the proximity of these routes will be important for informing Design Code requirements for developments to be well connected to bus transport networks.

Key Bus Routes
10 Min Cycling Catchment
10 Min Walking Catchment
Strategic and LP Allocations

Design Related Policies

Design is a theme that runs through Parts 1 and 2 of the Local Plan. Section B of the Part 1 Local Plan: Aligned Core Strategy focuses on "Places for People" with a series of core policies, including ACS Policy 10: Designing and Enhancing Local Identity, which sets out key overarching design principles which relate to those conveyed nationally and to more detailed policies set out in Part 2. It also sets out a policy for the Historic Environment and refers to some of the unique features in the Greater Nottingham Area – those relevant to Gedling include the industrial and commercial heritage, such as textile and coal mining - and promotes the use of conservation area appraisals and management plans as tools for protecting and enhancing the historic environment. In the Part 2 Local Plan, the role of design in ensuring development is resilient to the impacts of climate change and minimises any impact within the Green Belt is considered, in particular in relation to the villages that lie within the Green Belt. Design is also a key consideration in the context of biodiversity, landscape, open space and the historic environment.

Section 10 of the Part 2 Local Plan sets out specific design policies that relate to Amenity (Policy LPD 32); Residential Density (Policy LPD 33); Residential Gardens (Policy LPD 34) and Safe, Accessible and Inclusive Development (Policy LPD 35).

In relation to amenity, Policy LPD 32 sets out the key considerations. It is noted however that there are no measurable standards to support the judgements that relate to, for example, separation distances, or further guidance in the form of Supplementary Planning Documents that relate to residential amenity considerations.

In the context of residential density, there is a general distinction between the higher densities of development in the urban areas, former coal mining settlements and lower densities in villages where openness is a key characteristic. There is a varied response to density therefore, starting with a minimum requirement for 30 dwellings per hectare and allowing for lower densities such as 20 dwellings per hectare in settlements such as Burton Joyce, Lambley, Ravenshead and 25 dwellings per hectare in Bestwood Village, Calverton and Newstead. The densities promoted generally correlate to the area characterisations in the Design Code Brief which establishes three broad categories (Suburban, Higher Density former Coal Mining Settlements and Lower Density Villages) which this Baseline Assessment seeks to test in identifying distinct Area Typologies across the Borough. Densities are monitored on a regular basis throughout the Borough through the annual SHLAA methodology updates.

Policy LPD 34 sets out specific criteria for development that involves the loss of residential gardens – generally with a presumption to resist such proposals. The key test is whether development will result in harm to the character and appearance of the area. In essence, the policy seeks to avoid potential harmful effects of intensification, however there is no further guidance to support how the requirements can be interpreted and guide decision-making. The supporting text suggests that 24% of new homes delivered in the Borough has been on residential gardens – with areas such as Ravenshead and Mapperley Plains experiencing this form of development in particular. The policy responds to local concerns of the impacts of "garden grabbing" and offers more detail to the guidance offered in the NPPF. Linked to this is Policy LPD 33, which sets out the key considerations around residential density - the policy promotes more efficient use of land, although it is recognised that this should be on a case by case basis where higher densities may be less appropriate. The policy also notes in this context the former Special Character Areas that were designated in the Superseded 2005 Replacement Local Plan in Ravenshead and Old Woodthorpe.

Policy LPD 35 then sets out criteria for Safe, Accessible and Inclusive development, albeit with principles that relate to those expressed nationally to encourage good design. Again, with the policy being borough wide and with no spatial emphasis, no further supplementary guidance is offered or referred to. The policy does however emphasise the importance of applying the principles to smaller as well as larger sites.

Figure 13: Gedling Borough Neighbourhood Plan Areas
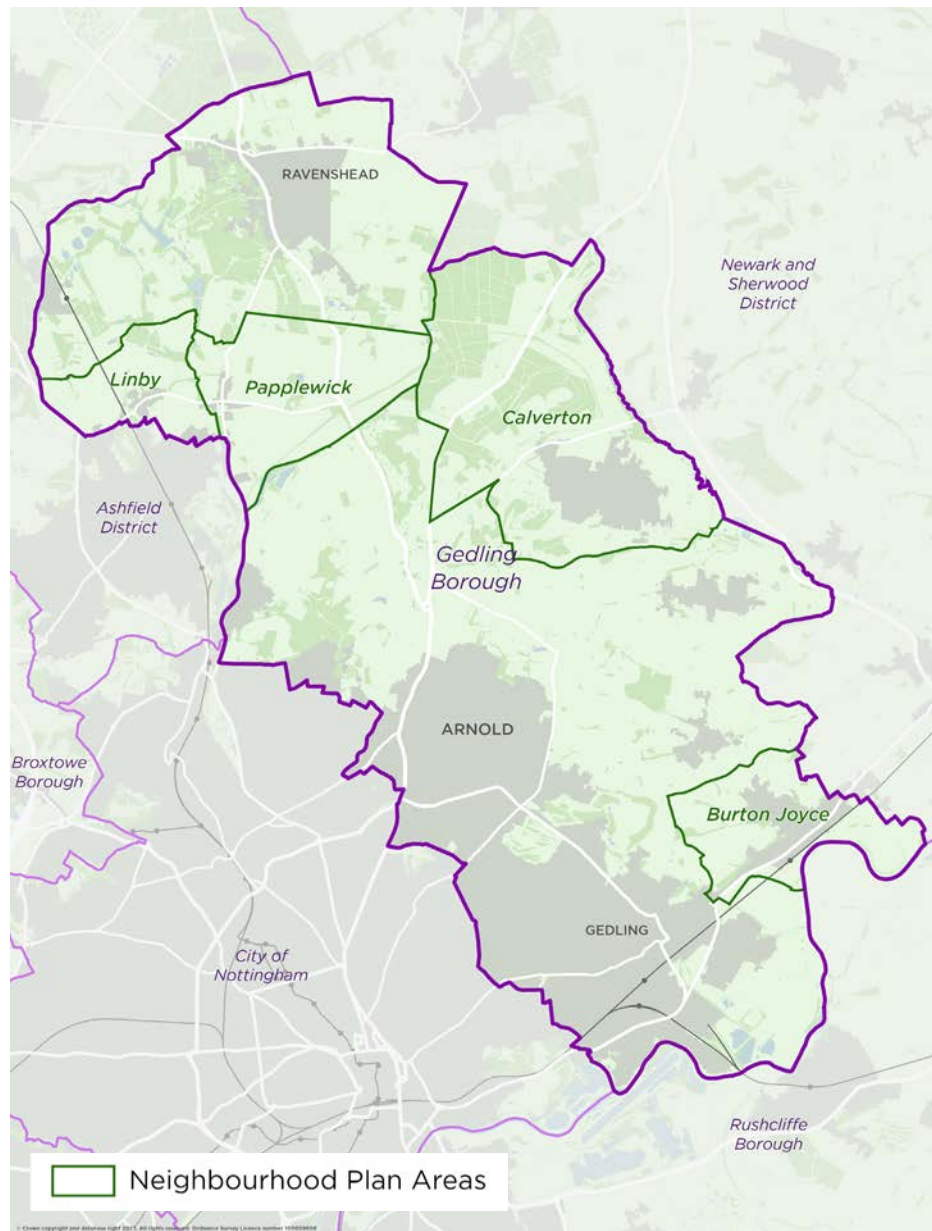
Neighbourhood Plans

Four neighbourhood plans have been prepared to date in the Gedling Borough which are focussed on four settlements and include:

- Burton Joyce Neighbourhood Plan 2017-2028 (Made on 10th January 2019)
- Calverton Neighbourhood Plan 2016-2028 (Made on 31st January 2018)
- Linby Neighbourhood Plan 2018-2032 (Made on 27th June 2019)
- Papplewick Neighbourhood Plan 2017-2028 (Made on 6th September 2018)

Figure 13 shows a plan of the Borough with the Parishes where Neighbourhood Plans have been made. The Neighbourhood Plans in these locations set out policies that include design requirements that are more specific to these localities. There are variations in detail between these plans which are reflected in the scope of design requirements.

The reference to design in Burton Joyce's Neighbourhood Plan is more detailed, supported by a Village Appraisal which identifies character areas to structure an analysis of the streets, plots, landscape, buildings and detailing (Figure 14). The Appraisal underpins the Key Design Principles for Residential Development, whilst design requirements are also expressed in the Spatial Strategy. Calverton's Neighbourhood Plan provides specific design policies in a Built Environment chapter focussing on Design and Landscaping, Local Distinctiveness and Aesthetics, Public Realm, Parking Provision and Heritage Assets.

Figure 14: An example of the Character Area analysis supporting the Burton Joyce Neighbourhood Plan

	Streets	Plots	Landscape	Buildings	Detailing
Types	Main streets that connect on to other places outside the village.	Rectangular, with short front gardens and the balance of land to the rear.	Large trees in private plots, green boundaries to plots.	Generally domestic in scale, houses of semi-detached, some detached and some terraces. Halls and churches.	Doorway, archways and brick banding. Chimneys. Stone window headers.
Form	Regular, with footpaths to both sides and good sight lines.	Rhythmic, with the short edge to the street and long edge to the side.	Linear planting in front gardens giving the appearance of a tree-lined street.	Range from houses, generally 'classically' arranged with central entrance. Some bungalows.	Horizontal banding and detailing on brick buildings, rustic and smooth render painted white in some cases
Dimensions	Wide, approximately 7m in places and 2m for foot paths, although some narrow footpaths present.	Ranging from around 7m to 12m wide, some as deep as 50m but most around 30m deep.	Hedges range from around 1m to around 1.8m. Trees generally large, as tall as 25m with wide canopy.	A range of heights but remaining at a domestic scale to eves. Some large bungalows.	-
Variety	Low, with a relatively uniform approach along the lenght of the street.	Reasonably wide, with similar plots grouped together. Some more fragmented plots to the west.	Hedges tend to be clipped mono-culture. Trees more varied but generally large.	Wide, from cottages to later redeveloped plots. Similar building types clustered, adding rhythm to street.	Reasonably narrow, with similar buildings grouped together and coherent roofscapes.
Materials	Simple, asphalt surfaces and concrete kerbs.	Boundaries delineated by low walls in red brick or by hedges.	-	A mix of red-brown brick and render. Concrete or red pantile roofs.	White timber framed windows. Clay chimney pots.
Sensitivity to change	■■■■□	■■■■■	■■□□□	■■■■□	■■■■■

Figure 15: Conservation Areas in context with Borough settlements

Design requirements in the Papplewick Neighbourhood Plan are more focussed on small scale development – however this reflects the settlement being washed over by Green Belt. In Linby the Neighbourhood Plan is focussed on protecting and enhancing its character as a historic rural settlement and ensuring that the village is not adversely affected by development of the housing allocations at Top Wighay Farm and Land North of Papplewick Lane. It is noted however that Policy DES1 for design contains general principles and makes no distinction in design requirements for protecting the unique character and appearance of Linby or for guiding the design of development at Top Wighay Farm.

Conservation Area Appraisals and Management Plans

Conservation Areas are designated at Bestwood, Calverton, Lambley, Linby, Papplewick and Woodborough. Noted from the appraisals are the histories of agriculture and framework knitting in most of these settlements which have influenced their informal structure of streets, lanes, green links and spaces, development grain, and the siting, grouping, scale, massing, and architectural features and details. Bestwood Village is described as having a history based on coal mining and a more formally planned grid structure and hierarchy of buildings, streets and spaces. Linby and Papplewick are also considered to be more distinct in their vernacular, with magnesian limestone dominating the materials palette, relative to brick and clay pantiles in the other settlements.

Conservation Appraisals and Management Plans have been produced for these conservation areas to identify their special qualities and any key issues arising from changes affecting their character and explores how they may be resolved through a range of management measures. Common to all conservation areas are the impacts over time of development either of infill plots or at larger adjacent sites – many of which have been suburban in form and less sympathetic to historic patterns and lacking the architectural details that contribute to their character. The gradual and cumulative erosion of character through more modest changes has also been identified as a key issue – common of which are unsympathetic extensions and alterations.

Linby and Papplewick are the settlements that have been less adversely affected, although the limited degree of change can be attributed to Green Belt limiting development to more modest forms of infill development, alterations and extensions. The management measures suggested whilst positive lack detail which is critical for informing how development such as extensions, infill sites and sites that are likely to affect the setting of the conservation areas can work more successfully with their historic contexts.

Development Briefs

Development briefs have been prepared to set out more detailed site specific requirements for the development of key allocations in the Borough. To date, briefs have been prepared for site allocations in the following locations:

- Gedling Colliery and Chase Farm Development Brief SPD (June 2008)
- Dark Lane, Calverton, Development Brief SPD (July 2008)
- Top Wighay Farm Development Brief SPD (February 2017)
- Development brief for the three sites to the north east of Arnold (January 2019)
- Willow Farm – Informal Planning Guidance (February 2020)

The documents, adopted as Supplementary Planning Documents, will have taken consideration of community and stakeholder inputs through formal consultation. They are key to supporting the delivery of development and create certainty on key requirements such as infrastructure, affordable housing, green infrastructure, open space and drainage.

Figure 16: Location of the key allocations in the Borough that are subject to Development Briefs
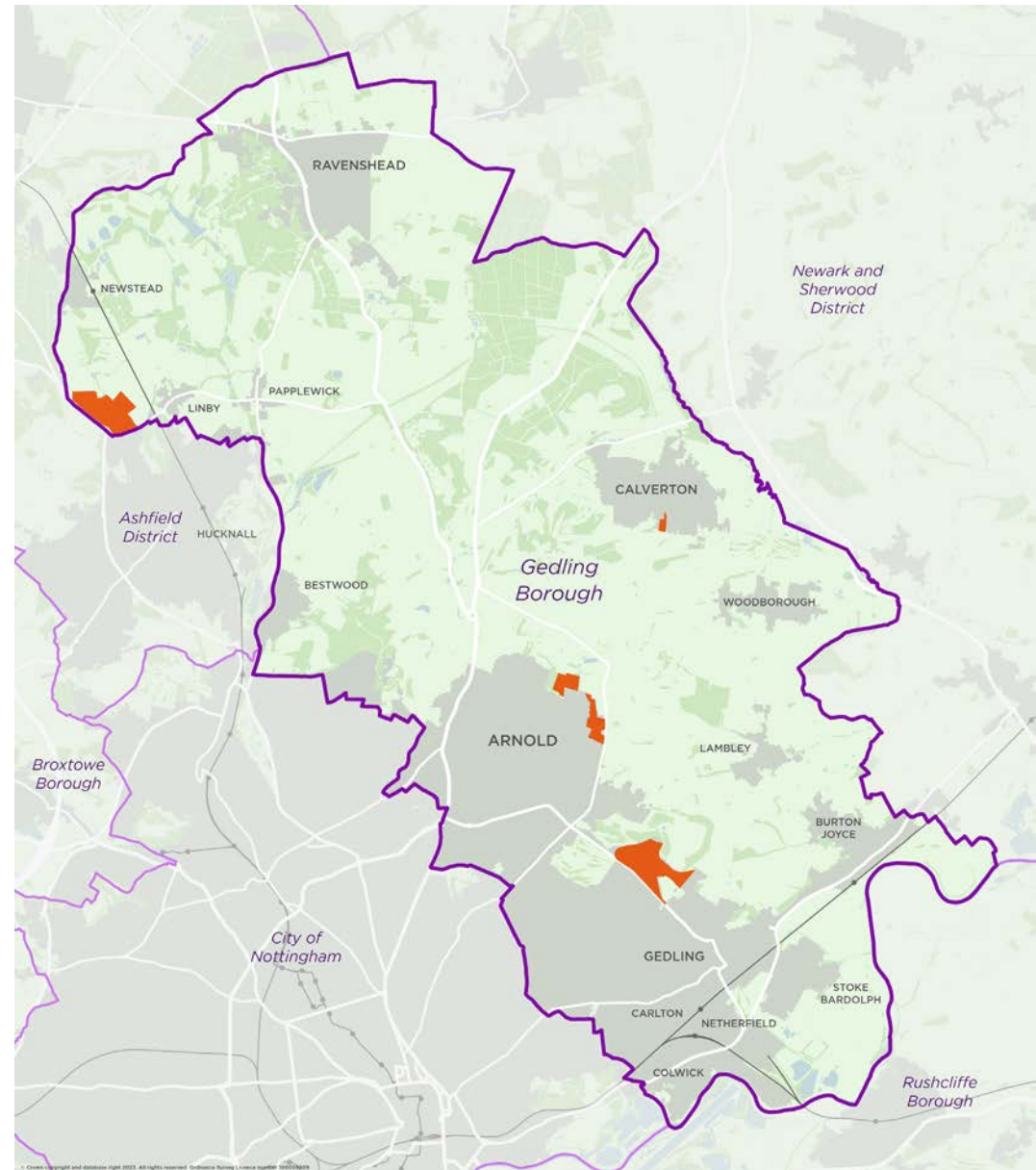
Areas Subject to Development Briefs

Figure 17: Development Brief for the three sites to the North East of Arnold
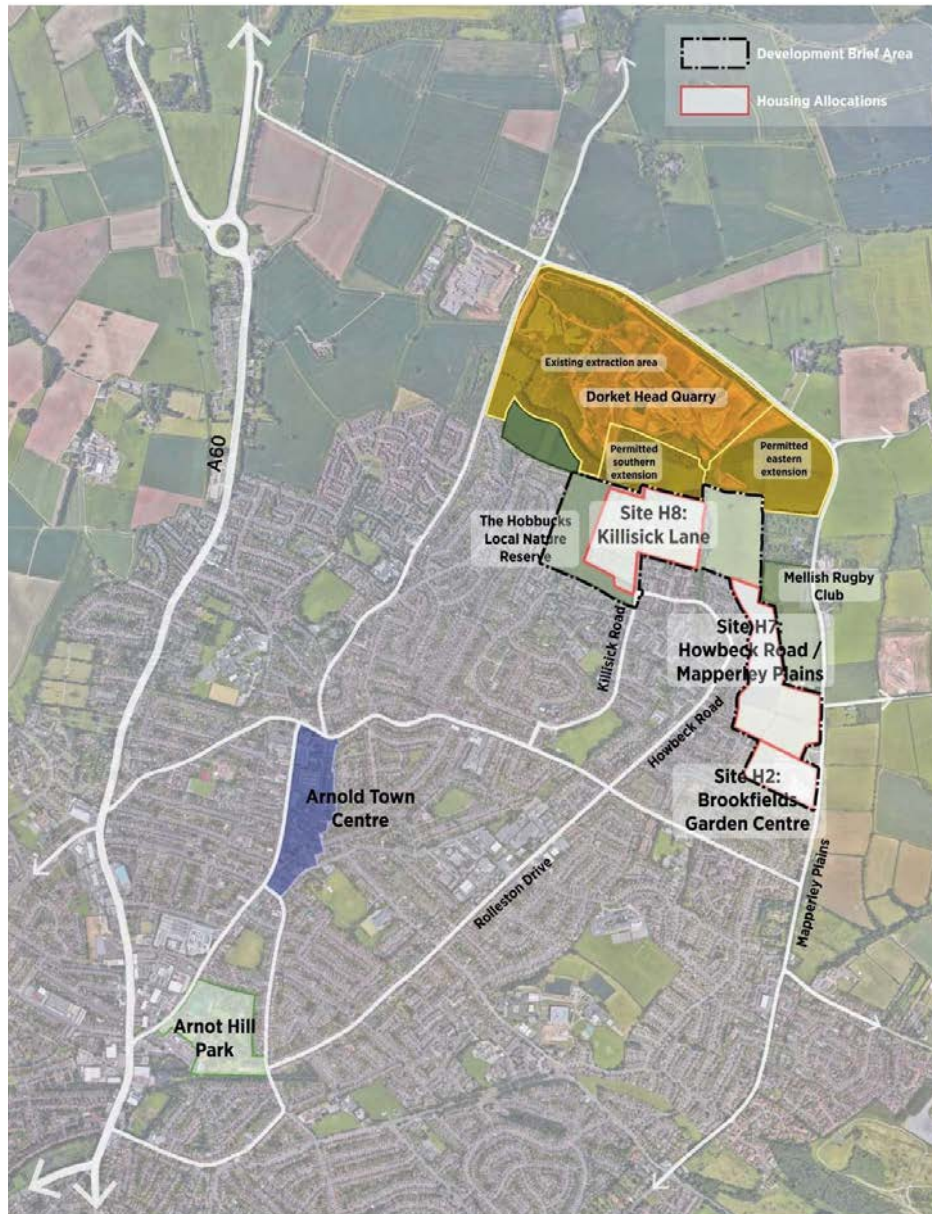
The Development Brief also set out design requirements with more site specific detail, to address considerations such as land use mix, integration of green and blue infrastructure, open spaces and landscaping, access and connectivity.

For the three sites located to the north east of Arnold (Figure 17), the Development Brief encourages residential design to consider the wider character, including surrounding settlements, rather than just the immediate built environment to encourage a more positive design response than that found in the neighbouring residential areas where there is a less distinctive housing character.

The brief is also supported with framework plans to convey the key development principles and provide a context for further design considerations. Overall, Development Briefs currently offer the most detailed site specific design guidance to inform new developments.

Low Carbon Planning Guidance for Gedling Borough Council

This guidance, adopted as Informal Planning Guidance, aims to provide practical guidance on forms of sustainable design and construction. The guidance is set out in the context of national requirements in the NPPF, Government Planning Practice Guidance and relevant Local Plan policies, particularly Aligned Core Strategy in ACS Policy 1: Climate Change, which sets out requirements for new developments to mitigate against and adapt to climate change.

A key driver of the guidance is the Borough Council's declaration of a climate emergency and a target to be carbon neutral by 2030. In this context the Council considers that if these targets are to be met, a step change is required to deliver more sustainable design, construction and zero carbon buildings.

The guidance is not prescriptive and considers that sustainable design and low carbon development is achievable through a variety of ways. The guidance refers to standards considered to be benchmarks for achieving sustainable construction, design and low carbon development such as Building for a Healthy Life and Passivhaus.

The planning guidance set out in this document applies to major development proposals, defined as 10 dwellings or more or commercial developments over one hectare or 1,000 sq. m. or more. It includes a checklist for use by development management officers and for developers when submitting planning applications.

The checklist distinguishes between what should be delivered under the current policies and those more aspirational aims that may become requirements in anticipation of changing national and local planning policies and Building Regulations in the future.

Measures set out in the guidance are based on a 'whole building' and 'whole layout' approach and include:

- Considering different layout options to achieve maximum solar gain and integration of solar panels;
- Maximising connectivity to existing community facilities, jobs, green infrastructure, bus routes, walking and cycling routes;
- Maximising connectivity within each development to maximise routes that reduce car travel and also seek to improve physical and mental wellbeing;
- Managing flood risk through attenuation features and to contribute to wider amenity and biodiversity objectives;
- Protecting and enhancing biodiversity on and adjacent to the site by understanding what should be conserved but also enhanced within the development and the relationship with nearby ecological networks and designated sites and to contribute to net gains in biodiversity;
- Integrating landscaping on streets and providing off-road walking and cycling green corridors; and
- Integrating open spaces and green networks to promote urban cooling, access to nature and healthy places.

A series of technical measures are also promoted which relate to the detailed design of new buildings which are related to improving thermal efficiency, reducing energy and water consumption, lower carbon technologies for heat and power and to integrate electric vehicle charging.

Whilst this guidance provides important context for identifying Design Code requirements, it represents part of a wider and more holistic approach towards achieving sustainable patterns, such as implementing the '20-minute neighbourhood' approach that is emerging as a key facet of the proposed planning strategy in the Greater Nottingham Strategic Plan. In identifying appropriate Design Code requirements that can achieve low carbon objectives and support the concept of 20-minute neighbourhoods, considerations need to be balanced. For example:

- Optimising the siting and orientation of buildings may not always be possible to achieve in the context of site constraints (e.g. integrating within the landscape, responding to topography etc.). The guidance has implications for how housing designs can be more responsive through the varying of room configurations, and the location, sizing and design of windows. Furthermore, guidance for separation between buildings (a minimum distance of 11m) must be balanced against the benefits of higher densities that support more walkability, public transport services and accessible local facilities.

- Potential impacts may arise from the more technical measures that the guidance promotes – for example managing the potential amenity impact of solar panels, heat pump and wind turbine installations, particularly in conservation areas or where they may impact on the setting of Listed Buildings. Such concerns were raised by officers in the Design Code Officer Workshop, as summarised in Part 2.

Strategic Housing Land Availability Assessment

Sites from the Council's 2022 Strategic Housing Land Availability Assessment (SHLAA) have been plotted to provide an indication of the range of sites that could be available to accommodate housing development across the Borough (Figure 18). It is a useful source for understanding the location, types and sizes of sites that could be brought forward over different timescales. Some larger sites are already allocated as strategic growth allocations or residential development sites. Other sites include land that has been removed from the Green Belt and safeguarded for potential future development beyond the current Local Plan Period. Some of the strategic sites and allocations are already being developed, have planning permission or are subject to proposals that have been submitted. The map of sites (Figure 18) excludes sites that are fully built (as of 31st March 2022) and other sites excluded from the SHLAA.

Other larger sites lie beyond the existing urban areas and settlements within the Green Belt. Whilst they have no planning status, they represent land that has been promoted by landowners and developers in response to invitations to submit sites that could be made available for development.

Within the existing settlements, there are a large number of smaller sites that have been identified as opportunities for infill development. Many of these also have planning permission and some are being developed. The number and composition of these smaller sites also helps to illustrate the scale of incremental change across existing built up areas. Many of these are clustered in the older areas of the Borough where there is vacant land and buildings, and less so in more recently developed areas of the suburbs. There is also the possibility that further sites could arise that have not been identified in the SHLAA, which relies more on sites submitted through the call for sites process, rather than the more comprehensive approach of field surveys that informed the urban capacity studies. The Borough Council has issued a call for sites until March 2023 which will be considered for a subsequent update of the SHLAA.

Figure 18: Plan of SHLAA Sites (2022)

SHLAA- Site is deliverable

SHLAA - Site is developable 6-10 years

SHLAA - Site is developable 11-15 years

SHLAA - Site could be suitable

SHLAA - Site is not deliverable or developable
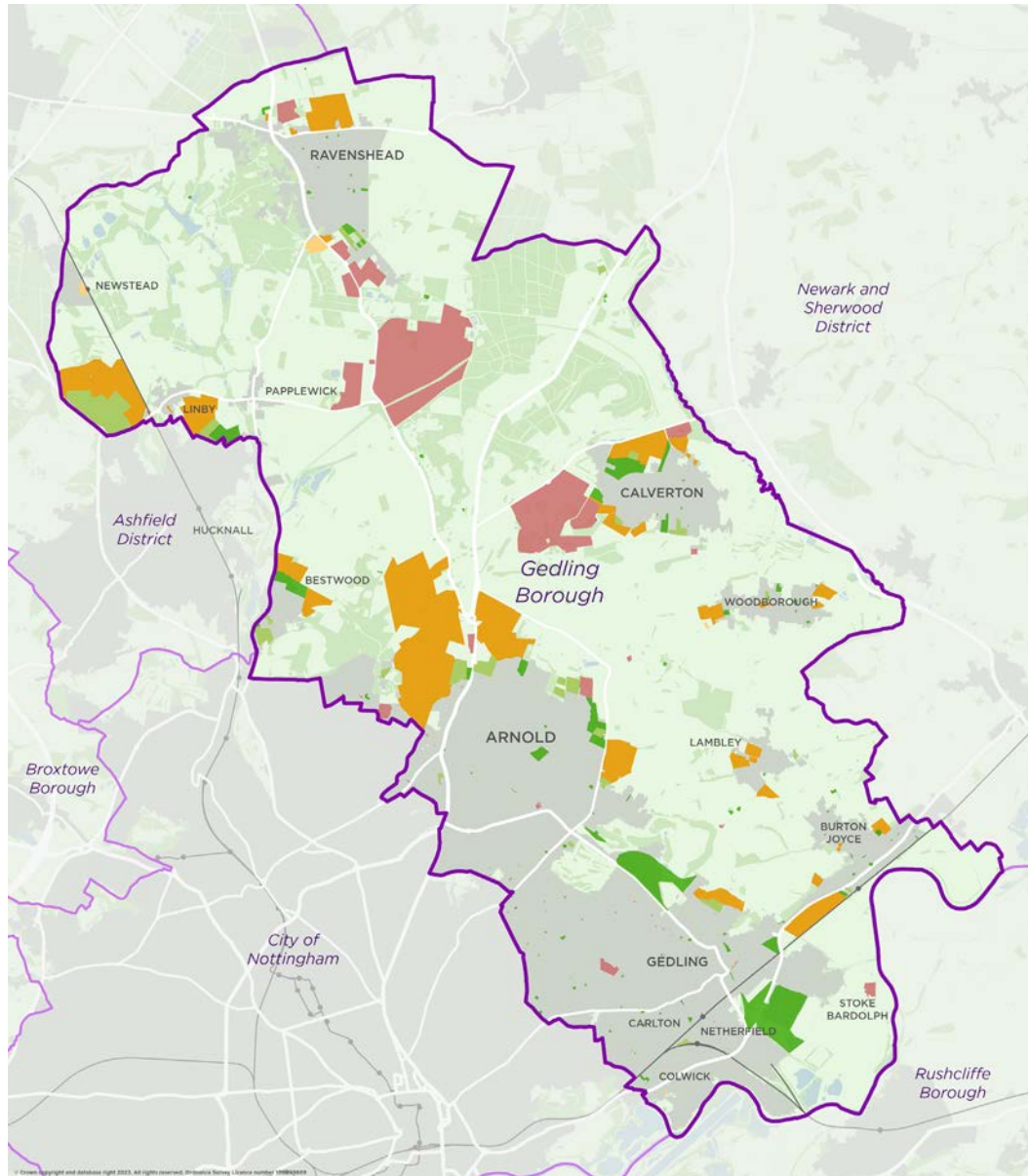
Brownfield Land Register

The Borough Council also maintains a register of brownfield land that is suitable for residential development. Many of the sites recorded are also identified by the SHLAA.

PLANNING POLICIES AND GUIDANCE - KEY POINTS

- National, sub-regional and locally relevant design policies provide a comprehensive range of design principles and guidance, many of which resonate with each other and provide a valuable context to inform more locally specific design requirements.

- Green Belt covers all of the Borough outside of the defined urban areas, and as such the urban areas and larger villages are well defined with clear settlement edges. Some of the villages are washed over all or in part by Green Belt which restricts future development.

- Within the urban area there are a significant number of open spaces that are protected from development having important recreational functions and include local nature reserves and local wildlife sites. As most of these spaces are separate from each other they do not form part of a continuous network. Sites at the edges of the urban area and villages however form part of the wider rural area and interact with a wider and predominantly rolling agricultural landscape. There is scope for new development to play a role in contributing to blue and green infrastructure networks for promoting low carbon walkable neighbourhoods, recreation, wildlife, biodiversity and integrated sustainable drainage measures.

- As further analysed in the Character Studies (Part 3), there is potential for new developments to integrate green corridors to reflect the urban form whereby links are established from main streets to the wider rural areas.

- It is noted that one of the objectives in the emerging Greater Nottingham Strategic Plan is to create places that embrace 20-minute neighbourhood principles. As part of the next stages of developing the Design Code, it will therefore be important to understand further the 20-minute walking and cycling catchments of the existing town and local centres and how this should influence design code requirements on access, movement and connectivity or the location of new local or neighbourhood centres, where required in Local Plan Allocations (or to potentially inform future allocations).

- Large strategic sites and proposed housing allocations are mostly located at the immediate interface between the urban and rural edge within the rolling landscape, and this underscores the importance of how new developments are to integrate blue green infrastructure and contribute to wider networks.

- The Local Plan Policy does make some distinction between types of areas in the Borough. They are broad and linked to density rather than wider character considerations. Policy LPD 33 makes the distinction between densities in urban areas, former mining settlements and villages and forms the basis for the Settlement Types to be taken forward in the emerging Design Code.

- Across the Borough, the Local Plan seeks in Policy LPD34 to resist developments that would result in the loss of back gardens and harm the character and appearance of areas around those sites.

- The villages benefit from design guidance in the form of Neighbourhood Plans and Conservation Area Appraisals and Management Plans. The historic origin and setting of the villages offer a rich resource of character which is further explored in Part 3 to better understand 'What is Gedling'.

- Development Briefs have been prepared on some of the allocations in the Borough to set out more site specific requirements. References to the built form however are not strong, mainly due to the existing suburban contexts. As found on site visits, the outcome are developments with layouts that are responsive to site constraints and that meet wider urban design principles but are less successful in translating the more distinctive features that support the overall character of Gedling. This should therefore be addressed in the emerging Borough Wide Design Code.

- Low Carbon Planning Guidance sets out a series of measures for more sustainable forms of development which should be integrated into the Design Code with requirements to complement the wider approach of promoting 20-minute neighbourhoods, as referred to in the emerging Greater Nottingham Strategic Plan.

- Mapping of sites identified in the SHLAA indicates significant areas of land that could in theory accommodate growth in the future. However, the majority of these large sites are within the Green Belt.

- The SHLAA also shows where known infill sites across the Borough are located. Those considered to be deliverable, developable or suitable are concentrated to the south of Arnold and Plains Road in the urban areas, with notable clusters around Porchester, Carlton and Netherfield. There are a small number of infill sites in the larger villages such as Burton Joyce, Calverton, Ravenshead and Woodborough. The majority benefit from planning permission and are being developed. Other sites could however potentially come forward, and design coding should therefore address potential future intensification through infill sites across the Borough.

REVIEW OF PRE-APPLICATION SUBMISSIONS AND PLANNING APPLICATIONS

A range of development proposals, submitted as planning applications or requests for pre-application advice, have been reviewed, with a focus on design advice provided by officers to understand the design issues prevalent across the Borough. In their feedback officers highlighted:

- The interaction of development of large sites at the edges of settlements with the Green Belt and rural landscapes, especially in prominent locations such as at Mapperley Plains and the importance of being sympathetic to the character of villages;

- The impact of development on the setting of heritage assets and importance of maintaining local character, in relation to conservation areas in particular, through layout and composition of buildings relative to the existing grain and pattern of development;

- Overdevelopment risks from infill development through proposals that are excessive in their building footprints and scale, height and massing. However, examples noted where an increase in height may be beneficial to create landmark buildings;

- Impact of development on the amenity of neighbouring residential areas through garden sizes and spacing between dwellings;

- Site visits and feedback suggest that greater weight would be welcomed in relation to design to ensure new development reflects existing built form and character;

- Although the Local Plan sets minimum density standards, this has to be considered carefully with the local character and context of surrounding development. This is important for smaller sites especially in areas where lower densities are intrinsic to local character. There are examples where flexibility has been afforded to lower densities due to site constraints;

- Requiring measures for achieving low carbon forms of development, through layouts that are more responsive to solar orientation, maximising connectivity and technical design standards to support a step change towards delivering more sustainable design and zero carbon development; and

- The importance of integrating blue and green infrastructure networks and their connection to the wider rural context, supporting low carbon development, climate resilience, and healthy and active lifestyles.

PRE-APPLICATION SUBMISSIONS AND PLANNING APPLICATIONS - KEY POINTS

- For larger sites, design issues raised relate to how development interacts with the edges of settlements with the rural landscapes, particularly at prominent edges such as at Mapperley Plains. Design principles referred to were high level urban design principles and not matters of how development reflects local character. For many sites, the built context is dominated by suburban development.

- For infill sites, key issues relate to the impact of over development – developments being excessive in terms of building footprints and scale, height and massing with potential to affect prevailing development patterns and their overall character and cohesiveness.

- Measures for achieving low carbon forms of development, as expressed in the Low Carbon Planning Guidance are to be factored into all new developments, to support a step change towards delivering more sustainable design and zero carbon buildings.

- Blue and green infrastructure are important elements to be considered in the design of developments to provide recreational opportunities, wildlife benefits, improve access to the countryside and build-in resilience to climate change.
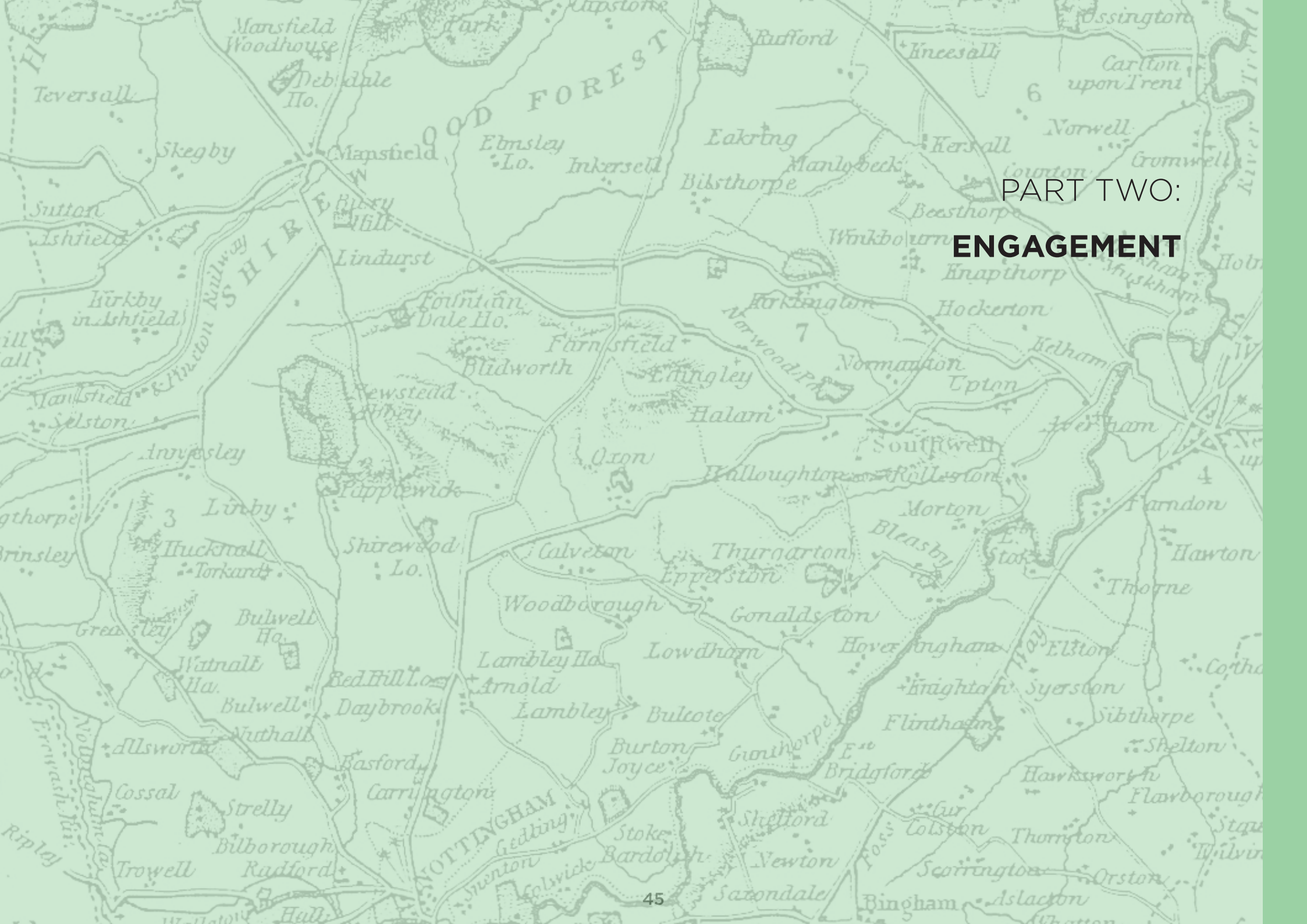
PART TWO:

ENGAGEMENT

OFFICER WORKSHOP

A characterisation workshop was held on 5th July 2022 at GBC's offices to invite officer perspectives on the areas of the Borough. The workshop was structured first with a presentation to set out progress that had been made with the Baseline Assessment workstreams and of the emerging findings which formed a basis for exploring and discussing key design issues with officers.

Areas of the Borough were identified where there are specific design issues. The strategic and housing allocations were discussed as being mainly adjacent to market or local authority suburban housing estates, often with inwardly focussed cul-de-sac layouts which feel homogenous and lack local character. Design responses, whilst being inherently responsive to high level urban design principles, tend to be driven by site constraints, technical standards and commercial considerations. Development at Mapperley Plains was discussed as an example, and whilst the housing is considered to be of a good specification and work with the requirements of the Development Brief, the design employs a commercial 'vernacular' expressing the housebuilder brand rather than local built form.

Within the urban areas and settlements, most development proposals are for smaller infill sites typically for up to 10 dwellings. Over time, development of these sites has generated concerns over their impact on the overall cohesiveness of the existing suburbs. Overdevelopment (i.e. excessive density, scale, massing, heights and poor amenity) is a frequent concern.

Figure 19: Whilst being built to a good specification, development employs a 'commercial' vernacular that expresses the housebuilder brand rather than reflecting local built forms. The images are from developments at Mapperley Plains.

In terms of measures taken to prevent overdevelopment, Policy LPD 34 forms part of the Local Plan to resist proposals on back garden sites to counter the trend of "garden grabbing". These issues are considered to be more pronounced in the more mature and attractive suburbs such as Mapperley and Woodthorpe. In Porchester Gardens the grid of streets defies the steep topography and plots are often separated by retaining structures. Although, development proposals here include more bespoke designs, including split level homes, key design issues include the design of retaining structures and overbearing impacts arising between stepped plots. Tree lined streets with larger houses in generous plots with mature gardens are considered to be key features that differentiate Woodthorpe and Ravenshead.

Officers consider that requirements to achieve more distinctive design is frustrated by their subjectiveness. Technical / standards based requirements (i.e. for density, amenity, highways, open space provision, ecology and surface water drainage) are measurable thereby helping to determine the design outcomes. However, a lack of local character or rather a context dominated by standard forms of development has encouraged further standard responses. Therefore, the Design Code has a role to address this and to provide clarity to developers on how to achieve better design with more local distinction.

Although some further evidence and detail is offered in Neighbourhood Plans and / or Conservation Area Management Plans, requirements to consider 'context' and 'distinctive' design remains subjective.

Officers therefore consider that villages would benefit from specific requirements, particularly to manage developments outside the conservation areas. The site at Dark Lane, Calverton, was raised as an example of where careful consideration was required to address how the north edge of the site interfaced with the conservation area and the wider rural edge.

Although some further evidence and detail is offered in Neighbourhood Plans and / or Conservation Area Management Plans, requirements to consider 'context' and 'distinctive' design remains subjective. Officers therefore consider that villages would benefit from specific requirements, particularly to manage developments outside the conservation areas, such as at the site at Dark Lane, Calverton. This site was raised as an example of where careful consideration was required to address how the north edge of the site interfaced with the conservation area and the wider rural edge.

In response to the growing low carbon agenda, officers consider that there are key issues that are likely to arise more frequently – examples referenced included the installation of photovoltaic arrays on buildings that contribute to local character, location of heat pumps and renewable energy installations and electric vehicle charging infrastructure. Whilst there is sometimes a tension between design and measures to lower carbon emissions, design coding has a role in balancing these issues. There is an opportunity to require designs to embed sustainability in terms of, for example, composition of land uses, housing mix, encouraging active travel, integrating green and blue infrastructure, working with the landscape setting and achieving biodiversity net gain.

Overall, officers consider that the issues raised underpin a requirement for a Design Code that can be applied as a practical and proactive tool that sets clear, locally specific requirements. In terms of scope, officers consider that the Design Code should be able to improve the range and quality of proposals from small plots to large strategic allocations, and also to include other land uses, such as mixed use and commercial developments.

To be implemented successfully, officers consider that the Design Code should be a key consideration from the outset, informing land acquisitions and the following design process - including pre-application stages - to identify at a site specific level the design aspirations for a site and issues that need to be considered. As part of this early application the future Design Code, officers consider that applicants should be able to demonstrate a comprehensive understanding of a site, with evidence of physical visits to the site and surrounding areas to support appraisals. Officers also consider that applicants must be able to demonstrate that they have followed the Design Code, such as through design compliance statements or checklists.

OFFICER WORKSHOP - KEY POINTS

• Although development designs for large sites respond to high level urban design principles, their designs are determined more by technical requirements and site constraints rather than local character. Lack of guidance on embedding local character currently reinforces a reliance on measurable standards.

• Within settlements, proposals to develop infill sites have generated overdevelopment concerns. Development proposals on plots in locations with significant level changes have further raised concerns over amenity impacts on neighbouring properties.

• There is an opportunity for the Design Code to provide clarity to developers on how more locally distinctive design can be achieved. What is the essence of Gedling and how can this be conveyed in a series of requirements that are easily applicable and demonstrable through the design process.

Figure 20: Screenshots of the online digital platform launched on 12th July developed by Participatr

- With evolving technologies having a key role in meeting lower carbon objectives in new development, the Design Code will be key to ensuring their successful integration into new and existing built form whilst managing potential impacts to local character. There is also an opportunity for requirements for sustainability to be embedded in wider placemaking considerations drawing on the principles for 20-minute neighbourhoods.

- Officers consider that the Design Code should be structured such that it can be flexibly applied to the full range of development proposals, from infill sites through to large strategic allocations, as well as cover mixed use and commercial development.

- To be implemented successfully, the Design Code should be considered at the outset of the design process. Applicants should be able to demonstrate a comprehensive understanding of the site and show how they have met the Design Code requirements, through a checklist or compliance statement.

COMMUNITY AND STAKEHOLDER CONTRIBUTIONS

The first stage of proposed community and stakeholder engagement, that forms part of the wider Engagement Strategy in Appendix A has been undertaken with the purpose of gathering insights into the strengths and weaknesses of the built environment across the Gedling Borough and mapping them to inform the identification of Settlement Types to structure the emerging Design Code. The engagement has also sought to gather insights on key design issues from stakeholders and local communities.

A wide range of stakeholders were invited to contribute to this exercise, including residents, elected members, special interest organisations and council officers. The engagement was undertaken using a Digital Platform set up by Participatr. The platform was established as the main means to engage with stakeholders, encourage participation and provide updates with progress. The platform is also intended to provide a tool for future engagement as part of the next stage of preparing the Design Code. Full details of the Engagement Strategy have been provided by Participatr (please see Appendix A).

The Digital Platform was launched to facilitate public participation during this baseline assessment stage. It was designed to include an interactive map for participants to respond and highlight aspects of the built environment that they like, dislike or would want to change – focussing on key elements such as streets, buildings and public spaces. Those responding were also given the opportunity to submit photos and 'like' other entries or suggestions made by others.

The digital platform was launched on Tuesday 12th July 2022, supported by a press launch, street posters, direct contact with stakeholders and promotion on GBC's website. Responses were invited over a six-week period, closing on Friday 19th August 2022. The platform remains open to allow people to continue to interact further.

Over the engagement period the website attracted 1,400 visitors and 350 contributions were made, predominantly from people living in the suburban areas of Nottingham located within the Borough. The majority of platform visits came through Facebook, other social media platforms and GBC's website, suggesting that community organisations and participants have shared links to the 'Place Gedling' platform organically.

This first stage of engagement was designed to be kept as open as possible to ensure local views were fully captured. Ongoing engagement with communities and stakeholders is planned to continue into the next stage of Pathfinder Project as the vision and strategy for the Design Code emerges. This will allow more targeted discussions to take place to help shape specific requirements to be captured in the code.

COMMUNITY AND STAKEHOLDER CONTRIBUTIONS - KEY POINTS

- Certain vacant or underused sites and buildings were highlighted as potential future redevelopment opportunities in the urban areas.

- Whilst many comments were focussed on the operational quality of open spaces - provision and maintenance of facilities and equipment - the essence of these comments suggest spaces that are better integrated as part of wider blue and green infrastructure networks are more successful in promoting active lifestyles.

- Many responses related to highway and junction design issues such as: traffic calming, traffic speeds, the condition and maintenance of surfaces and parking issues. Whilst most of these points relate to operational issues, the Design Code can enforce good street design that embraces placemaking principles and thereby can have a role in addressing the issues raised by respondents.

- Comments relating to the quality of the public realm were received. The Design Code has an opportunity to address these through setting out street typologies, soft and hard landscaping principles and how to successfully integrate blue and green infrastructure into the public realm.

- A relatively limited number of responses focussed on the design of housing developments. The comments submitted focused on themes such as the attractiveness of street trees, verges and hedgerows as well as highlighting issues over density and amenity. There were positive comments on the recent development completed at the allocated site at Mapperley Plains for its "vernacular" design whereas negative comments were received in relation to schemes delivered elsewhere in the Borough during the 1960s/70s.

- Comments were received relating to the offer of local facilities in the town centre, local centres and precincts which also referred to the quality of buildings and shopfronts.

- It is anticipated that further engagement will be guided by the emerging Design Code vision and strategy, with more targeted engagement planned around the specific requirements to be captured in the code.
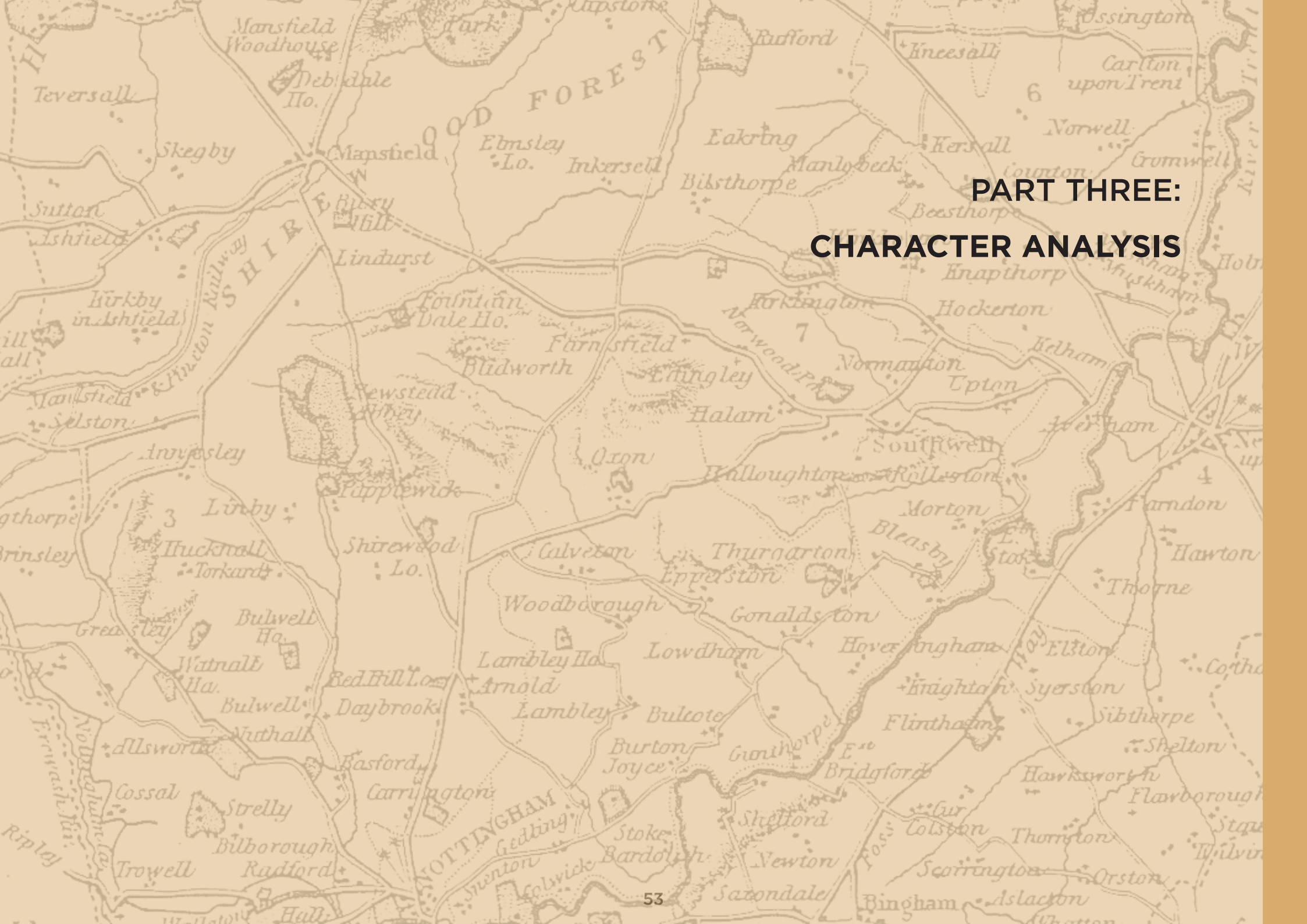
PART THREE:

CHARACTER ANALYSIS

APPROACH

A key part of the Baseline Assessment has involved undertaking a Character Analysis of the Borough. This has been undertaken by Proctor and Matthews Architects with the support of DLA. The analysis has involved desktop research from a number of sources to explore the Borough's topography, geology, sources of local building materials, soils, landscapes, historical mapping and aerial images. The desktop research has also been supported with figure ground mapping and wider GIS mapping, much of which supports the Policy Analysis in Part 1 to understand planned growth and the Green and Blue infrastructure networks. Site visits have been the most fundamental element of this process to explore the urban area and rural settlements of the Borough. The site visits also included visits to a number of key sites allocated in the Local Plan, including sites under development and also smaller infill sites identified in the Borough Council's SHLAA that have either been completed or commenced.

This has allowed the study to get a good feel for the changes in character across the Borough and also of the design quality of new development on both large and smaller sites, reflecting on the review of development proposals and inputs from officer stakeholders.

A further useful resource that supports this analysis includes a publication entitled "The History and Heritage of Gedling Borough". Prepared by Gedling Borough in 2019, as part of the Gedling Borough Heritage Brought Alive project. The document brings together a collective account of the history of the Borough's settlements and landscapes.

The Character Analysis has led to a number of key themes, which are important for informing the identification of Area Typologies in the Borough. It has also allowed for the Character Analysis to be able to focus in more detail on locations of the Borough where the elements of design and placemaking are more unique and distinctive. It was considered that focussing on areas that are less distinctive would be of limited value, as it was unlikely that there would be any positive key features that could be captured and used to inform the emerging Design Code . Therefore, the narrative offered in the key themes are considered to be appropriate for providing an overview across all parts of the Borough and context for the analysis to focus on the more distinctive parts of the Borough identified. This further detailed analysis, provided by Proctor and Matthews Architects and supported with inputs from David Lock Associates, is set out in Appendix B.

Figure 21: View from the prominent ridge at Mapperley Plains of the rolling landscape.

Figure 22: Topography of Gedling (https://en-gb.topographic-map.com/maps/b9/England)
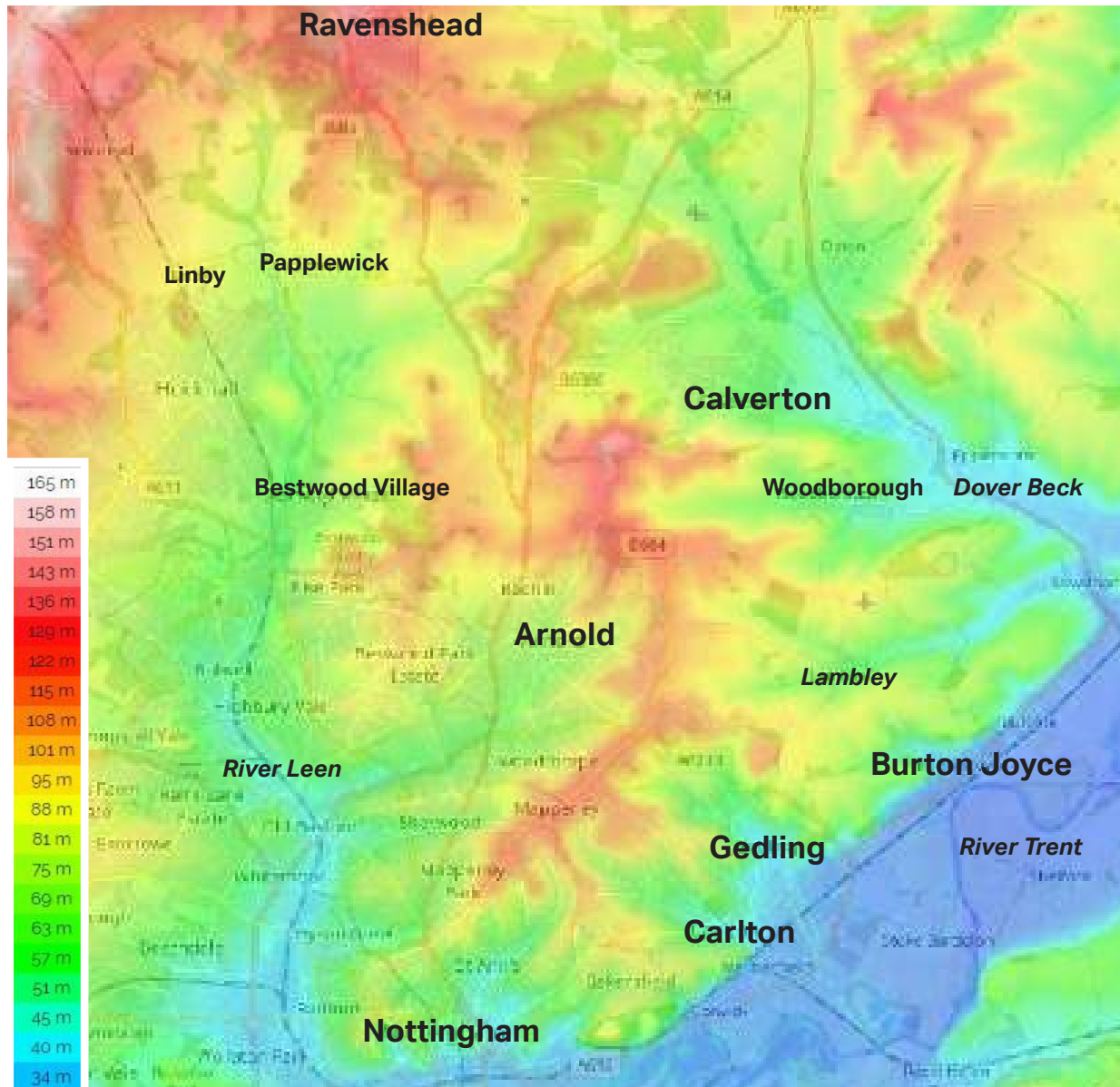
KEY THEMES

Topography - studies of the topography of the Borough has revealed a pattern of undulating landforms of ridges and valleys from the north towards the Trent Valley. A north-south ridgeline is particularly notable for containing suburban growth to the north and east of Arnold. Further south, development covers this ridge as well as ridges and valleys that span from this main ridge to the Trent Valley at the southern edge of the Borough. The distinctively low lying nature of the Trent valley and function of the River Trent as a navigable waterway has influenced the location of the more industrial focussed settlements of Netherfield and Colwick where a significant amount of employment and commercial development has taken place alongside continuing urban expansion at Teal Close.

KEY THEMES

Geology & Materials - keuper marl is the main component of the deep red local brick which is the dominant material used in the most historic parts of development in Gedling Village, Calverton, Woodborough, Lambley, Burton Joyce and Stoke Bardolph. To the west of the borough is an area of limestone which has been used as a building material in villages to the north-west of the Borough at Linby and Papplewick. Traditionally a red pantile was used on the roofs.

Materials palettes used in later development have become more reliant on mass produced products with a wider variety of standardised bricks that vary in texture and colour, slate and concrete tiles and more recently slate-effect tiles. Larger scale developments rely on modern cladding systems which vary to include mass manufactured brick, panels, glazing and more basic metal profile systems. Over time materials used have become less local due to the availability and value of mass manufactured materials.

Figure 23: Examples of local materials as recoded by Proctor and Matthews in its detailed Character Assessment (Appendix B).

Historic Village Morphology - studies of the historic villages have shown that they are mostly medieval street villages with narrow plots perpendicular to the main street. The farm buildings tend to have gables to the main street, which provides for an interesting street scene, with plots accessed off lanes, tracks and pathways, which capture views out to the rural fringe. Further studies are presented in Appendix B.

Framework Knitting - The Borough of Gedling has a unique industrial archaeology of framework knitting with distinctive workers cottages and workshops either from converted farm houses or purpose built, sometimes within their own distinct orthogonal arrangements, which characterises how the historic villages have evolved from their agricultural origins.

Figure 24: Examples of development in the historic villages and the relationship of buildings to the main street

Figure 25: Examples of Framework Knitters Cottages and the relationship with buildings to the main street

KEY THEMES

Planned mining villages - The Borough of Gedling has some orthogonally planned mining villages, distinct from the historic agricultural villages and include Bestwood Village and Newstead, including developments that are arranged around shared communal open spaces and facilities.

Colliery Housing – Bestwood Village is the most distinct example of housing in the planned mining villages, built in short brick terraces with slate roofs, with features that create an architectural consistency and sense of community living. Landmark buildings use the same materials to create a consistent architectural styling and character.

Urban Settlements – Arnold, Netherfield and Carlton were once district settlements which have become encompassed by expansion outwards from Nottingham City. Gedling village, despite experiencing some infill development and urbanising highway standards of the main street, retains much of its historic form and buildings that relate to its history of agriculture and framework knitting. Its character is more akin to the other historic villages that remain in the rural area and differs from Arnold and Carlton that have changed to varying degrees to function as town or local centres. In Arnold town centre much of its fine historic grain has been replaced by buildings to suit larger retail formats and commercial activities and community functions, whilst the remainder has been adapted for smaller retail and commercial units. Carlton Square, in becoming a local centre to support the growing suburbs, was significantly impacted from the 1960s by comprehensive development, which is

Figure 26: Examples of the development in the planned mining villages including the distinctive terraces providing an architectural consistency

significant in scale and unsympathetic to the original grain of small buildings. Netherfield originated as an industrial settlement to support industry close to the River Trent and has been less impacted by changes. As the settlement evolved with a local centre, it has retained its much finer grain of terraced forms that date back to the mid-19th Century, which have been adapted to provide smaller retail, commercial and community spaces. Meanwhile, other local centres, particularly those at Mapperley Plains, Carlton Hill and Gedling have emerged as shopping parades focussed on main road corridors to serve their suburban catchments. In context of the 20-minute neighbourhood approach, there are areas of growth that remain under-served outside the walking catchments of these locations that offer a critical mass of facilities.

Urban and Village Expansion – Much of the expansion, particularly during the 20th Century and today characterises much of the growth of the urban areas and the Borough's largest villages, including Calverton, Bestwood, Ravenshead and Burton Joyce. More functional housing characterises expansion that supported coal mining adjacent to Gedling and Calverton. Wider suburban expansion has occurred initially with by-law housing and planned suburban estates structured around green spaces. Housing estates of various forms and patterns have been influenced by trends that characterise patterns of suburban expansion in the periods they were built rather than local context. Whilst some differentiations can be made in their patterns and styles, they were driven more by the national trends influencing planning and design at the time. This includes more formulaic standard layouts driven by highway standards and standard house types offered by volume house builders, creating patterns of expansion that lack the local distinctiveness of those earlier settlements forms that are more distinctive. Over time, many of these estates which convey their own, albeit not locally distinctive design languages have been impacted by incremental changes in the form of extensions and other forms of minor development, many of which have benefited from permitted development rights and therefore not subject to design scrutiny.

Figure 27: Google Aerial capture shows how larger scale redevelopment and car parking has altered the grain of buildings in Arnold Town Centre.

Figure 28: Examples of housing that typifies urban expansion across the urban area and larger villages

Despite the overall lack of local and distinctive character across the suburbs there are localities of interest. They include Porchester Gardens – where former allotments have been individually developed as plots for housing on a steep hillside. Whilst the design of individual homes may not be locally distinctive, they are more bespoke, having been developed by small builders and with designs that respond to the challenging topography, often with split level forms, whilst generally following basic rules for plot densities and setbacks. Its history and evolution as a residential area with such a wide mix of individual houses that respond to the challenging topography provides interest. In Woodthorpe where there are large houses sited in large lots with mature landscaping with tree lined streetscape and consistent boundary treatments they create an attractive environment. Ravenshead, that evolved as a commuter settlement during the 1970s and 1980s, and whilst much of its growth is also typified by suburban forms, the western edge benefits from retained woodland that provides an attractive setting for the large individual houses that have been developed on large plots with mature landscaping. These are the residential environments that have evolved to be more attractive, in contrast to the wider suburbs that otherwise lack any distinctiveness. In the context of this character assessment, it is considered that there is little value to be gained in studying the character of these less distinctive areas if they cannot reveal any features of value to inform Design Code requirements.

Figure 29: Development of individual plots on a steep street

Further growth is planned or proposed in locations that are mainly at the edges of the urban area and the large villages. Some of these sites are being developed or are subject to proposals. For those sites where proposals are yet to emerge, there is an opportunity for development to be local and distinctive – a key rationale for Design Coding. Elsewhere, as evidenced by the SHLAA, other forms of development are likely to be developed on smaller sites within the existing settlements and they are more likely to be reliant on local context whether it is distinctive or otherwise to inform appropriate design responses.

Landscape Character and Green and Blue Infrastructure
- Open farmland is the dominant setting for the historic villages with regularly shaped hawthorn hedged fields, particularly to the east and south of the Borough, with an undulating landform between the ridgelines that structure the majority of the settlements. To the north of Arnold the landscape becomes more wooded, relating to the historic extents of Sherwood Forest, which has an influence on the more woodland character of Ravenshead. To the west of the Borough, the limestone ridge is recognised as a key feature, characterised with rolling farmland enclosed by hedgerows plantation woodlands, historic estates and parkland, and is reflected by the building materials used for the more historic built forms of Papplewick and Linby.

The main street of historic villages follow the valley floor and watercourses such as in Linby , Woodborough and Lambley, which add interest and character. In Linby, the watercourse combines with linear green space to become a key central structuring feature that characterises this village and provides a historic example of how blue and green infrastructure can be well integrated with development.

Linear plots are often perpendicular to the main street within historic villages. Narrow gabled frontages of buildings often link onto the main street with regular connections to open farmland drawing the landscape into historic settlements. These connections to the surrounding countryside are often via lanes that provide links to open spaces, orchards and paddocks.

Figure 30: Linby, where the green space and watercourse are key structuring features of this village, creating a central space framed by buildings built with local limestone

Subsequent expansion, particularly with larger and more suburban forms of development arranged around cul-de-sacs, have failed to follow this locally distinctive pattern creating hard, impermeable edges, especially where the edges of development are defined with rear boundaries.

Within the urban area, green spaces are comprised of areas of amenity open spaces, recreation grounds and parks, many of which are fragmented and lack overlooking, being framed by rear garden boundaries – exceptions include Arnot Hill Park with its variety of amenities which provides a setting for a number of buildings including the Borough Council's offices.

Figure 31: Example of an attractive tree lined street at the edge of Woodthorpe

Gedling Country Park is also an attractive asset, transforming the legacy of colliery activity at Gedling as part of a wider regeneration effort connected to the development of Chase Farm and is linked to the wider rural edge. To the north and east of Arnold, green space extends from the north between existing and planned residential areas to form The Hobbucks Local Nature Reserve, which over time will become complemented by restoration works following quarrying activity at Dorket Head Quarry that will connect the reserve to the wider countryside. Recent development to the north of Arnold west of Calverton Road has been structured with green corridors, that integrate SuDS and spaces to connect to Churchmoor Lane to allow for green infrastructure to penetrate into the urban edge.

Continuity of landscape features otherwise rely on former railways and tree lined streets that line some of the main roads and residential streets that create a positive sense of character. At Porchester Gardens and Woodthorpe, tree lined streets and hedges prevail to underscore their attractiveness. Elsewhere, street trees and other landscape features help to soften the setting of the less distinctive suburban environments.

Around the edge of the urban areas there is a general transition from the north of Arnold from woodland being a greater setting and landscape character feature to more open areas of farmland that allow for more open and panoramic views, especially from the ridge at Mapperley Plains and undulations towards the Trent Valley. Physical and visual connections at this urban rural edge are greatest where existing streets define the urban and rural edge.

Although there are examples where new development has sought to create a positive outlook at the rural edges, many developed edges are defined with rear impermeable boundaries limiting the integration of development into the countryside. Having considered the Blue Green Infrastructure Strategy, there is an opportunity for development at key sites along the interface between the urban edge and countryside to be better physically and visually connected to the wider green space network and watercourses.

Street Character - The Borough contains a range of memorable streets which are more pronounced in the villages. The main streets have houses set close to the street edge, often with limited or no thresholds to provide a good sense of enclosure, with lanes running perpendicular to the rural edges. The sense of interest is also enhanced with a variety of boundary treatments and landscaping that contribute to a mix of views that enhance a sense of local character. At Bestwood Village there is a consistent street line which contributes to its character as a planned mining settlement.

In the urban areas, there are some attractive examples of tree lined streets. However, main streets are often dominated with traffic. This can have a severance effect on some of the areas of activity such as the local centres of Mapperley and Carlton Hill.

Elsewhere, in many parts the streets standard design reinforces a suburban character. Cycling infrastructure is limited and the walking experience is adversely affected by the quality of pavements and vehicle pavement parking, and the cumulative impacts of traffic management measures, utilitarian street furniture and signage clutter.

Figure 32: Main Street, Woodborough, with a mix of buildings, boundary treatments and landscaped edges creating visual interest and contributing to a positive character

Figure 33: Plains Road through its width and high traffic volumes has a severance effect on Mapperley local centre

As urban expansion has taken place, patterns of streets have evolved but driven by changes in standards. Earlier suburban growth can be characterised with regular or linear blocks. At Porchester Gardens, the street grid unites the area and provides for optimum connectivity. In Woodthorpe, mature landscaping of large plots and tree lined streets provides an attractive leafy character. In the 1960s and 1970s layouts became more homogeneous and introverted . They include 'Radburn' layouts that sought to segregate vehicle and pedestrian movements which have created confusing layouts. Street hierarchies with cul-de-sacs, have also created layouts that are less permeable and legible. Although more recent developments have sought to create more permeable patterns of movement based on connected street networks, adherence to residential highway design standards are creating street hierarchies which exhibit similar approaches to widths, geometries and surface treatments that ultimately undermine their potential to be designed as individual places and be legible.

Figure 34: Adherence to street hierarchies, suggested by highway standards undermine their permeability by making them less legible

CHARACTER ANALYSIS - KEY CONSIDERATIONS

- From the key themes identified it is possible to distil areas that are similar in character across the Borough into a number of Area Typologies. Broad distinctions can be made between the urban area and the villages which can then also be differentiated in their origins as agricultural settlements, coal mining villages and also the development of the commuter settlement of Ravenshead. The Character Analysis, alongside the wider assessment, also suggest that within these settlement types, there is a finer grain of Area Typologies that can be identified in a Coding Plan. In this context, Part 4 set outs how these Settlement Types and Local Area Typologies could form a proposed Coding Plan.

- From the Character Analysis there are parts of the Borough where development is more responsive to its setting, with structures and forms that are more distinctive and unique to the Borough - these are mainly focused in the villages that have their origins in agriculture, the framework knitting industry or formed later as planned coal mining settlements.

- In the urban areas and those villages that have experienced significant expansion, developments can be best summarised as being of their time and therefore lacking the features that help to define the more local distinctive character of the villages. For these areas, further detailed studies of their character cannot be justified if they cannot inspire high quality and distinctive design within the emerging Design Code requirements. There are exceptions, which deserve focus including locations such as Gedling Village and the more mature parts of the suburbs that include Porchester Gardens and Woodthorpe, where a combination of the block patterns, built form, topography, streetscapes and landscaping provide interest. Similarly Ravenshead, whilst originating differently as a commuter settlement, has an area where the lower density built forms and woodland setting provide interest.

- Whilst these themes are important for informing the identification of Settlement Types and Local Area Typologies across the Borough, they are important for enabling the Character Analysis to focus on the areas that are more locally distinctive. In this context the detailed character analysis has been more selective in focusing on the areas of distinctiveness. The detailed analysis is set out in Appendix B of this Baseline Assessment. It is recommended that this analysis informs the Design Code. It has the potential to enable designers involved in forming new development proposals to gain an appreciation of the Borough, of Gedling Borough's built form and landscape heritage. During the design process, this analysis as part of the Design Code would provide a valuable starting point for informing the analysis of individual sites and to inform the design strategies for masterplanning, design coding and architectural design language of new proposals in the Borough.

- Whilst through the baseline work the Design Code requirements are drawn from certain parts of the urban area (i.e. Porchester, Woodthorpe and Gedling), the intention is for the code to be used to improve design across the whole borough.
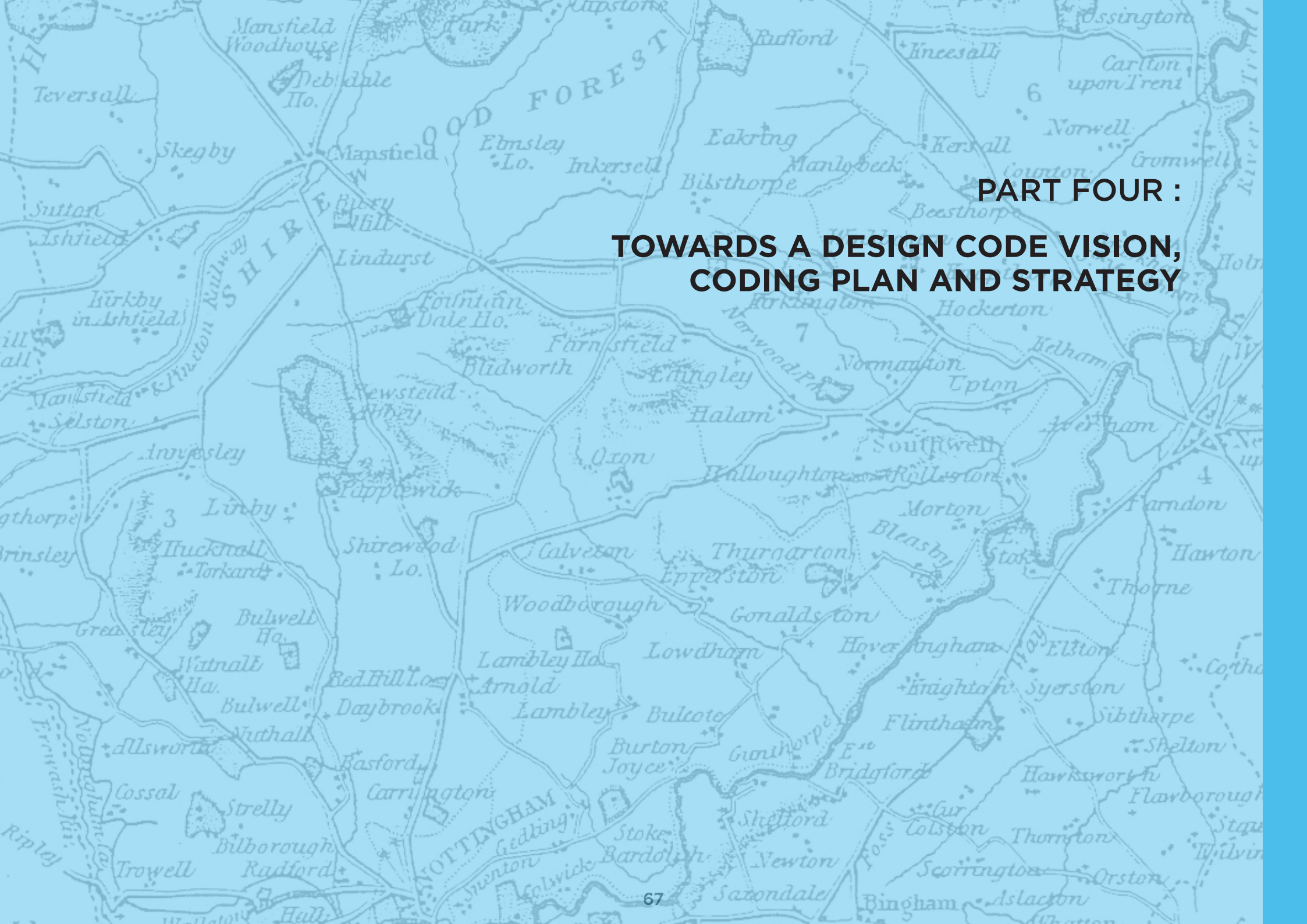
PART FOUR :

TOWARDS A DESIGN CODE VISION, CODING PLAN AND STRATEGY

This Part of the Baseline Assessment aims to outline a potential Vision, Coding Plan and Design Code Strategy that will be key to producing the Gedling Design Code. It also sets out the next suggested steps for engagement and provide a summary of feedback received from the Design Council Review Panel on the Baseline Assessment and proposed approach.

DESIGN CODE STRUCTURE

Figure 35 sets out the potential structure of the Design Code. It suggests that the Design Code will be led by an overarching **Vision**, supported with a **Coding Plan**, **Design Code Strategy** and **Overarching Principles** to provide a context for Design Codes to be focussed on four key **Settlement Typologies** and **Local Area Typologies** that have been identified and set out in the Coding Plan.[1]

Vision

According to the NMDC, the Gedling Design Code will need to be based on a Vision for how the Borough will develop in the future. The Vision statement should set out specific aims for the Design Code that needs to be aspirational and set the context of subsequent development.

For Gedling, the emerging Vision should reflect the key objectives of the Borough and therefore seek to achieve a step change in the design quality of new developments, as guided by the existing policy context, but also a clear set of design requirements that are locally specific to different localities.

The design requirements must also be responsive to the key design issues and potential for change, not just in terms of character but also in seeking to integrate blue and green infrastructure and encourage layouts of buildings, streets and spaces that align with 20-minute neighbourhood principles and achieve low carbon objectives.

Achieving the Vision will require developers to capture and reflect the essence of the Boroughs distinctive features of place to inform new development proposals, particularly for large sites that are less well informed by their immediate context.

Core to the Vision will be to create a Design Code that is effective, easy to understand and can be used by a wide audience including officers, developers, consultees and the wider community. Finally, the Design Code Vision must align with the Vision expressed in the Local Plan – the Part 1 Aligned Core Strategy and Part 2 Local Planning Document.

1 *Please see the Glossary at the end of the document.*
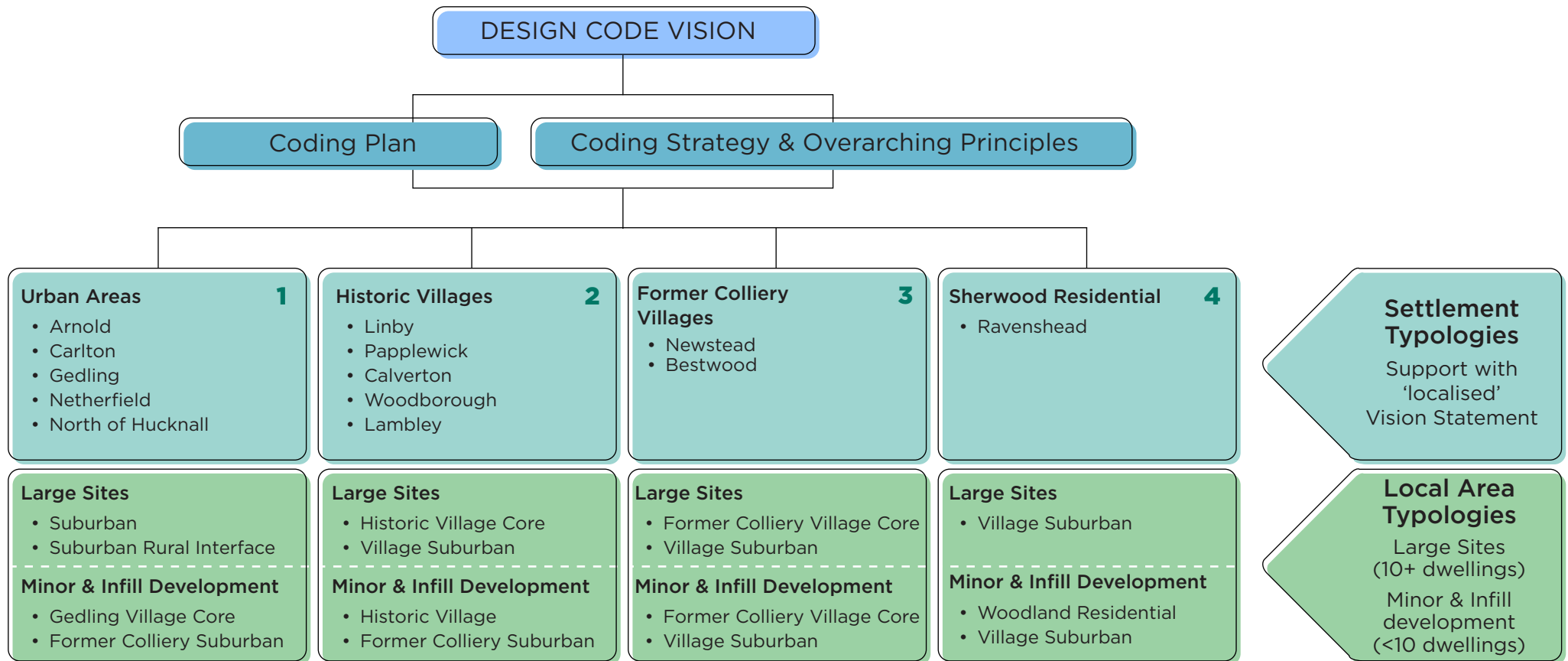
Figure 35: Potential Design Code Structure

THE CODING PLAN

According to the NMDC, the baseline analysis should feed into a plan that shows areas of the Borough where the Design Code will apply along with the distribution of area types. The Coding Plan should also show major development sites based on local plan allocations.

For Gedling Borough, a key starting point was to break this down and identify the types of settlements across the Borough.

Settlement Typologies

The distinction between density typologies set out in Part 2 Local Plan – Policy LPD 33, suggest that the Borough can be subdivided into three Area Types: suburban, low density rural typologies and high density rural typologies. The villages can be further defined as Historic Villages, with their origins in agriculture and framework knitting, or former colliery villages. However, with Ravenshead being characterised as a commuter village, developed mainly in the 1970s and 1980s, it contrasts with other villages. Set within woodland that forms part of the historic Sherwood Forest we feel this should be defined separately as a Sherwood Residential.

In this context, it is considered that the four types of settlements initially referred to as Area Types should be renamed to aid understanding. Therefore, it is proposed that these four areas are referred to as **Settlement Typologies** to form an upper tier of a structured hierarchy in the emerging Design Code.

Figure 36: Proposed Settlement Typologies
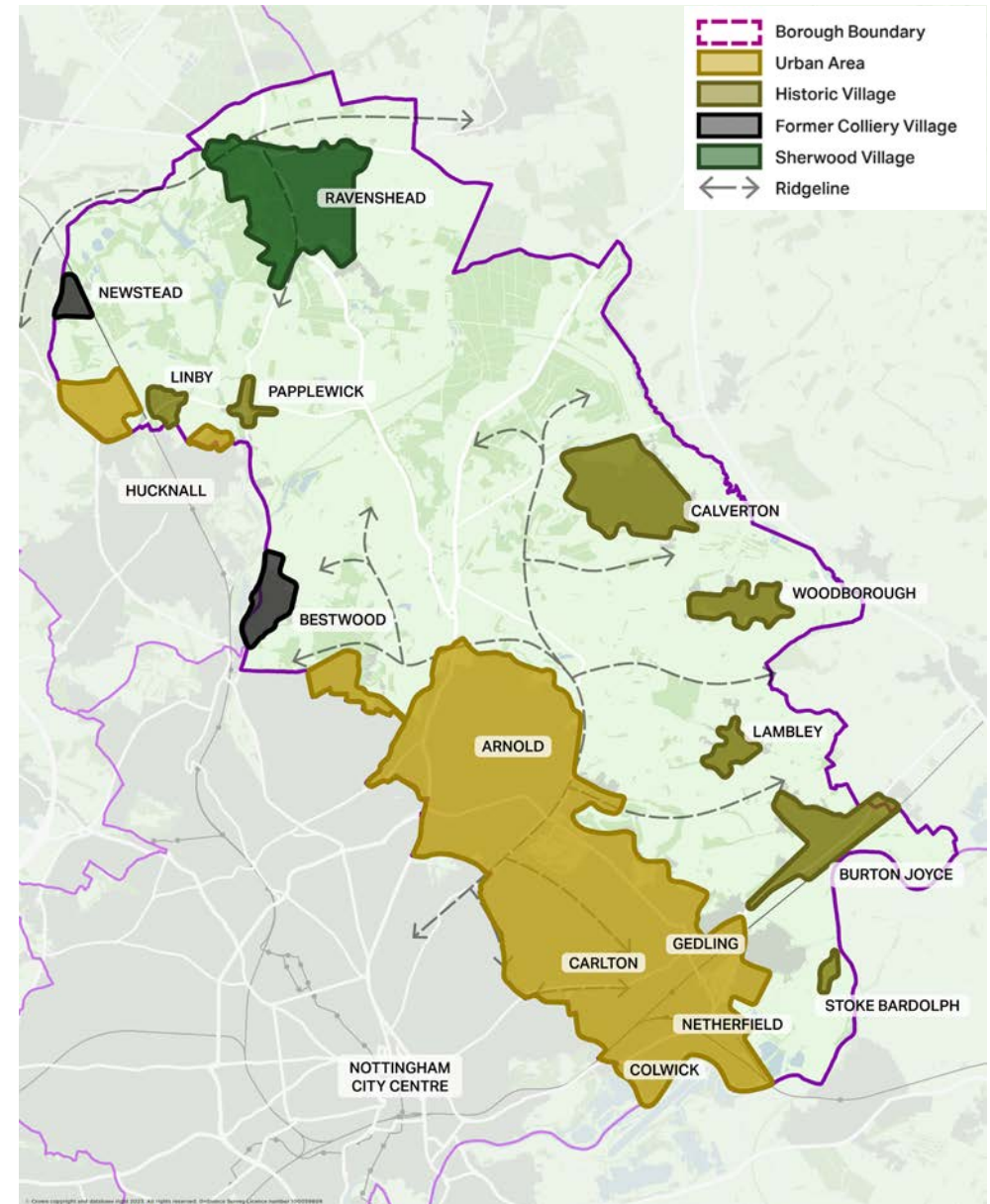
SETTLEMENT TYPOLOGIES

1. **Urban Area** – represents the main urban area of the Borough. It also includes land to the north of Hucknall, where development is planned to facilitate growth of this town on sites within Gedling Borough. There are a wide number of Area Typologies that have been identified.

2. **Historic Villages** – these are the settlements that lie outside the urban areas that have their origins in agriculture and framework knitting. They include Linby, Papplewick, Calverton, Woodthorpe, Lambley, Burton Joyce and Stoke Bardolph. Some remain relatively compact, contained by Green Belt, with limited expansion and are, therefore, simply characterised as a Historic Village Core. Larger settlements, such as Calverton and Burton Joyce also include Historic Village Cores but also additional Area Types that characterise the areas of expansion. Calverton for instance comprises Former Colliery Suburbs and Village Suburban Local Area Typologies.

3. **Former Colliery Villages** – these are the settlements that lie outside the urban areas that have their origins in the colliery industry. They include Bestwood Village and Newstead as well as Village Suburban Local Area Typologies.

4. **Sherwood Residential** – this captures Ravenshead, the commuter village developed in the 1970s and 1980s that cannot be characterised either as a Traditional or Former Colliery Village and therefore forms a fourth Settlement Typology. Although much of this village can be characterised as Village Suburban, part of this also has a more distinct area influenced by a more woodland setting.

Figure 37: Plan of the Borough with Area Typology Classification

Local Area Typologies

In terms of a Coding Plan the plan that shows the Settlements Typologies in Figure 37 is supported with a plan that shows the Local Area Typologies which sit within these Settlement Typologies . This responds to the hierarchical approach to detailing the Code.

The Local Area Typologies provide an opportunity to create specific design coding advice for new development. A summary of these Local Area Types, as informed by the Baseline Assessment is set out below, and their strengths, weaknesses, opportunities and threats have been explored in Appendix C with considerations of the potential scope and focus of the Design Code.

- Borough Boundary
- Suburbs
- Mature Suburbs
- Suburban-Rural Interface
- Town & Local Centres
- Retail & Commercial Shed Environment
- Historic Village Cores
- Former Colliery Village Cores
- Former Colliery Village Suburbs
- Village Suburban
- Woodland Residential
- Ridgeline
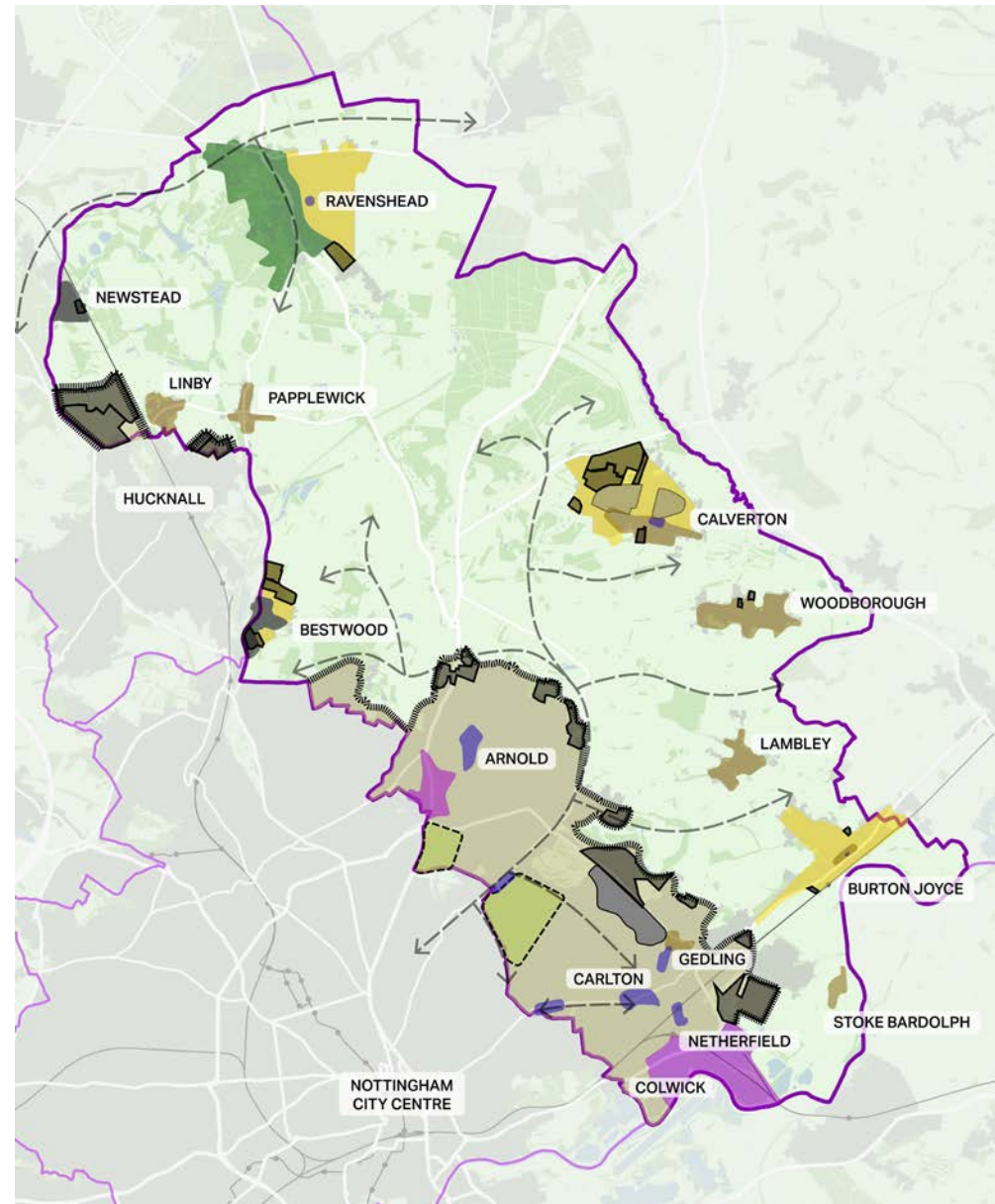
LOCAL AREA TYPOLOGIES - KEY CONSIDERATIONS

Suburban - comprise various periods of residential-led growth from the Victorian and Edwardian period to today. The overall character of development over this time is linked to the periods in which it was built and less informed by context, particularly the historic and distinctive forms of development that are most evident in Gedling village that lies within the urban area. In this context, there is limited value to be gained in further differentiating these urban areas into detailed Local Area Typologies. The mature neighbourhoods that interact in unusual ways with the changing landform are of most interest, with tree lined streets defined with developments that convey individuality or pleasing rhythms. Porchester Gardens and Woodthorpe are the most notable examples of the mature neighbourhoods, and therefore deserve to form a Local Area Typology of their own as **Mature Suburbs**. Most pressure for infill development and urban intensification is experienced on vacant, low density plots or redundant local facilities, mainly located in the mature neighbourhoods. In the steepest areas potential impacts of stepped plots separated by retaining structures on their neighbours are of particular concern.

Later **Suburban** expansion has become dominated by homogenous estates with layouts inwardly focussed around vehicular focussed hierarchies of access roads and cul-de-sacs. The most ominous are 'Radburn' inspired estates, built in the 1960s and 70s with confused fronts and backs, poorly overlooked and unattractive garage courts and left over spaces that may potentially form opportunities for infill. Overarching design principles would apply in the absence of key structural place design issues that could inform detailed design code requirements.

Otherwise, more recent developments that reflect urban design principles tend to be more focussed on responding to site constraints and standards and do not consider creating layouts or forms that reflect local distinction. Whilst there is some response to integrating green infrastructure the drainage features are less successful in being integrated into streets and multifunctional green spaces. Overall, the suburbs, with the exceptions noted above, are indifferent from others elsewhere outside the Borough. In this context, there is the scope for the Design Code to achieve a significant step change in the design quality of new developments.

Suburban Rural Interface – although this is not strictly a Local Area Type it is defined as a linear feature at the edge of the Urban Area to emphasise the interaction between the outer edge of the suburbs and wider rural landscape. Most strategic and housing allocations in the Borough are located at this interface where there is an opportunity for the Design Code to require developers to explore how, in integrating blue and green infrastructure networks, sites can be connected and integrated to the rural landscape. There is a valuable opportunity to create patterns of development, streets and spaces that reflect the wider locally distinctive forms in the Borough, particularly in the adjacent village settlements. There is also the scope for new development in these locations to support 20-minute neighbourhoods maximising connectivity to existing facilities, or where policy requires include local facilities in the land use mix that are accessible to surrounding communities that may lie outside the existing catchments of the town and local centres and local facilities.

Former Colliery Suburban - identify areas of growth at existing settlements that were developed to support the coal mining industry and include Gedling Colliery and Calverton Colliery and are quite similar to other local authority led housing built in the same period. They differ from the Former Coal Mining Village Cores in being more inherently suburban in character and not created as discrete settlements. There is an opportunity to address structural layout issues including limited car parking and left over spaces, which may require exploring potential interventions beyond the scope of the Design Code. Otherwise the Design Code would be focussed on encouraging context sensitive forms of development that are likely to occur in the form of extensions and alterations to arrest any further erosion of its overall cohesiveness.

Former Colliery Villages Cores - identify the historic cores of the Former Colliery Settlements and therefore, be defined to focus on the original planned structures of the higher density colliery villages at Bestwood Village and Newstead. They can be differentiated from the Former Colliery Suburban Local Area Typology as they are standalone settlements and offer more distinctive forms and character. Much of Bestwood Village is designated as a Conservation Area and benefits from additional guidance to manage the cumulative effects of extensions. In Newstead, there are two distinct areas of housing including older terraced rows that have confusing fronts and backs which may require further separate study to identify potential opportunities to simplify the layout, and a more geometrically planned residential environment featuring short terraces on larger plots. Land in Newstead is allocated for housing in the Local Plan and therefore the Design Code has a role in requiring developers to explore

how emerging designs can reflect the locally distinctive structure and built forms of the adjacent terraces and geometrically planned former miners housing. For Bestwood Village and Newstead, design efforts could also be focussed on retaining and enhancing the character of the village, ensuring the development of infill sites and extensions are context sensitive and do not detract from the distinctive character features.

Historic Village Cores are characterised by distinctive historic forms and lower density development that form the core of the Historic Village Settlements Typologies. Gedling Village is an exception which lies within the Urban Area Settlement Typology that has been absorbed by suburban expansion. Calverton and Burton Joyce are surrounded by subsequent expansion. The Historic Village Cores originated with agriculture and framework knitting with development creating an interesting composition of 'tofts' and 'crofts' and patterns of farmsteads and gables addressing the main streets, and lanes leading to the rear. As framework knitting grew, the Historic Villages Cores include development that specialised in this industry with the development of yards and shared courtyards or larger squares formed with housing with long horizontal openings of cottages for maximise natural light.

Some of the Historic Village Cores are designated as conservation areas and also benefit from additional design requirements set out in Neighbourhood Plans. Infill development in the villages have, in the main, generated more context sensitive responses than in the urban areas, expressed with more architectural features and materials that are evident in the immediate context. The smallest settlements have been unaffected by further expansion, with Policy 3 of the Part 1 Local Plan retaining

the principle of the Nottingham Derby Green Belt, which washes over these settlements, limiting development to infill sites within the village envelopes, and alterations and extensions. Design requirements for this Local Area Typology could be focussed on retaining and enhancing the character of the villages, ensuring the development of infill sites and extensions continue to be context sensitive and also ensuring that larger sites at the edge of the Historic Village Core Local Area Typologies achieve a sensitive interface that protects and enhances their local character.

Village Suburban – represent growth at Burton Joyce, Calverton and Bestwood Village that is suburban in character. As in the Suburban Local Area Typology in the Urban Area, development is dominated by suburban forms and lack any local distinctive features offered by the Historic Village or Former Mining Village Cores Local Area Typologies.

Ravenshead – the Sherwood Residential Settlement – is also notable for originating as a commuter Village Suburb during the 1970s and 1980s. Burton Joyce has experienced early inter war ribbon development along the A612 corridor. Low density plots in Burton Joyce and Ravenshead contribute to attractive residential environments and the Design Code has a role to retain and enhance this character with requirements to manage the scale and intensity of potential infill developments and extensions to existing homes.

In Calverton and Bestwood Village, suburban expansion is more reflective of the homogenous suburbs in the urban areas. Although, the most recent developments have sought to meet urban design principles, they remain relatively formulaic and anonymous in character and have not reflected the distinctive features of these settlements either in the layouts, built forms or material treatments.

Further expansion is planned at Bestwood Village, Calverton and Ravenshead, where there are strategic and housing allocations. In this context, there is an opportunity for the Design Code to require developers to explore how sites can be integrated with the rural landscape and appreciate and reflect the wider locally distinctive features of the settlements they are expanding. At Ravenshead, the natural landscape and woodland features may provide more of a context relative to the mining history of Bestwood Village, or the agricultural and framework knitting origins of Calverton. Otherwise, within the Village Suburbs there is potential to consider how the Design Code may encourage context sensitive forms of development that are likely to occur in the form of infill developments and extensions that are able to enhance the intended design language of these residential environments.

Woodland Residential is identified as an exception to the less distinctive characters of the village suburbs. It describes the edge of Ravenshead adjacent to the western side of the A60 corridor which features large dwellings developed within generous plots with mature gardens, most of which have retained trees that would have formed part of Sherwood Forest. To the west of the A60 woodland areas with scattered residential plots form part of the wider Newstead Abbey Park Estate.

Area Typologies to be excluded from the Design Code

A number of Area Typologies are to be excluded from Design Code. They include **Town and Local Centres, and Retail and Commercial Shed Environments**. In these Area Typologies it is considered that there are structural place-making issues that will not be resolved by Design Coding without first being the focus of more in depth analysis and masterplanning. In Arnold town centre, for example, the restructuring of the retail environment would need to be guided by an appropriate town centre strategy and masterplan to fully exploit its potential for change via a comprehensive planned approach. In the Retail and Commercial Shed environment of Daybrook for example, the Design Code would need to be linked to proposals to redevelop the current fragmented pattern of employment and commercial uses. Otherwise, as requested by officers, the Design Code will play a key role in considering the interface of developments between different uses to ensure that appropriate and compatible transitions between areas can be achieved.

Figure 38: Locations such as Arnold Town Centre, as shown in the Google Earth image, would benefit from a separate study to explore how it can best adapt to the structural changes to retailing that are affecting the town and their function and offer, potentially in the form of a town centre strategy and masterplan that will fully realise its scope for change and in turn provide an appropriate context for Design Codes that can support its delivery and embed high quality design.

Within the suburbs there are also areas of housing, including specific estates with design issues that will be difficult to resolve simply with Design Codes requirements unless there are further studies to identify more transformative interventions that can provide a robust context to inform Design Code requirements. The most ominous are 'Radburn' inspired estates built during the 1960s and 1970s.

Hence, although there is a role for the Design Code to set out requirements for redundant courts or making better use of left over spaces, more structural design issues, such as in the 'Radburn' type environments are considered best tackled with a comprehensive masterplanned approach. In developing Design Code requirements caution is required to ensure that requirements for developments of garage courts and left-over spaces do not undermine the wider potential for transformation in those locations with more structural place and design issues.

Figure 39: Daybrook, as shown in this Google Earth Image, has a fragmented pattern of development and would benefit from a separate study to explore how it could be remodelled to create a pattern of development that is better focussed on the network of streets and spaces, and has an attractive edge overlooking Arnot Hill Park. A masterplan for transformation would then in turn provide the context required for identifying Design Code requirements to encourage good design.

Figure 40: Whilst there may be opportunities for infill developments at left over spaces such as underused garage courts, some residential areas may benefit from a separate in-depth study to explore how more fundamental structural place design issues, such as those experienced with 'Radburn' layouts could be resolved through significant remodelling.

DESIGN CODE STRATEGY

The **Design Code Strategy** will be explored further and set out in more detail in the next Stage of this project as part of the Vision Statement. The emerging strategy is currently envisaged to set out three key **Design Themes** alongside **Overarching Principles** to apply across all the Settlement and Local Area Typologies.

More personalised coding for the **Settlement Typologies** will then follow on from that with specific principles for the **Urban Area, Historic Village, Former Colliery Village and Sherwood Residential Typologies** which might be accompanied by mini- Visions that are more place specific.

Sitting beneath, in hierarchical terms, would be the **Local Area Typologies**. These Local Area Typologies will also be fundamentally split into two categories - 1. Large sites and 2. Minor/Infill Developments.

KEY CONSIDERATIONS - DESIGN CODE STRATEGY PRIORITIES

1 **For all sites across the Borough,** the Design Code will require applicants to demonstrate how they have fully explored the potential for proposals to maximise their sustainability potential, particularly in the context of their potential to contribute to create 20-minute neighbourhoods, integrate blue and green infrastructure, and achieve low carbon objectives.

2 For key sites in the **Suburban-Rural Interface**, the Design Code will require designers to demonstrate a robust analysis of what is local and distinctive in the wider area and how the analysis have been translated into more bespoke and site specific proposals. The Character Analysis in Part 3, in forming part of the Design Code's supporting evidence, will enable designers to develop an understanding of Gedling's built form and landscape heritage. The Design Code, in drawing on this analysis will set out Local Area Typologies and principles for public realm, open space, landscaping and car parking, and streets and buildings that designers will be required to reflect in emerging designs.

3 For key sites that lie at the edges of the **Historic Villages** and **Former Colliery Villages** in the V**illage Suburbs**, the Design Code will require designers to demonstrate a robust analysis of what is local and distinctive in the wider area and how the analysis have been translated into more bespoke and site specific proposals. The Character Analysis in Part 2, in forming part of the Design Code will enable designers to develop an understanding of the built form and landscape heritage, of the settlement where development is proposed.

The Design Code, in drawing on this analysis will set out the relevant Local Spatial Typology to be used to structure design and principles for, public realm, open space and landscape and car parking, and streets and buildings that designers will be required to reflect emerging designs.

4 Retaining and enhancing the uniquely distinctive character of the **Historic Villages** and **Former Colliery Mining Villages**. In this context the Design Code is expected to focus on more modest infill proposals and more minor forms of development including extensions and other forms of development within the scope of planning control. With reference to the Character Analysis, the Design Code will set out key requirements that must be met when designs are created for infill sites.

5 In the **Suburbs**, the Design Code will identify specialist requirements for the design of infill proposals and more minor forms of development and their important role in nurturing residential quality. Coding is expected to focus on the more mature and attractive residential neighbourhood that are experiencing the greatest pressure for infill developments and where key constraints include steep and stepped sites, where concerns over amenity become more pronounced.

6 **Across the Area Types**, a key priority will be ensuring low carbon, climate resilient and biodiverse developments are built. In this context, the Design Code will set out requirements and strategies for creating low carbon biodiverse new communities, stitching into the existing green and blue infrastructure across the Borough.

BOROUGH WIDE PRINCIPLES

Borough wide overarching principles will be set out to support the Design Code Vision that are specific to the Borough but firmly linked to the ten characteristics that are set out in the National Design Guide and reflected in the Guidance for Area Types in the NMDC.

BOROUGH WIDE PRINCIPLES

Context – New developments will capture the essence of the Borough's most distinctive features and reflect this in the quality of development at new sites. It is envisaged that proposals for infill and minor developments will play a role in restoring and enhancing the intended design language of environments in the urban and village suburbs and historic character of the traditional and former mining villages.

Identity – New development in Gedling Borough will be

more distinctive with designs that reflect the identity of the Borough in their design, achieved by capturing and reflecting the DNA of the places that characterise the Borough's most distinctive built environments, alongside topography, landscape character, urban edge, valleys and ridges.

Built Form – The design of new development must be driven by the features that are distinctive to the Borough through the interpretation of forms, layouts, styles, materials, vernacular that are present in the Borough's settlements and applying them in a 21st Century context, achieving high standards of design that are able to achieve low carbon objectives.

Movement – New development will be required to optimise opportunities to be connected to public transport and walking and cycling networks. New developments will be required to include Borough specific movement and street hierarchies and street typologies that integrate SuDS, facilitate active lifestyles and support 20-minute neighbourhoods.

Nature – New development will be required to integrate natural green and blue spaces, support biodiversity net gain whilst providing opportunities for recreation and healthy living. A particular focus will be for large sites at the edge of settlements with the wider countryside, where they must be well connected with the wider network of blue and green assets within the adjacent rural edge.

Public Space – New developments will be required to create multi-functional streets that are safe, inclusive, secure and promote social interaction. Informed by the streets and types of spaces that best characterise the Borough's settlements. Learning from positive local precedents, new developments will integrate green spaces into the street networks to support the structuring of development and promote distinctive character.

Use – New development will be required to consider intensification, variety of activity, housing mix, schools, community facilities, local services – drawing on the principles for creating 20-minute neighbourhoods in a Gedling Borough context – including the role of strategic sites, their mix of uses and how they serve new and existing communities.

Homes and Buildings – New developments will be required to expand beyond the space standards suggested in the NMDC and seek to create Borough specific typologies, particularly: infill proposals on stepped sites on steep slopes; proposals adjacent to town and local centres and large scale retail and commercial developments; and more widely setting design benchmarks for major house builders that are distinctive to the Borough.

Resources – New development will be required to focus on the efficiency of buildings in terms of passive energy design and the integration of lower carbon and renewable forms of heat and power – part of a low carbon agenda that fits into a much wider holistic sustainability narrative.

Lifespan – New development proposals must consider opportunities for management and community participation – avoiding the problems created by large scale and single purpose forms of development with more adaptable developed forms and encouraging mechanisms long term stewardship to ensure that high standards of design remain and are not eroded by subsequent and often unsympathetic changes.

DESIGN CODING FOR SETTLEMENT TYPOLOGIES

Design Coding for each Settlement Typology is currently envisaged to be structured to set out Code requirements for large sites separately from requirements for smaller sites and other minor forms of development. This structuring aims to allow for the Design Code to be more specific in the requirements prescribed to large and small sites and their contexts. It is also anticipated that this approach will create a Design Code that is easier for developers and designers [who are envisaged to be principal users of the Design Code] to navigate and understand the Design Code which will support its practical application.

Manual for Masterplans and Design Codes

The National Model Design Code states in Step 2C: Masterplanning that it may be necessary to produce a masterplan as part of the design coding exercise for large sites identified in the Coding Plan. The approach proposed for Gedling differs. It is anticipated that a Manual for Masterplans and Design Codes for large sites (defined as 10 or more dwellings by the Borough Council) would be more appropriate for setting out clear requirements that must be met when masterplans / and or design codes are prepared to support large development proposals.

A Manual for Masterplans and Design Codes has the potential to require proposals for large developments to demonstrate how they capture the essence of the Borough's most distinctive features and to reflect them in the masterplans and design codes that developers will be required to produce to guide the development of large sites.

To achieve this, the Manual would act as a resource that is linked to the Character Analysis carried out in Part 3 and Appendix B to convey the key features of distinctive character captured and how they form spatial typologies for new development, which applicants must consider in creating development proposals that are more responsive and distinctive. Inherent will be expectations to integrate of development with the surrounding context with appropriate consideration of opportunities to integrate blue and green infrastructure to reinforce and enhance existing networks, align where possible with principles for creating 20-minute neighbourhoods and achieve low carbon objectives.

Relative to the masterplanning approach suggested by the NMDC, creating a Manual for Masterplans for each of the Settlement Typologies is a preferred approach for a number of reasons:

- There are a number of large site allocations in Gedling Borough. Preparing individual masterplans as part of the Design Code process for each site is likely to be time consuming and resource intensive, requiring a detailed and potentially technical analysis of constraints and opportunities to inform masterplan and Design Code requirements. This is a process that can be undertaken by applicants and in this context the Manual for Masterplans and Design Codes would make clear to developer the design expectation for large sites. They will also be valuable tools for officers for assessing proposals and for stakeholder and the wider community to inform responses to proposals. Overall Manual for Masterplans and Design Codes aim to be a valuable resource through the design process.

- The Manual for Masterplans and Design Codes would also offer flexibility. It will apply to existing, known and future sites.

- Furthermore it is considered that a Manual for Masterplans and Design Codes has the potential to be a practical tool that is easy to understand and apply by applicants in preparing proposals and also by officers to guide developers through the pre-application and application stages. Importantly it also needs to be accessible to stakeholders and consultees to inform their advice on more technical requirements and also to support any comments on the emerging design of development proposals.

Design Requirements for Local Area Typologies

The Design Code is also envisaged to include Design Requirements for smaller sites and also has the potential to encourage better quality proposals for more minor forms of development. Based on the SHLAA, most small sites are likely to come forward in the built up areas of existing settlements. Given the range of Local Area Typologies within the settlements and types of sites that may be found within them, Design Requirements and their place making objectives are expected to differ and therefore appropriate requirements will need to be identified that are capable of responding to a variety of contexts and achieve place making objectives to:

- Protect and enhance the enhance the character of the Historic Villages and Former Colliery Settlements with forms of development that are sympathetic to their character. This is likely to apply to small sites and other minor forms of development within the Historic Village Cores or Former Colliery Village Cores and sites in that have an immediate interface with these more distinctive Local Area Typologies. Requirements are also likely to be appropriate to encourage positive design responses for conversions (e.g. homes to flats) and alterations and extensions to avoid the potential for unsympathetic proposals to gradually erode their character.

- Nurture the mature suburbs with forms of development that are sympathetic to their character. Requirements are most likely to apply to infill sites in Porchester Gardens and Woodthorpe. Many opportunities are likely to take the form of vacant land, intensification of low density housing plots or the redevelopment of redundant local facilities. Design Code requirements must be able to address design issues raised by officers that are linked to the development of sites on steep slopes. They could also set out how development must respect prevailing densities and plot patterns, set backs and heights and with built forms that reflect the existing pattern of building types and integrate appropriate landscape, and boundary treatments. Requirements may also emerge to consider the design of retaining structures between and at the edges of plots and address potential visual and amenity impacts. Requirements are also likely to be appropriate to encourage positive design responses for conversions (e.g. homes to flats) and alterations and extensions to avoid the potential for unsympathetic proposals to gradually erode their character.

- Nurture the Sherwood Residential Settlement of Ravenshead, particularly the Woodland Residential Local Area Type with forms of development that are sympathetic to the woodland setting, ensuring that new development proposals respect prevailing densities and plot patterns, set backs and heights and with built forms that reflect the existing pattern of building types and integrate appropriate landscape and boundary treatments. Requirements are also likely to be appropriate to encourage positive design responses for conversions (e.g. homes to flats) and alterations and extensions to avoid the potential for unsympathetic proposals to gradually erode their character.

- Retain / restore the originally intended design language of estates in the wider Suburbs in the Urban Area and the Village Suburbs and Former Coal Mining Suburbs with context sensitive development. In these localities the SHLAA suggests that there are likely to be a range of small sites, many are more likely to include garage courts, left over spaces, or small scale brownfield opportunities (e.g. redundant public houses or similar in suburban locations). Other sites may also include opportunities for intensification. The approach differs from large scale sites, as respecting the immediate context, even with few distinctive merits, may be preferable to restore or retain and enhance the original design ethos. Requirements are also likely to be appropriate to encourage positive design responses for conversions (e.g. homes to flats) and alterations and extensions to avoid the potential for unsympathetic proposals to gradually erode their character.

DESIGN COUNCIL REVIEW PANEL FEEDBACK

The Baseline Assessment and emerging ideas for the Vision, Coding Plan and Strategy and structuring of the Design Code were presented to a Design Code Review panel appointed by the Design Council as part of a Stage 1 Review of progress towards the Design Code. A summary of the Baseline Assessment, together with progress at the time was presented at the Panel Review Meeting which was held on 14th December 2022.

Feedback was received from the Design Panel in January and the key points from this review are summarised in this section to help inform progress with the Design Code.

Strategic Summary

- The Design Code should integrate key features of the Borough that contribute to is character and reflect the Council's key objectives, recognising the changing topography and green and blue infrastructure.

- The Design Code must be clearly linked to the robust analysis that has been undertaken in the Baseline Assessment that should evidence the Code.

- The Design Code should be led by a legible vision for developers and the wider public and be concise and lively, integrating the concept for creating 20-minute neighbourhoods and also embedding landscape as a key influence of good design.

- The proposed approach to create a Manual for Masterplanning is commended as an alternative to creating masterplans for individual sites.

- The Design Code has a role to build relationships with developers, through the Council's developer forum during the design process, as well as with wider stakeholders and the community to put design quality at the forefront. Engagement is key to ensure that the Design Code is deliverable.

- In integrating the ambitious requirements for sustainability and achieving low carbon objectives, the Design Code must not conflict with National Planning Policies and wider standards but be aligned with existing and forthcoming requirements.

- Ensure that the Design Code is place specific and is able to recognise and emphasise cultural connections with place names.

Recommendations

The following recommendations expand on the strategic summary under a number of themes that were identified for focus.

Vision Statement strategy

Ensure the Baseline Assessment's analysis is distilled into key themes that can be translated into Area Codes to create a Design Code that is proactive, exploiting the opportunities for high quality placemaking.

State the ambitions for integrating blue and green infrastructure in strengthening local landscape character, contributing to an interesting and exciting vision.

Simple, concise and engaging vision that is connected to the local community.

Embed inclusivity recognising the importance of gender equality and accessible spaces recognising the challenges of the Borough's context such as the steep topography.

Divergence from National Model Design Code

The rationale for excluding some areas of the Design Code are accepted where they require further studies to underpin Design Code Requirements. Creating Manuals for Masterplanning is considered to be an innovative alternative to creating masterplans for individual large sites as suggested in the NMDC. They will need to be context based and relate to the communities and character. Opportunities for environmental regeneration will be important for communities affected by changes through post-industrial restructuring.

Design qualities of character and identity

Driving the engagement process with blue and green assets that communities are likely to attach great value as key elements of character to and consider how the Design Code can enable new development to provide opportunities for social interaction.

Ensure that the Design Code is positive and led by visions for what is desirable in terms of character objectives. In suburban areas embed elements of landscape value into the Design Code.

Identify examples of best practice in the locality to illustrate how proposals that are Design Code compliant will contribute to the enhancement of the character of localities and integrate new and existing communities.

Sustainability and Climate Change

Ensure that the Design Code is able to be focussed on sustainability and climate change in the round rather than a simple focus on standards to encompass all facets of design that can contribute positively towards the agenda for sustainable development and achieving low carbon objectives. This includes social and economic facets as well as environmental to ensure that the Design Code can seek to create inclusive environments.

Consider biodiversity net gain targets and also principles that underpin the formation of 20-minute neighbourhoods to support the creation of accessible green spaces that are also able to protect, enhance and connect wildlife.

Code Testing, Monitoring & Reviewing

The Design Code should be tested through collaborative discussions with stakeholders, ideally through Design Reviews – potentially by identifying code advisers representative of stakeholders that can continuously provide feedback.

Early engagement is encouraged with developers' forum but also wider stakeholders and communities. A suggestion is to develop quality audits to test emerging Design Code requirements.

Consider whether there are new inclusive ways of working that could be integrated into the Design Code process to build positive relationships – this could place Gedling at the forefront of innovative collaboration.

The Design Code should be supported with an effective mechanism to be able to measure the success of the Design Code with planning policy, development management and enforcement officers via a discussion panel. This requires and effective monitoring system that is able to assess compliance.

Ensure that clear terminology is used in the Design Code – using 'must' to express mandatory requirements and 'should' for guidance.

GLOSSARY

VISION

In the context of this Borough Wide Design Code, foresees how the code will be structured and will function to achieve the objectives of achieving a step change in design quality of places.

DESIGN CODE STRATEGY

Provides further detail about the structure and content of the design code and the intended design process and potential expected outcomes that will be achieved for the design of new development on small, medium and large strategic scale sites.

CODING PLAN

Identifies and sets out the Settlement and Local Area Typologies that have been informed by analysing the character of the Borough to help inform the structure and content of the design code and providing a context for responsive and locally distinctive design proposals for sites in settlements and localities across the Borough.

SETTLEMENT TYPOLOGIES

Defines settlements by their overall character, history and identity influenced by their origins and patterns of growth.

LOCAL AREA TYPOLOGIES

Sub-divides settlements into a finer grain of localities where clear distinctions can be made between their structure, form and character and dominant uses and activities.

OVERARCHING PRINCIPLES

High level principles that are envisaged to be established at a level that can be applied across the Borough and may also set a context for more detailed principles that are more locally specific whey they are required.

Mansfield Woodhouse
Teversall
Skegby
Debdale Ho.
Mansfield
OOD FOREST
Ebnsley Lo.
Inkersell
Eakring
Bilsthorpe
Manlybeck
Kersall
Kneesall
Norwell
Cromwell
Cowton
Carlton upon Trent
6
Ossington
River
SHIRE
& Alfreton Railway
Sutton
ushfield
Kirkby in Ashfield
ill all
Mansfield Selston
Annesley
Lindurst
Fountain Dale Ho.
Blidworth
Newstead
Papplewick
Linby
Shirewood Lo.
Farnsfield
Langley
Halam
Oxon
Farmsfield
Kirklington
Norwood Pk
7
Normanton
Wmkbourn
Knapthorp
Hockerton
Upton
Southwell
Rolleston
Kelham
Werham
Newar upon
4
Muskhm st Muskhm
Holme
Win
Codd
Eb Stok
Famdon
Hawton
Thorne
Mansfield & Alfreton Railway
Nottingham C?
gthorpe
Brinsley
Greasley
3
Hucknall Torkard
Watnall Ha.
Bulwell Ho.
Bed Hill Lo
Cossal
Strelly
Bilborough
Radford
Trowell
Ripley
dlsworth
Nuthall
Bulwell
Daybrook
Basford
Carrington
NOTTINGHAM
Gedling
Snenton
Calveton
Woodborough
Lambley Ho.
Arnold
Lambley
Colwick
Stoke Bardolph
Willoughton
Epperstone
Thurgarton
Gonaldston
Lowdham
Burton Joyce
Bulcote
Gunthorpe
Newton
Bingham
Bleasby
Morton
Hoveringham
Knighton
Shelford
Gr Colson
Scarrington
Aslacton
Whatton
Elston
Syerston
Flintham
Bridgford
Sibthorpe
Shelton
Flawborough
Hawksworth
Stau nt
Thoroton
Orston
Wilvington
Hull
Saxondale