

Developer Forum

Mike Robinson
Strategic Director



www.mansfield.gov.uk



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Mansfield
District Council

Introduction

- Role and key interest areas
- MDC's aspirations - high quality / green development
- MDC's desire to engage constructively with the development industry



Formal notices

- Fire drill
- Photographs and audio recording of the meeting
- Mobile phones
- Timings



Developer forum purpose

- Purpose of the forum is to:
 - help improve the delivery and quality of development schemes
 - create open and transparent channels of communication between developers / MDC
 - seek interest from developers in the Growth Delivery Group (GDG)
 - provide attendees with regular planning updates
- Ninth forum since launch four years ago
- Theme today is 'Design'

Speakers

- Martyn Saxton – Mansfield District Council – **Planning and Regeneration update**
- Nigel Longstaff – Barratt Homes – **Securing high quality design from volume housebuilders**
- Dr Laura Alvarez – Nottingham City Council – **Nottingham City Council's Design Quality Framework**
- Dr Stefan Kruczkowski – The Urban Design Doctor – **Mansfield Design Code**



Design code workshop

- Follows the developer forum
- Opportunity to inform the development of the design code
 - How could the town centre environment be improved in terms of design?
- Approx. 1 hour



Planning and Regeneration Update

Martyn Saxton
Head of Planning & Regeneration



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Planning and Regeneration Update

- Planning Obligations SPD - adopted September 2022;
- Affordable Housing SPD – out to consultation in January 2023;
- Biodiversity Net Gain SPD – out to consultation in January 2023;
- Green Infrastructure SPD – currently being drafted, targeting consultation in Spring 2023



Planning and Regeneration Update

Local Plan review

- Local Development Scheme publishing planned for first quarter of 2023;
- Commencement of evidence gathering in 2023 – with an initial issues document being prepared early on;
- Targeting a 4 year timetable for adoption



Planning and Regeneration Update

- Town Centre Masterplan – currently updating following the completion of the public consultation earlier this year, aiming for adoption 2023;
- Town Centre Design Code – a 6 week interactive consultation concluded in November – comments can still be made via this tool;
- Dr Stefan Kruczkowski will provide a more detailed update on the Design Code later



Planning and Regeneration Update

Towns Fund

- £12.32M secured for 6 projects
- Seeing over £23M of investment in the district over the next 4+ years
- Bringing investment in parks and open space; health facilities, industrial units; digital technologies, skills and innovation and the overall branding and place-shaping of Mansfield and the district



Planning and Regeneration Update



Levelling Up Fund – Mansfield Connect

- Submission to Government for £20M of support towards Mansfield Connect – decision awaited
- Seeing a multipurpose civic and community hub at the heart of the town centre
- Re-activating Mansfield town centre, driving transformational change in service delivery, breeding a new confidence in the town and unlocking our entrepreneurial spirit.



Mansfield Connect

Delivery Stand	Activities	Partners
Connecting Place	<p>Substantial capital works to refurbish the fabric of the Beales building and its curtilage, to bring it back into use and transform its contribution to the town centre street scene.</p> <p>Investment will deliver:</p> <ul style="list-style-type: none"> - Necessary structural works to facades and roof - Demolition of more recent building extensions to the rear - M&E upgrades in line with sustainable objectives - Additional energy efficiency measures, such as new glazing, insulation and green roofs. - Delivery of circa 0.5 acres of new public realm around the building, incorporating features which will improve the town centres flood resilience. 	<p>Nottinghamshire County Council</p> <p>Severn Trent</p>
Connecting Communities	<p>Beales will accommodate a range of spaces targeted directly at helping residents to participate economically and to receive wider social support.</p> <p>Over c.7,000m2 of space will be fitted out for these activities providing:</p> <ul style="list-style-type: none"> - c.2,400m2 shared space for civic and community uses - c.2,000m2 education and training space - c.2,400m2 for incubation, innovation and enterprise activities - c. 200m2 for healthcare and civil society activities. 	<p>Nottingham Trent University</p> <p>West Notts College</p> <p>Mansfield CVS</p> <p>NHS Nottingham and Notts ICB</p>
Connecting Services	<p>In addition to hosting employment, enterprise and health spaces, the Beales building will be fitted out to accommodate c.5,500m2 of desk space for use by public sector partners.</p>	<p>Mansfield District Council</p> <p>Nottinghamshire County Council</p> <p>DWP</p>



Planning and Regeneration Update

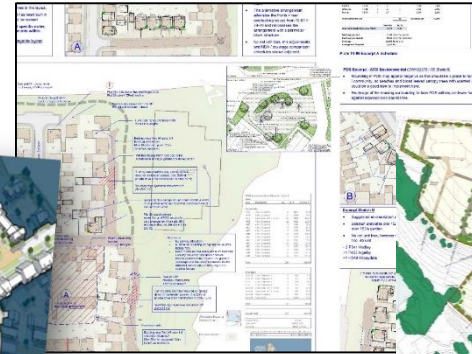
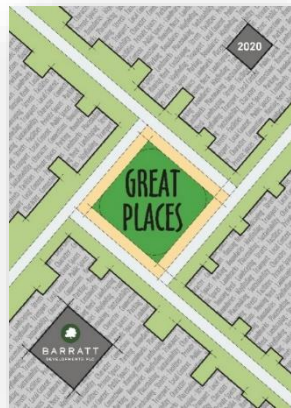
Devolution

- New powers under a new Combined Authority
- A focus on housing, skills, infrastructure and low carbon
- Funding stream of £1.14 billion or £38 million a year over 30 years
- What would you wish to see developed for Mansfield?
- Pipeline projects - open the conversation with us at Mansfield – ggeorge@mansfield.gov.uk
- Have your say: <https://www.eastmidlandsdevolution.co.uk/>

Closes 9 January 2023



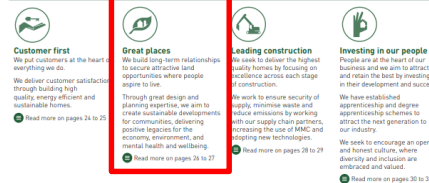
Mansfield District Council – Developer Forum



Annual report 2022

Chief Executive's statement Building Sustainably

Our Strategic Priorities



Places			
Great places	<p>100% of completed developments designed to Great Places Silver Standard or better.</p> <p>ANNUALLY</p>	<p>90%</p> <p>TARGET NOT MET</p>	<p>All our developments meet the required development standards, which our internal Great Places standards exceed.</p> <p>We have established an improvement programme to expedite progress in this area, including delivery of regional consultant placemaking workshops focusing on landscaping and biodiversity net gain.</p> <p>Further details can be found on page 26.</p>
Sales and marketing	<p>Eliminate single use plastics from sales and marketing merchandising by December 2021.</p>	<p>Achieved</p> <p>TARGET MET</p>	<p>Achieved elimination of single use plastic merchandising products from Group suppliers by replacing with more sustainable alternatives such as biodegradable pens and FSC bamboo keyrings, and also repurposing of residual stock.</p>
Green lending and finance	<p>Unlock green mortgages for customers to purchase our homes and explore the potential of new green finance products for our business.</p>	<p>Positive engagement in FY22</p> <p>ON TRACK</p>	<p>Working with relevant stakeholders including lenders and Government to raise awareness of the benefits of green mortgages through knowledge sharing events and piloting green mortgage products.</p> <p>For further detail see pages 22, 24 and 47.</p>

Progress

Securing land supply through planning expertise

We build homes in locations where our customers want to live, with good access to open space and amenities, transport connections, schools and workplaces. Our specialised land teams possess deep local knowledge and strong relationships with landowners. This, combined with detailed research into local market conditions, means we can secure land in locations of strong customer demand.

We continue to develop our strategic land bank portfolio, which encompasses some 15,537 acres, equating to 91,440 plots, for longer-term development. Our strategic land bank and strategic land team have been complemented by the acquisition of Gladman Developments in January 2022. Gladman has brought an excellent team of planning and land promotion specialists into the Group, as well as a promotional land portfolio of 406 sites, equating to an estimated 98,078 plots. Further details can be found on page 37.

Bringing land through the planning system and into production is the foundation of our future performance. The NPPF, first published in 2012 and amended in 2018, sets out the planning policies for England. This system, and the separate planning rules applied in Scotland and Wales, provide the basis for the delivery of a sustainable supply of consented sites.

Despite the continuing challenges posed to planning, notably by periods of lockdown-induced delays and resource constraints on many local planning departments, we have maintained solid momentum in securing planning consents. During the year, we achieved planning on 14,988 plots (FY21: 14,280 plots). We have detailed or outline planning permission on all FY23 expected home completions and 93% of expected home completions for FY24.

Built For Life

Placemaking principles are fundamental to our business, our customers want to live in great places that create a positive legacy. Our internal Great Places design principles are aligned to the Government-endorsed 'Building for Life 12' criteria and the updated 'Building for a Healthy Life' standard, which incorporates additional health and wellbeing criteria. As a result,

Great Places now puts greater emphasis on development design to support good physical and mental health and wellbeing.

We shape our developments around existing ecology, green spaces, walkways and cycle paths to encourage social interaction and a sense of ownership and appreciation of the surroundings created.

Biodiversity

Biodiversity Net Gain (BNG) is an approach to development whereby the location's biodiversity is left in a measurably better state than if the development had not taken place. Our national rollout programme to embed biodiversity best practice across our regions was completed in the year. We are committed to demonstrating a minimum BNG of 10% for all development designs submitted for planning from January 2023, ahead of the legislation making BNG of 10% mandatory from mid-November 2023.

Since 2014, we have worked in partnership with the RSPB, Europe's largest nature conservation charity, to inform best practice in designing wildlife-friendly developments and increase awareness of the importance of biodiversity. Together we have produced wildlife-friendly landscaping and guides for our design teams and customers, and launched Nature on your Doorstep, a national campaign full of hints and tips on how to help wildlife thrive.

Continually evolving

housetype design

Both our Barratt and David Wilson Homes brands have a range of standard house types, with the most popular and build-efficient house types making up our core ranges. We continually review, evolve and optimise our house types in response to feedback from our customers, sales and construction teams, as well as reflecting future legislative changes and our own targets. All changes are also informed by our target that all our house types will be net zero carbon in use from 2030.

Our Group Design and Technical team continue to develop plans to ensure our house types are adapted for interim changes to building regulations from June 2022, and then to meet the full Future Homes Standard from 2025. These changes require us to deliver initially

31% and subsequently 75-80% emission reductions relative to current standards. We are also ensuring we meet or exceed the different legislative requirements in Scotland and Wales. On page 29, we detail a case study at Delamare Park in Somerset, where we are developing our first off-grid development, installing air source heat pumps, which will be required from 2025.

Our house type evolution also seeks to ensure revised designs can be constructed in either traditional or timber frame format, recognising the advantages of MMC and our commitment to incorporate offsite-based products and systems in 30% of our home completions by 2025.

Our standard house types comprised 77% of homes completed in the year (FY21: 65% of homes completed) and feedback from both our customers and our build teams continues to be positive.

Water efficiency

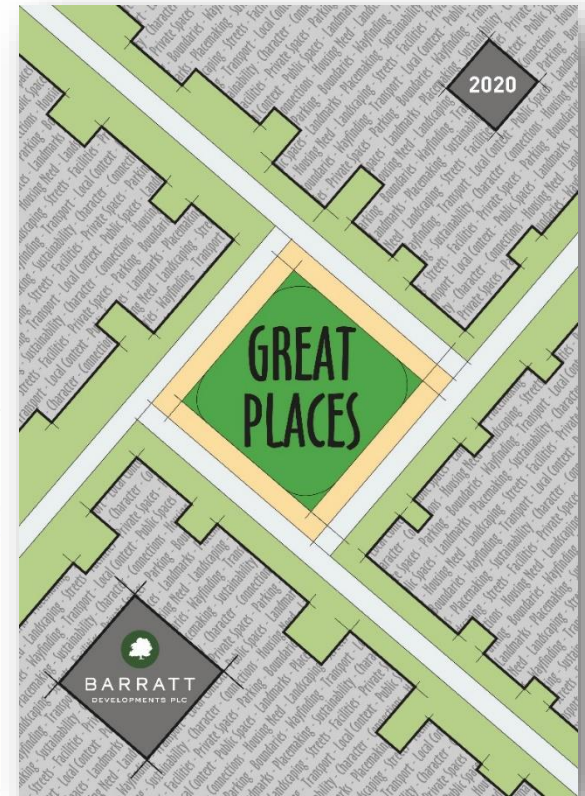
Water efficiency is becoming increasingly important, and we recognise we have a responsibility to mitigate against future risk of geographical water scarcity and flooding, by increasing water efficiency in our homes and across our developments. Since summer 2021, all of our new homes have been built to a water use standard of 105 litres per person per day, creating the potential to reduce consumption by 26% compared to the national average.

In FY22, 72% (FY21: 68%) of our developments used above-ground, landscape-led Sustainable Urban Drainage Systems (SUDS), which manage surface water volumes and flow rates, reducing the impact of urbanisation on flooding.

Operationally, we are committed to reduce water use in our sites and throughout our estate. Currently, 58% of our operational sites have metered water supplies, so a critical first step in our operational water strategy is to improve our measurement of our baseline water use across our site-based activities. As a result, we have agreed a metering rollout plan commencing in FY23 to ensure we have an accurate measurement of baseline water consumption.

Placemaking Overview:

- Placemaking standards developed in 2009.
- Originally called Q17.
- Based on 12 questions from BfL20 and 5 from our own A Guide to Good Design.
- 10 awards given in 2009.
- 3 Categories.
- Designated website to promote award winning sites.

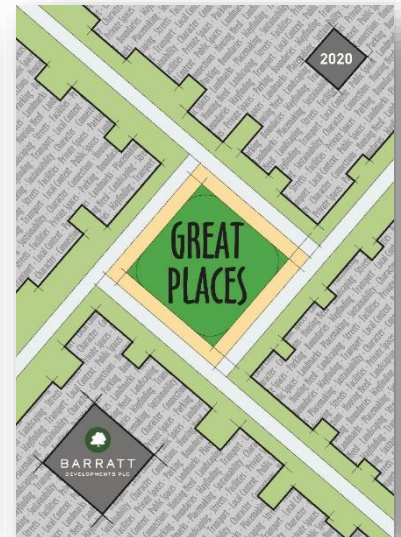


Placemaking timeline:



Great Places Overview:

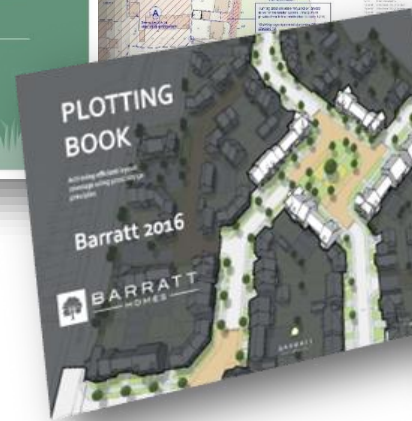
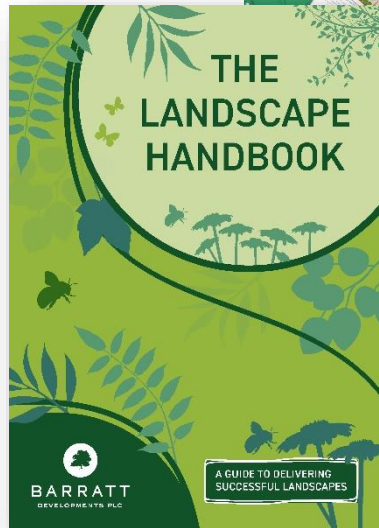
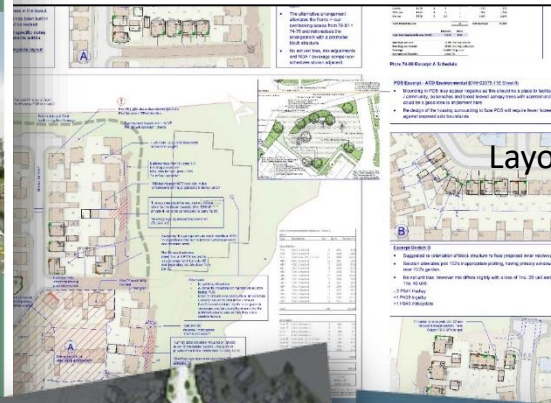
- Great Places introduced in 2014.
- 12 questions as BfL12
- 39 awards in 201
- Booklet up-dated in 2020.
- Included addition question on Health and Wellbeing.
- Attention to Detail also included as a question.
- 14 questions in total.
- 74 awards in 2022
- Green Places Awards to be introduced.



Framework plans



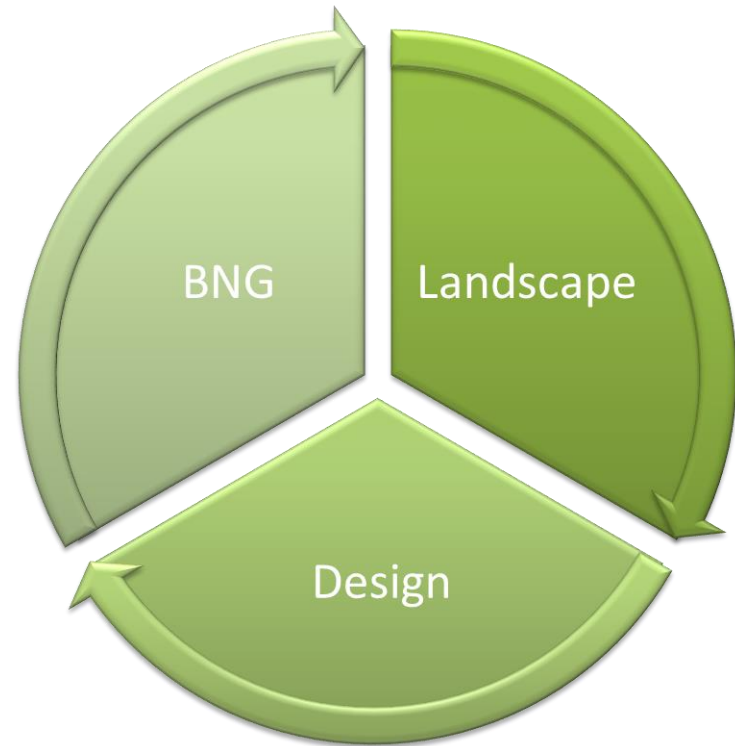
Layout Reviews



Consultants workshops

BNG Process for Placemaking

- Understanding the process can ensure landscape and biodiversity-led decisions are made early in planning.
- Accurate baseline informs a detailed opportunities and constraints plan which informs framework plan
- Better understand land budget available for development, POS, SUDS and BNG gains and losses.
- The Landscape Handbook
- Checklists and guidance for construction
 - Risks, roles, responsibilities and controls



Open spaces and existing landscape features



Open spaces and play areas



Connections



Site edges



Facilities



Character



Character - landscaping



Communal spaces for multi-storey



Bin storage



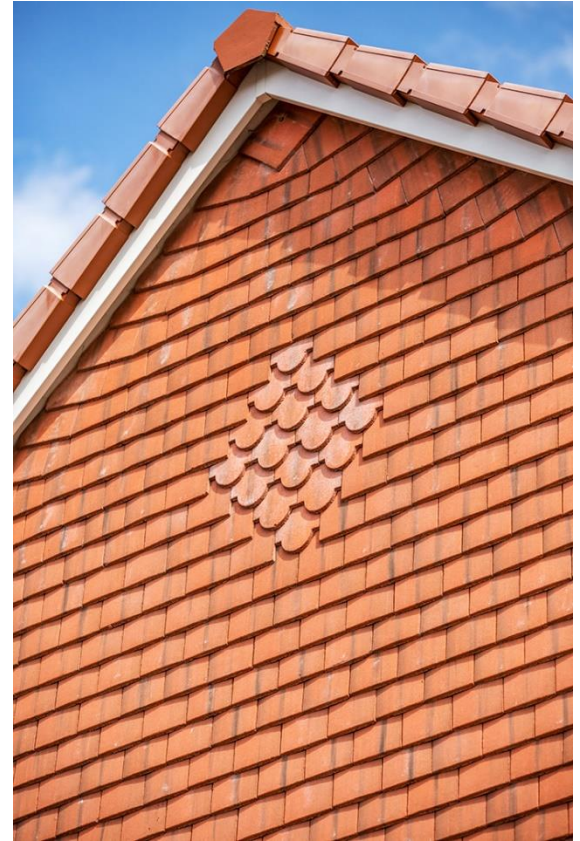
Cycle storage



Health and Wellbeing



Attention to detail – facing materials



Habitat features



In partnership since 2015

Challenges





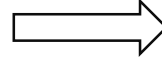
Design Quality Framework

Your guides for improving design quality to build a better Nottingham.

How the DQF aims to give designers and applicants information and certainty at an early stage of the planning process to help create exemplar places where citizens want to live.

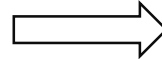
Why we needed it

SAVE TIME & RESOURCES



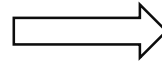
- In planning stage
- During occupancy/use

SPEED UP THE PLANNING PROCESS



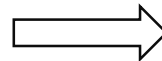
- Housing crisis
- Economic health

ELIMINATE RISKS



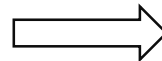
- Budgets/costs
- Potential opposition

INCREASE CONFIDENCE



- Eliminate legal barriers
- Smooth and predictable

STANDARISE



- Consistent design evaluation
- Automatisation



Expectations for the DQF



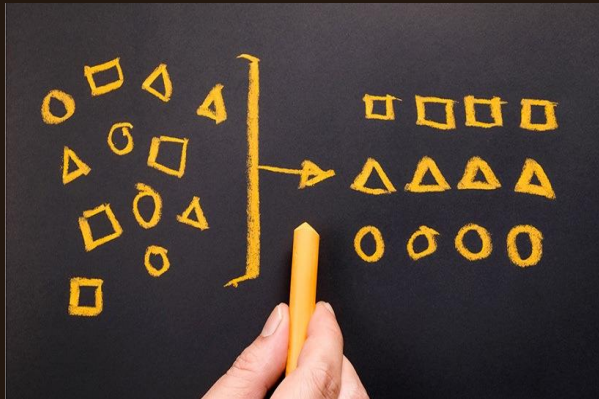
Offers a solution to a specific problem



It is easy to implement in practice daily



It is manageable with the allocated resources



Everyone understands it



It delivers visible results



It can be improved



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NOTTINGHAM
DESIGN QUALITY
FRAMEWORK



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The context: timing



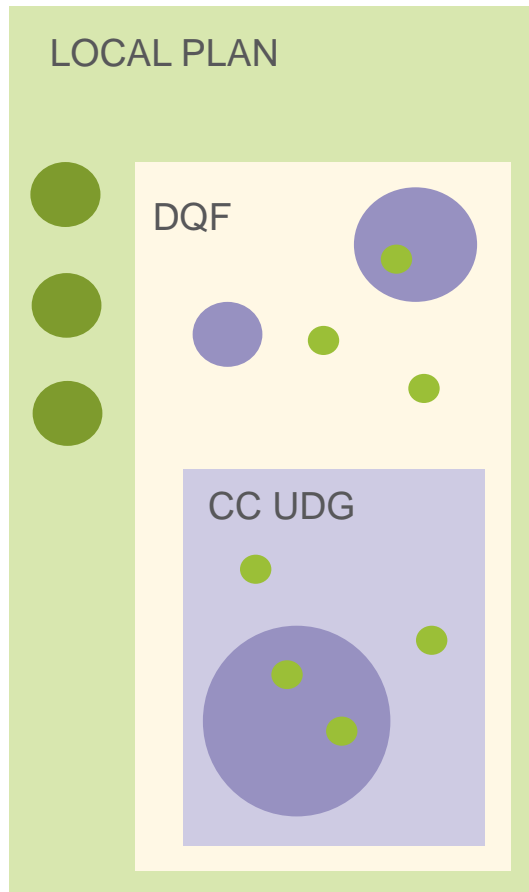
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The context: policy



CONSERVATION
AREAS
AONB, AND OTHERS



As usual.
New coding must
adhere to requirements.

ZONE-SPECIFIC SPDs
THEME-SPECIFIC SPDs



Key criteria for the area,
character, views,
heights, massing,
access, greenery, etc.

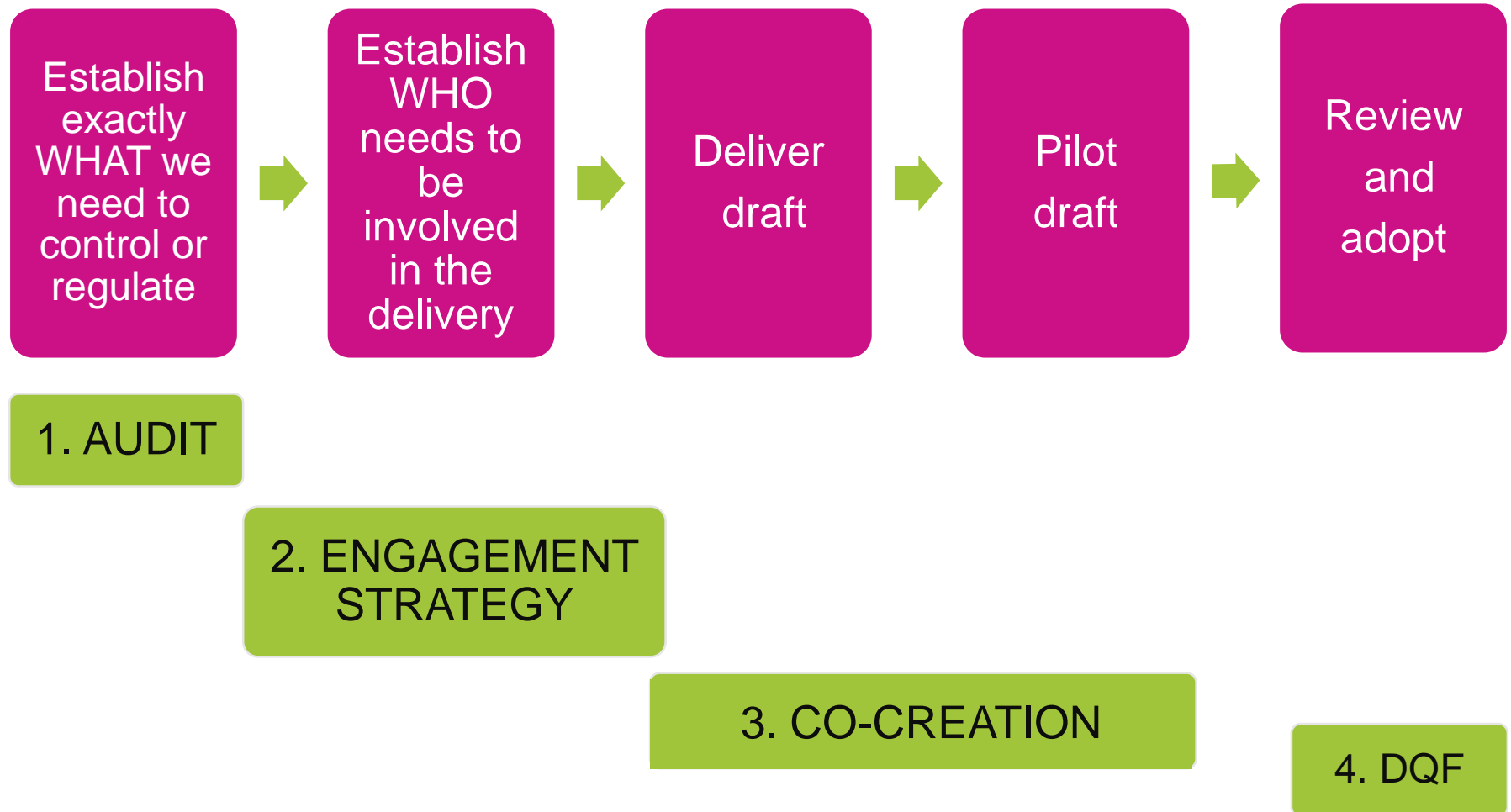
SITE-SPECIFIC CODES



Finer brush, design
criteria that would help
realise the strategic
vision and which set
parameters to respond
to local character



How we approached it



1 AUDIT

What to regulate or control?

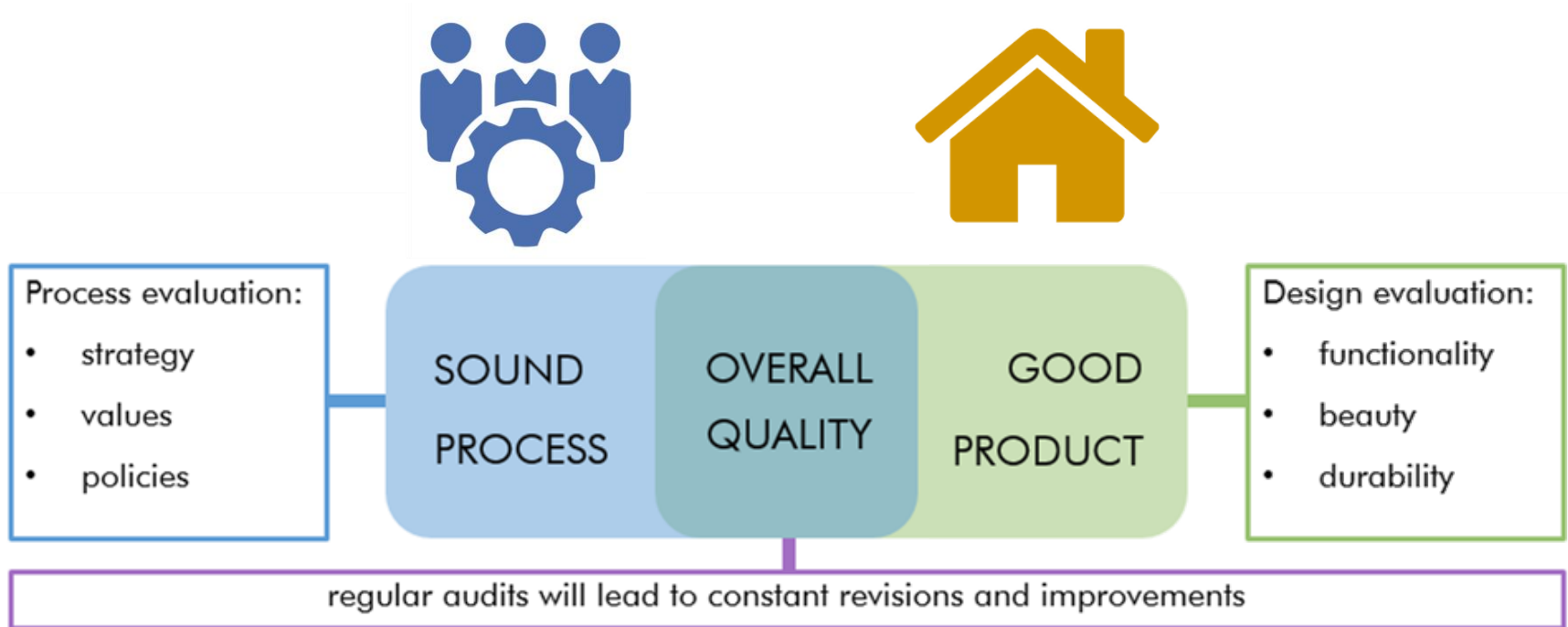
Build-up on successes

Target what normally goes wrong



1. AUDIT: 2013-2018

Quality Assurance = built product + planning process



2

ENGAGEMENT STRATEGY

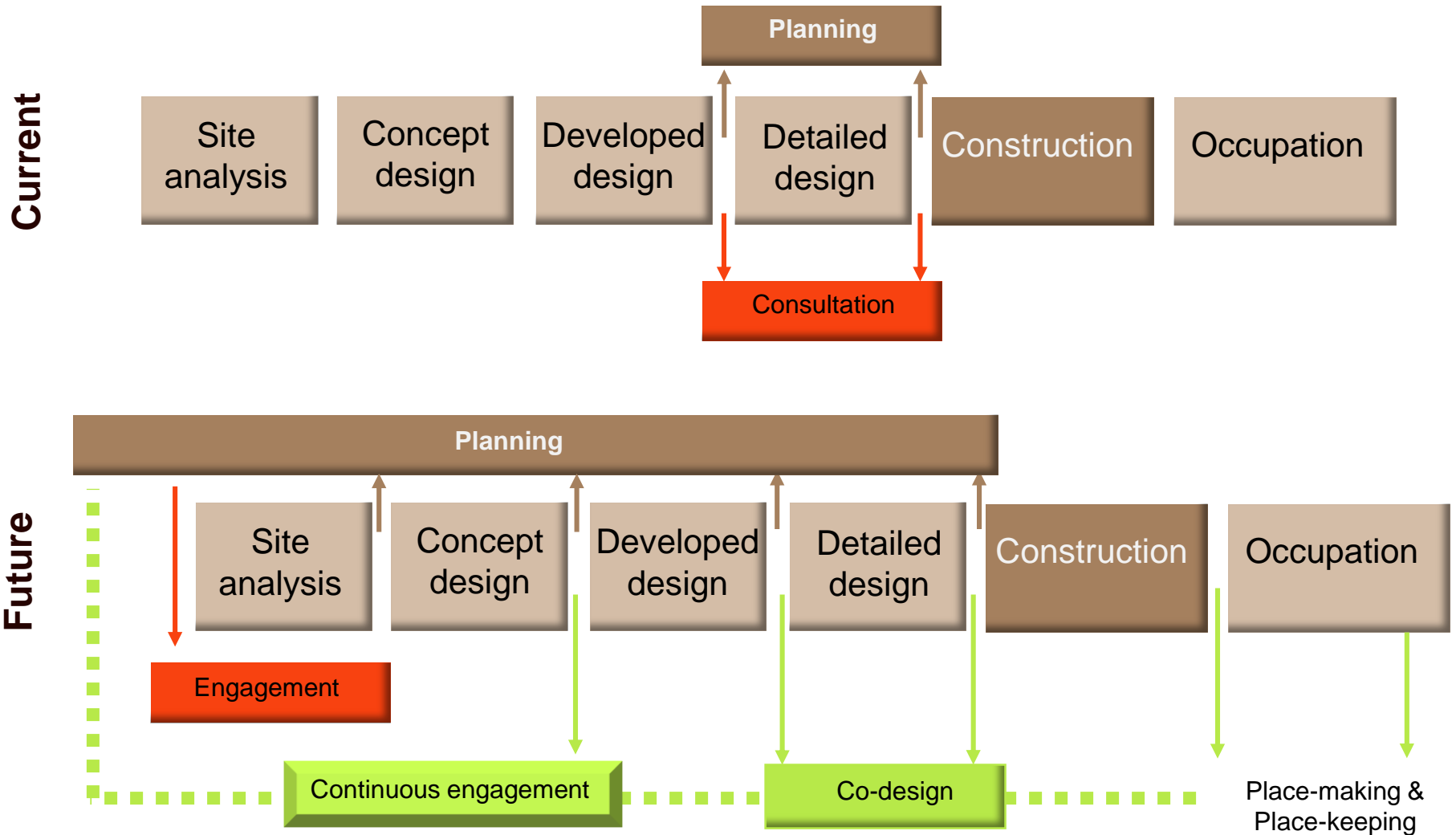
Who needs to be involved?

When do they need to be involved?

How much influence will they have?



Future-proofing: planning reform expected then



DQF: a pilot for future engagement

	Who will use the DQF	What will they use the DQF for
Sphere A	NCC staff and other statutory agencies	To review schemes and give feedback to applicants To enforce
Sphere B	Industry: developers, designers, contractors	To find out useful information about local requirements, design quality thresholds and place visions
Sphere C	Residents, communities, groups, organisations	To understand development that happens in their area To have a tool to secure/promote good design quality

≠ Motives ≠ Fears ≠ Needs ≠ Visions ≠ Aspirations



3 CO-PRODUCTION

What are the barriers?

Cover additional skill needed



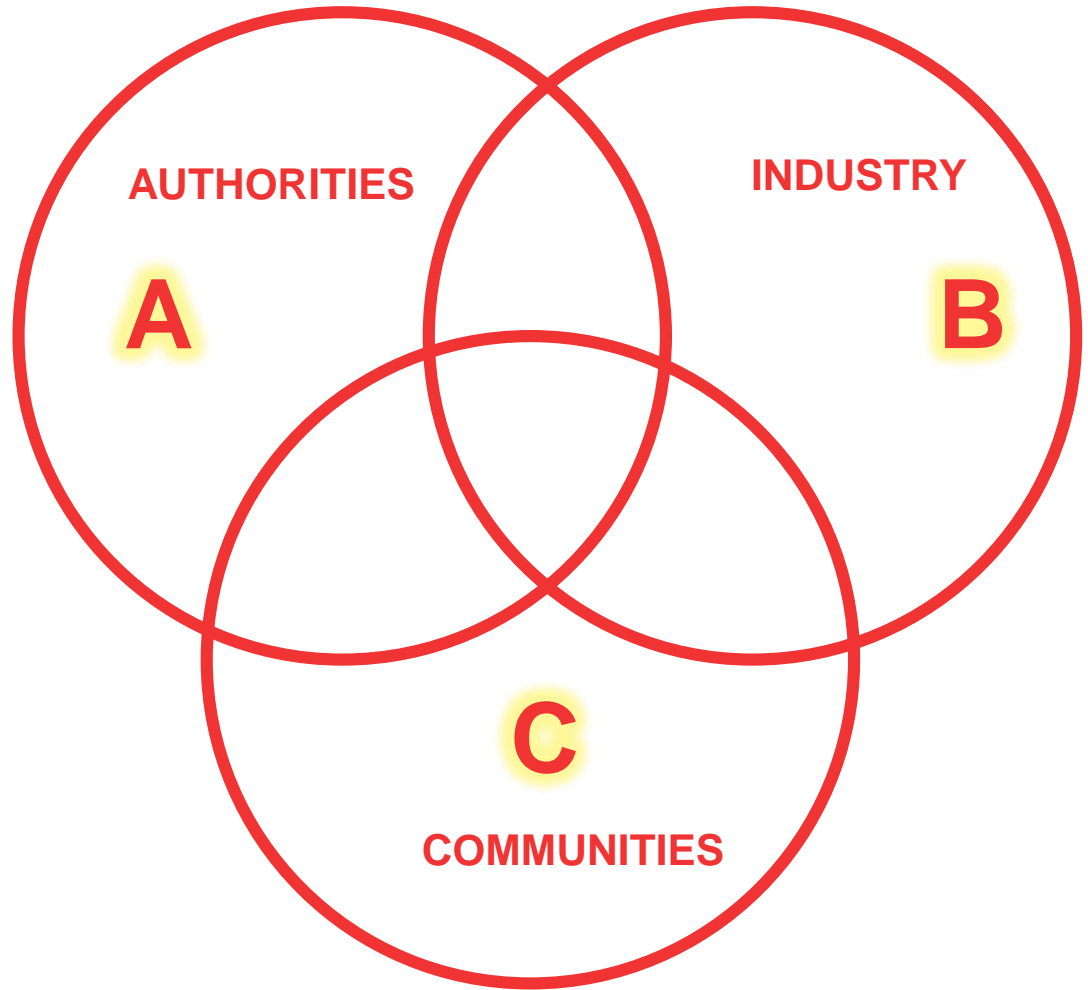
ROUND 1

TOPIC:

**Content and structure
of the guides**

COMMUNITY ORGANISERS SUPPORT:

**Finding motivations
Building trust**



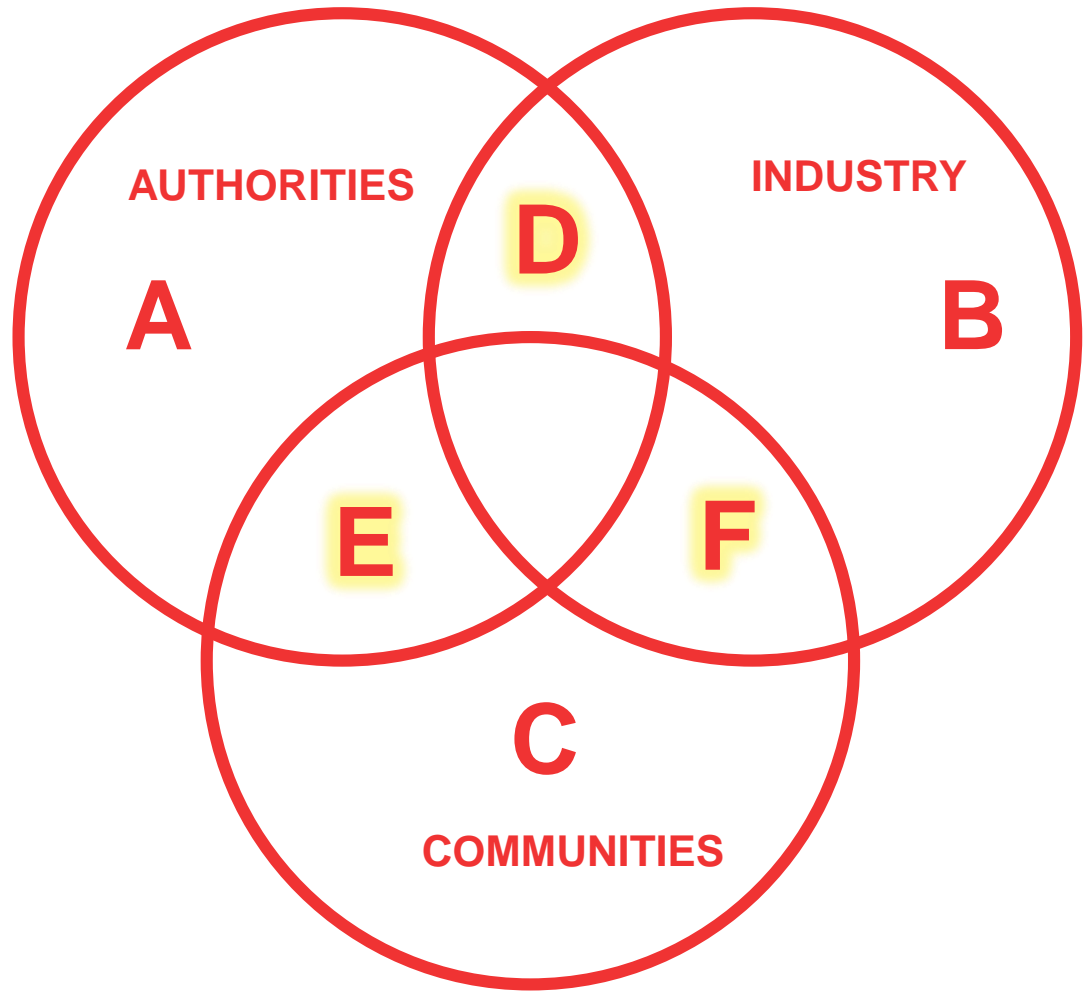
ROUND 2

TOPIC:

Design criteria
Best practice examples

COMMUNITY ORGANISERS SUPPORT:

Removing barriers
Finding common ground



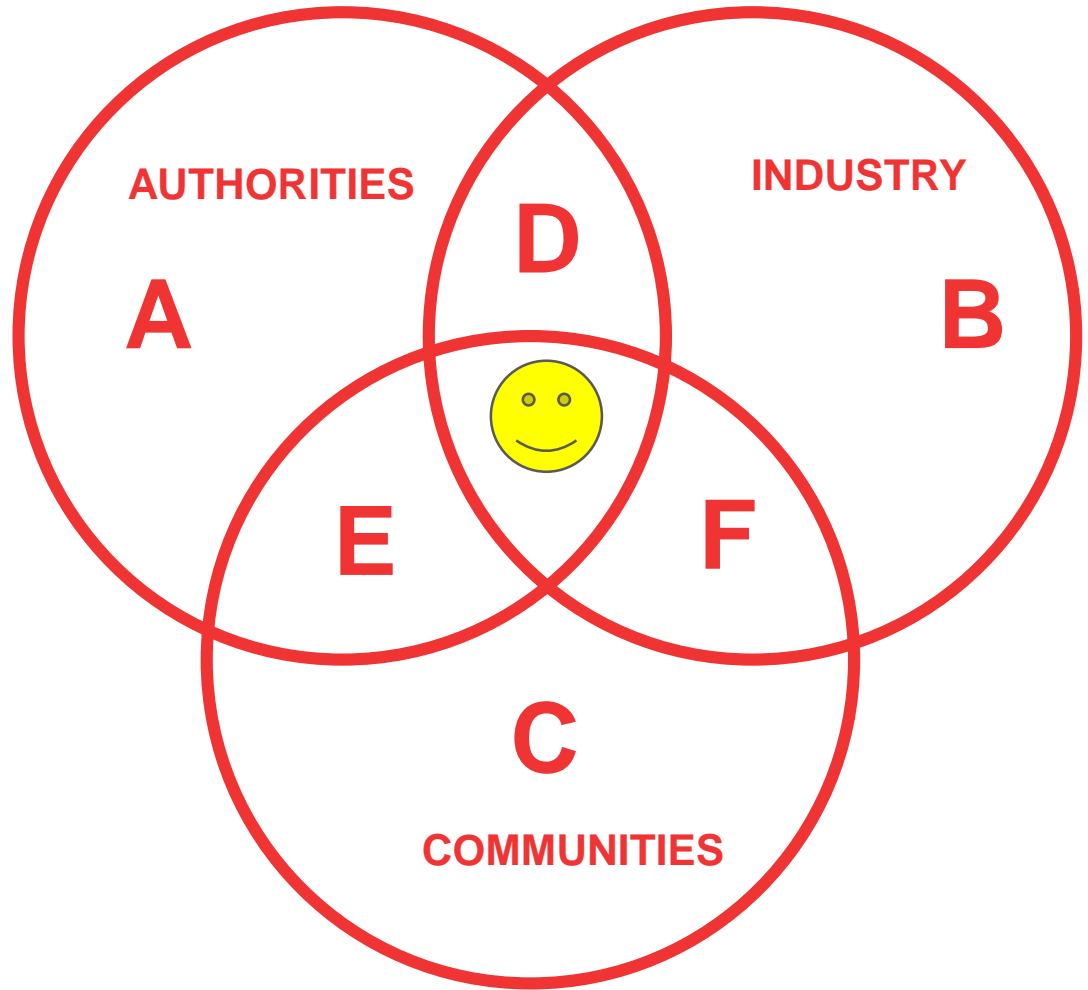
ROUND 3

TOPIC:

Test the guides
Confirm edits

COMMUNITY ORGANISERS SUPPORT:

Grounding long term
engagement
Founding partnerships



TESTING THE DQF: Staff



Audit review
Look for solutions

Events
support

Test-drive
Comments -



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TESTING THE DQF: Industry



Audit review
Look for solutions

Test-drive
Comments -



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TESTING THE DQF: Communities



Establish priorities
Guides contents

Test-drive



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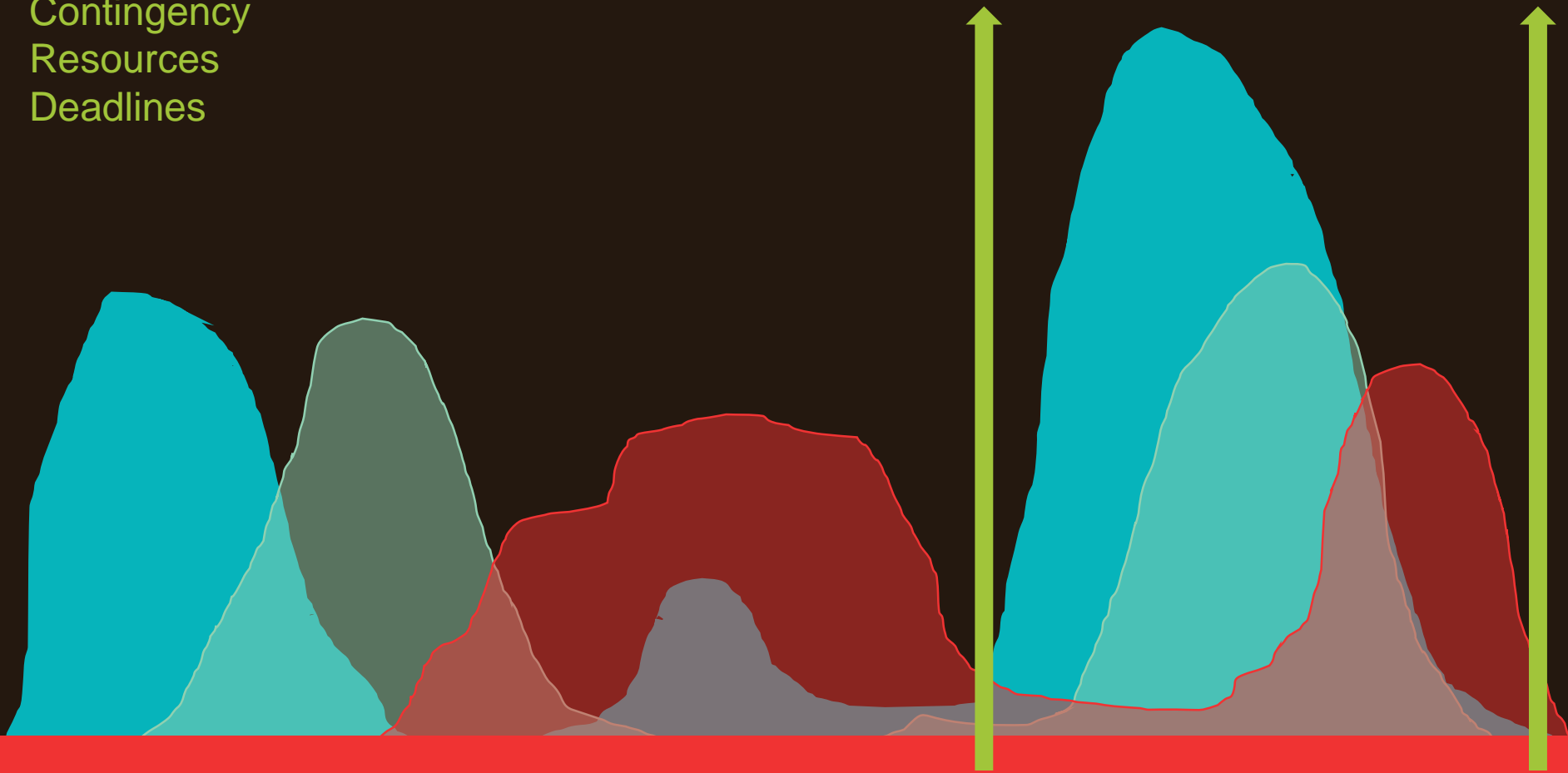
Programme co-ordination

Joining spheres:

Timings
Contingency
Resources
Deadlines

First draft

Final draft



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4 DQF

Does it work as intended?

What does it look like?



1. Upfront information: expected documentation

III. Detailed Design

Working out the master planning details + Defining architectural design and materiality.

Information required as a minimum ...

- Ground floor layout inserted in the master plan with site levels
- Floor plans
- Elevations
- Sections
- Roof plan inserted in the site plan
- Landscape with blue and green infrastructure details
- Boundary (private/public) treatment in detail
- Waste management strategy in detail
- Public realm details with lighting

**CITY WIDE
DESIGN
GUIDES**

**The minimum
information the
council requires
to appraise a
scheme at each
stage of the
design is spelled
out**



1. Upfront information: useful downloads

Refuse dimensions for tracking

OLYMPUS - 8x4MS Wide - Smooth Body RCV

Elite 6 - 8x4MS Wide Track

Euro 6 SPECIFICATIONS



CITY WIDE
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GUIDES

The technical details the council uses to review schemes is available to download for applicants

Vehicle model	OL-27W 8x4MS
Compaction body type - effective volume(s)	Olympus 27W (26.5 m ³)
Elite chassis type	8x4MS (Mid Steer) Wide Track
GVW (Gross Vehicle Weight)	32000
Front axle plated weight	8000
Rear axle/bogie plated weight	24000
Recycling box type	-
Recycling box type (capacity m ³)	-

2. Design criteria: compliance

Nottingham City Council will assess schemes in accordance with ...

... the three stages of the design process: Concept Design, Developed Design and Detailed Design, and ensuring the scheme is of sufficient quality as follows:

Compliance with the [National Planning Policy Framework](#)

Compliance with the Spatial Objectives of the [Aligned Core Strategy](#).

Compliance with the latest version of the [Building for a Healthy Life](#) criteria for residential schemes.

Nottingham City Council has now adopted the [nationally described space standards](#) (D) within the city are expected to comply with the

Adherence to the guidance of the [National](#)

Adherence to the criteria of the relevant DQF [guides apply to your scheme](#).

Delivery of [Nottingham's Carbon Neutral](#)

Schemes with incomplete or inadequate design are not appraised and therefore minimum submission requirements for application are included in each DQF design

Nottingham City Council endorses the application of ...

[Active Design](#) (2015), a guideline produced by Sports England to support the planning of development with consideration of health and wellbeing through sports and physical activity.

[Building with Nature](#) (2017) Building Regulations Part M for communal or shared access to residential buildings. This will ensure that schemes include appropriate access and accessible doorbells, alarm buttons and letterboxes.

[Historic England Good Practice Advice](#) - Historic England (the Government's advisor on the Historic Environment) have produced a series of Good Practice Advice Notes and Historic England Advice Notes. These sit below the NPPF and communicate best practice for applications in the planning process that have an impact on heritage; including clarifying the process of decision-making and assessing the impact of development on heritage assets.

[Home Quality Mark](#) (BRE, 2017) and strongly recommend house builders to seek registration.

[Inclusive Design](#), [Design for All](#), and [Universal Design](#) principles for housing design as a product, to take into consideration the broad range of users' needs. Housing products that demonstrate to have been developed in accordance to any of these frameworks would be favoured.

CITY WIDE
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The standards
applicants need
to adhere to in
order to fast
track their
application are
listed



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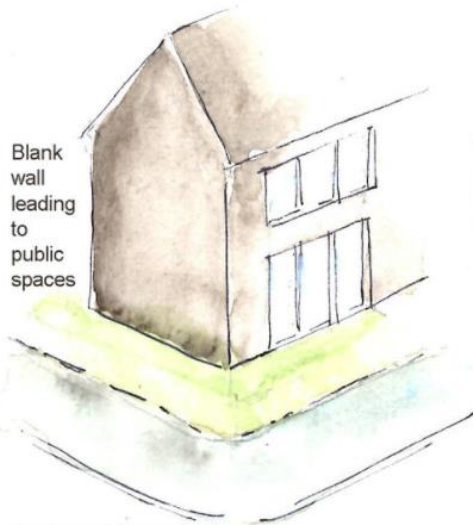
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3. Minimum design thresholds

NO



Blank wall leading to public spaces

YES



Windows leading to public spaces

Solid wall between private and public property

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GUIDES**

**Standards
applicants must
adhere to in
order to gain
planning
permission are
illustrated**

YES



Greenery and housing position help
minimise the impact of cars
Bin storage units located at the front
also accommodate planting

NO



Car dominated environment



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4. Non-negotiable technical criteria

STREET DIMENSIONS EXAMPLES									
All dimensions given in metres		Building storeys	Front garden	Footways	Cycling	Green / trees	Street parking	Street	Total street width
Street Character	Mews	1-3	0.9	4	0	0	NO	3.6	7.6
	Lane	1-3	0.9	2	0	0	NO	3.6	5.6
	Quiet street	1-3	0.9-2.4	4	0	0-3	YES	3.6	7.6 - 10.6
	Residential street *	V	0-5	4	2.5	0-6	YES	5.5	12 - 18
	Avenue	1-4	2.4-5	4	2.2	3-6	4	4.8	18 - 21
	Boulevard	V	0-5	4	2.5	5.5 - 10.5	4 - 8	11	27 - 36
	Green walk**	1-3	2	3-6	2.5	3-12	NO	0	8.5 - 20.5

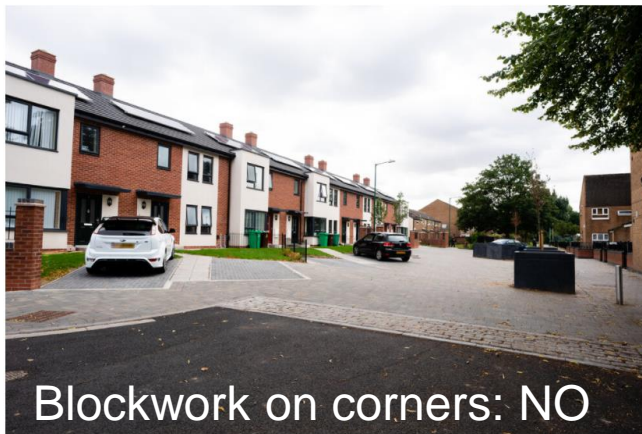
2.2 Distinctive streets & spaces

Nottingham City Council is committed to maintaining and enhancing the sense of place that makes our city different to everywhere else in the world; in design terms this is called **distinctiveness**. The design of streets is a key factor in achieving a sense of place and hierarchical character zones within a development. This will involve the design of a street hierarchy that defines the functions of the various streets.

TO SEE TYPICAL STREET TYPES CROSS SECTIONS CLICK HERE

CITY WIDE
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The technical details that make the development viable: dimensions and specifications for adoptable streets, etc. are clearly shown



In The Meadows, Nottingham City Council used different materials to create a level surface and dedicated parking

2.3 Materials & details

It is often the detail at construction stage that lets the quality of the street down. For this reason, Nottingham City Council has decided to introduce a step in the design approval process. Urban Design officers will now form part of the team that evaluates and approves the technical detail stage and site management systems. This is to ensure the design intent for streets is carried forward from concept through to completion.

Streets are often defined as 'conventional' if they include a footway. Residential developments must consider shared surfaces. Streets without footways shall be used where the maximum motor vehicle flow does not exceed 40 vehicles per hour and should primarily be designed as social and play spaces, which occasional motor vehicles can use to access homes.

Streets should provide direct frontage access to the buildings and public realm immediately alongside them. This principle also applies to existing streets that border developments. This approach helps to promote social interaction, minimise



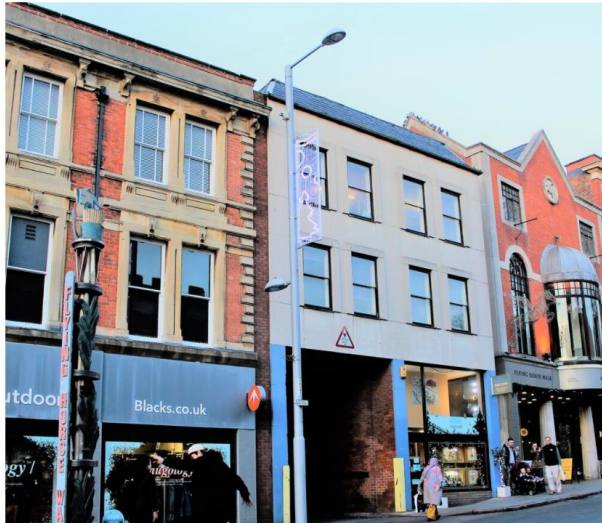
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6. Place vision: process to follow



How to blend-in with the setting

The quality of design does not depend on the budget available. Style and beauty can be achieved with simple, inexpensive materials if the six core façade design criteria of this guide are followed. Nottingham is a compact city built over many different historic periods and with multiple stylistic approaches and budgets. However, the city is coherent and works well as a whole, this is because certain trends have been followed through time and these now set the basis for what designing in context means in Nottingham.

A simplified explanation of how façades can be designed in context, refers to the key design principles of this guide:

- If the majority of the six criteria are manipulated to blend-in with the setting, a building in context can be achieved.



How to design a landmark building

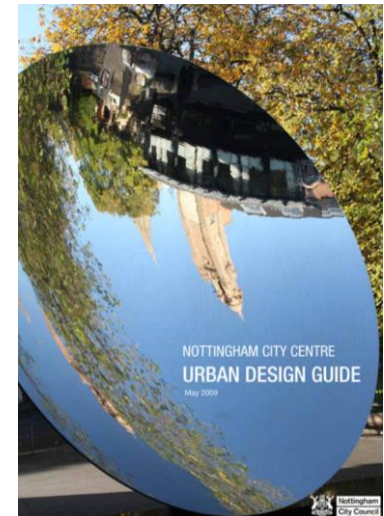
Landmark buildings are of exceptional quality and tailored design. They are carefully crafted to act as signals within the urban landscape, which help people find their way around. Landmark buildings are also significant in terms of their function, often having a public use or a symbolic meaning. Nottingham has used design competitions to help create landmark buildings of the highest quality. This is because new landmark buildings in a city should be managed carefully to avoid detracting the focus from existing landmarks. [Nottingham City Centre Urban Design Guide](#) (2009) shows key locations where the city could accommodate these unique buildings of high quality architecture.

A simplified explanation of how a landmark facade design can be achieved, can refer to the key design criteria of this guide:

- As a rule of thumb, Nottingham City aims for buildings that blend-in with their context, only expecting landmarks in very specific locations.

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A vision for the
city or area



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7. Place character and identity



vegetation and other landscape components. The texture of a streetscape can relate to the porosity of the building frontages, the amount, distribution and size of windows, openings and other perforations such as under-croft garages.

Design Criteria

3.3.1 The colours & textures of the proposal relate to the palette & textures of the site and its surroundings.

3.3.2 If contrasting colours are used to enhance the designs, these are in keeping with the site palette.

3.3.3 There is awareness and understanding of how proposed colours might impact on historic settings, listed buildings and local assets in the vicinity of the site.

3.3.4 If contrasting textures are used to enhance the designs, the effects at different times of the day and through the seasons have been illustrated, and the ageing of

CITY WIDE DESIGN GUIDES

The design parameters that will be used to appraise character and identity are clearly identified and explained



Top floor

Middle floor

Ground floor



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9. Exemplars and best practice



"Urban green space, such as parks, playgrounds, and residential greenery, can promote mental and physical health and reduce morbidity and mortality in urban residents by providing psychological relaxation and stress alleviation, stimulating social cohesion, supporting physical activity and reducing air pollutants, noise and excessive heat". Abstract Theory and Practice of Urban Sustainability Transitions September 2017. Image credit: www.summerwood.org.uk



"the community holds an annual festival 'The Stuff of Life' in Hedley Villas Park and the surrounding cobbled streets are filled with live music, spoken word, crafts, children's activities, delicious foods and a procession – all organised, performed and prepared by the local community. A unique community event with a special atmosphere that the whole family can enjoy.

2. Productive green spaces

Green urban areas provide spaces for physical activity and relaxation and form a refuge from hectic modern lifestyles. Trees produce oxygen and other plants help filter out harmful air pollution, including airborne particulate matter. Water spots like lakes, rivers, fountains and canals moderate urban temperatures. But green spaces can also be productive. Planting schemes not only can enhance the environment but they can provide food for biodiversity and for human seasonal harvest.

By integrating forest gardening design which uses permaculture principles, edible landscapes that mimic nature and provide food for public harvest can be created.

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**Exemplifying the
criteria with
images and
case studies to
make it clear,
especially if the
criteria is
innovative or
unfamiliar to
applicants.**

5. Things to do together

Creating a good living environment is not just about providing excellent buildings, a beautiful productive and sustainable landscape, good schools, clean air and public transport, it is also about design that brings individuals together, creating a sense of community. Designing-in activities and spaces that encourage people to come together is key to tackling the growing scourge of social isolation which comes with both a human and financial cost. Inter-generational spaces can help create valuable relationships. Designers should also consider how cultural groups use outside space differently, and how their designs can help integrate different communities. A wonderful local example is Arkwright Community Gardens in The Meadows, which has a tandoor oven used every week by Afghan ladies, providing them with a truly authentic reminder of home. The delicious breads they make are enjoyed by the whole community, creating conversation and new friendships. Food and nature are wonderfully unifying. The simple act of being outside in a beautiful space is healing and it can encourage people to be both more active and



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10. Scope of engagement



1. Outreach & inclusion

Although it is important to aim for broad representation from the various demographics, engaging in Place-making is a democratic right and people should be entitled to choose whether they want to participate or not. Rather than aiming to prove statistic representation, what is really important is to give everyone equal opportunities to participate and have a voice. Those who work long hours, young families and young people can be underrepresented; these groups are often referred to as the "silent majority". It is the responsibility of designers and planning officers to open up different communication channels that are suited to the different demographics and lifestyles of the area. It is important to document how every sector of the population was given an opportunity to have a voice and to let everyone know the many opportunities and different ways in which they can participate.

Planning engagement strategies need to consider how they will establish and maintain contact with people of different backgrounds and with different abilities. It is often those who are under-represented or marginalised, or those who have difficulties moving around the city, who can make a richer contribution to the scheme, as they might have experienced the place in different ways.

**CITY WIDE
DESIGN
GUIDES**

**Minimum
engagement
levels and
practices the
authority
expects for
development in
their area -very
dependant on
the local
demographics-
are clearly
explained.**



The difference between a statement and a brief

This picture shows participants analysing a design proposal at a Design Quality Framework workshop in May 2019.

5. Engagement briefs

Any Community Engagement Brief or Statement should have the following sections as a minimum criteria:

Outreach strategy

How events, contact details and opportunities to find information were strategically advertised so that all demographics have an opportunity to participate in the process.

Methods applied

How the different components of the engagement process were planned and why. How data was gathered, processed and fed back to the community.

Participation rates

How many people participated and how, the demographics of participants and a brief commentary on lessons learnt. This session aims to inform future consultations in the area and gain a better understanding of our communities.

A **Community Engagement Statement** is an official document that forms a component part of a



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5. Commuted sums and contributions

Green & blue infrastructure



QUANTITY

The site requires a minimum of 32 new trees to be planted along the main links. These will result in a cost of approximately £48,000 in commuted sums.

The recreation areas respond to the geology and existing landscape and biodiversity of the site (e.g. site levels dropping steeply or valuable specimens being retained). All existing trees, wildlife and landscape sitting in the areas marked in green (see diagram on the left) are expected to be retained and protected during works including the feature Poplars in the central park. The total amount of green space must not be under 2,4 ha.

+ SITE-SPECIFIC DESIGN CODES

Financial contributions information: highways improvements, service provision, green infrastructure, etc. are included



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6. Place vision: place aspirations

Scheme vision

Design Review Panel & Pre-app:

these processes were completed for outline design principles. Applicants shall continue the pre-application process towards full planning consent, referring to the DQF submission requirements for each stage of the design process.

Pre-app agreements: The access arrangements shown in this brief were agreed with the Highways Development department. The green spaces arrangements shown in this brief were agreed with Parks & Open Spaces.

Technical reports: A series of technical site investigation reports are included in the development brief package, these must inform proposals.

A quiet, relaxing green neighbourhood where a healthy, cohesive community can grow.

A new neighbourhood in an established residential area.

Mixed tenure - private sales led with affordable housing.

Placemaking at the forefront.

Quality homes & open spaces.

Contributing to the Council's housing delivery target.

Adherence to the space standards described in the development brief.

Compliance with the Local Plan Design Quality Framework criteria (www.dqfnottingham.org.uk).

A quiet, relaxing residential area with a strong, intensive - not extensive - green infrastructure.

A well connected place that links existing and planned amenities and services through pleasant, safe and interesting pedestrian and cycling routes.

A medium density development where cars do not dominate but are well integrated to the streetscape.

A place where people can walk, cycle, play and have a chat with their neighbours on the streets.

Trees, flowers and edible species will merge with architecture and together, they will form a relaxing urban-green landscape.

+ SITE-SPECIFIC DESIGN CODES

A vision for the site that demonstrates what type of place is expected and what it will mean to people



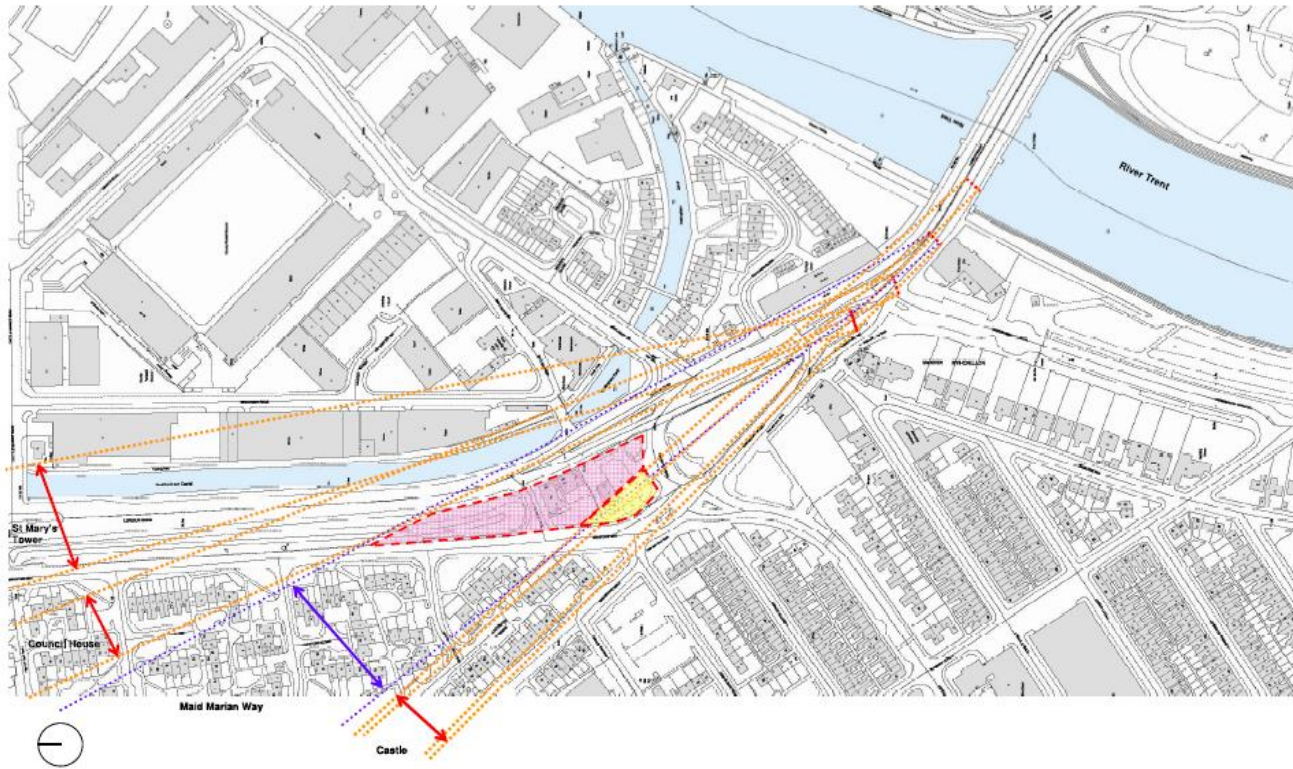
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8. Non-negotiable design criteria

Views & visual impact



+ SITE-SPECIFIC
DESIGN
CODES

The design details that make the development viable from a placemaking perspective: views, massing, heights, greenery, etc. are clearly shown

The image above, produced by Lace Market Properties in 2006, shows Nottingham's key views across the area of the London Road and Truman's Road site. The area marked in yellow denotes a zone within the site that requires a maximum height of 2 ½ storeys.



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DQF over-achieving!

There were unexpected outcomes
from the engagement...
a few surprises!



1. Multiple outcomes

Efficient use of resources and capacity

A guide for industry and communities



A digital platform

Co-PLACE

[home](#) [team](#) [services](#) [events](#) [contact](#) [BROCHURE](#)

Co-PLACE is the 'Community Programme to Learn and Action in the City Environment' that brings communities, authorities and industry together, joining the principles of Community Organising with the tools and strategies of Placemaking to deliver better places and a more democratic planning system.

With Co-PLACE individuals and communities are empowered to join the other stakeholders - developers, designers, planning officers, local authorities, Councillors - in driving schemes from the ground up. Active engagement becomes a key part of the design process, and feedback given at the start of projects and right through to end-point delivery informs and guides the decision-making.

we need this.

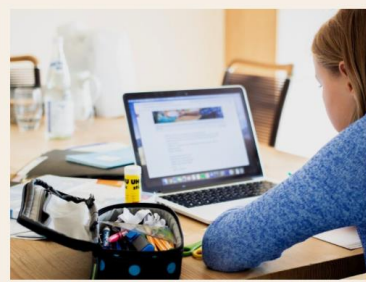
An engagement model



A training programme



training sessions.

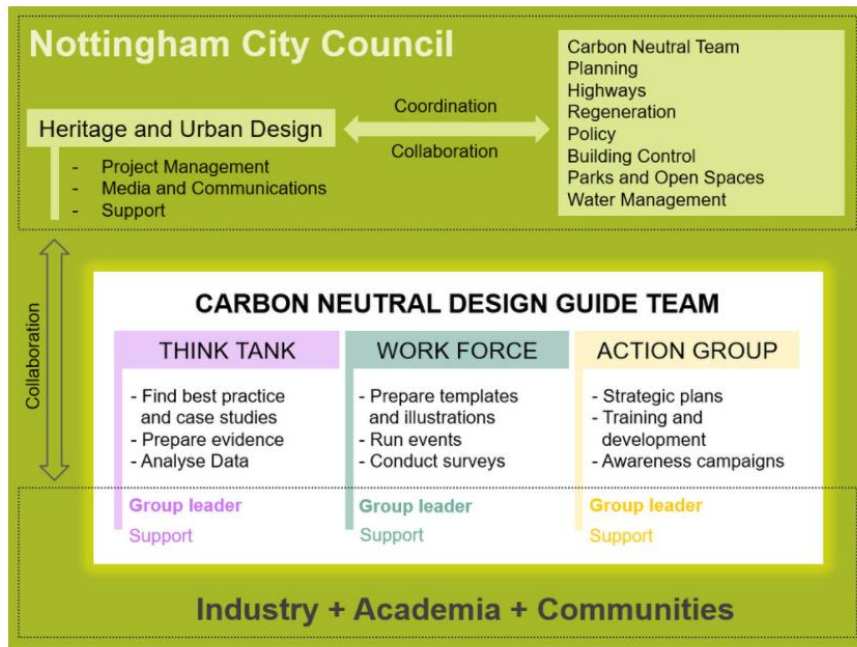


online events.

2. Developing new DQF guides

Carbon Neutral Design Guide: increased capacity

CNDG engagement



This is how we are co-developing this Carbon Neutral Design Guide.

If you would like to become an active part in developing the Design Guide, please

What's going on?

Update 12th August 2021

CNDG will be delivered in stages. The initial guide might involve a few key points that highlight processes or criteria that is realistic and achievable but that could make a difference during pre-app and planning stages. The guide will be revised regularly in future, adding criteria, case studies, examples, etc. This 'organic growth' approach allows us to begin making changes faster and to test new processes and criteria step by step.

The CNDG team are currently reviewing documents, standards and guides suggested as best practice during the engagement. A summary of the applicability of these will be produced in the next few weeks.

Everyone left the meeting with a task, to think and tell us...

*In your opinion, what would be **THE** first realistic change during the pre-application and/or planning process you think could make a difference and help us achieve more sustainable buildings in Nottingham? Please add only*



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3. Bottom-up planning guidance

Written by a community group: place democracy



HOME ABOUT APPROACH DESIGN GUIDES SUPPORT & SERVICES ENGAGEMENT & CO-PLACE

CONT

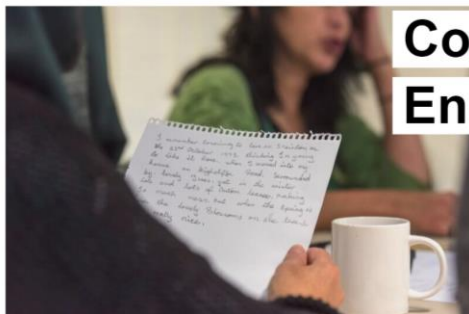


Wellbeing Design Guide

This guide aims to assist designers, developers, authorities and stakeholders in the design and delivery of healthy, sustainable places within the City of Nottingham.



HOME ABOUT APPROACH DESIGN GUIDES SUPPORT & SERVICES



Community Engagement Guide

This guide aims to assist designers, developers, authorities and stakeholders in the process of community engagement for projects within the City of Nottingham.




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4. Self-policing

 News ▶ Local News ▶ property news

Extinction Rebellion concerns over flats proposed near Trent Bridge

The site used to be occupied by a pub

SHARE



32

COMMENTS

By [Jamie Barlow](#) Digital News Correspondent
17:49, 24 MAY 2021

NEWS

But officials from Mozes (The Meadows Environmental Group) and Extinction Rebellion Nottingham say "developers are seeking to make a mockery of Nottingham's 2028 carbon-neutral commitments".

In a joint statement, they added the application should be deferred until the authority's requirements to tackle climate change are met.

However, the architects of the scheme disputed some of the claims, saying: "The project will meet and exceed where possible all planning requirements, building regulations and relevant standards."

The statement read: "In January of this year a planning application was made on the site at 152 London Road for a nine-storey building of flats and over 1000m2 of commercial premises. This is a prominent site on the approach to Nottingham.

"The brief from the city council was that, because the site was so prominent, the building had to be 'beautiful' and 'very green' in order to respect Nottingham's 2028 Carbon Neutral Charter.

"What has come back meets none of the city's ambitious standards."



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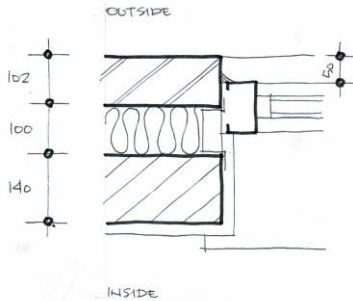
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5. Post-planning enforcement

EXISTING

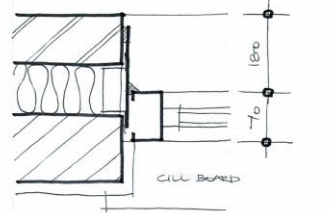
ALUMINIUM WINDOW FITTED TO BRICKWORK WITH RESULTANT EXTERNAL REVEAL BEING ONLY 50mm.



PROPOSED

RELOCATE AS SHOWN EXISTING WINDOW TO PROVIDE 50mm MIN OVERLAP WITH INTERNAL BRICKWORK TO ENSURE ADEQUATE MECHANICAL FIXING + ACHIEVE 180mm EXTERNAL REVEAL.

INSERT ALUMINIUM FLASHING TO CONCEAL CAVITY CLOSURE + ENSURE WATERTIGHT CONDITION.



COMMENTS: INCREASING EXTERNAL REVEAL DEPTH INVOLVES RELOCATION OF FITTED WINDOWS; CUTTING BACK RE INTERNAL PLASTERWORK ETC.

Design Criteria

3.3.4 If contrasting textures are used to enhance the designs, the effects at different times of the day and through the seasons have been illustrated, and the ageing of materials has been considered.

3.3.5 Fenestration depth respond to the Nottingham trend of deeper reveals that project shadows onto the framework and glazing.



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AG DESIGN GUIDES AND DESIGN CODE TOOLS

Nottingham Design Quality Framework
www.dqfnottingham.org.uk

Dr Laura B Alvarez
www.laurabalvarez.com

download tools
www.agdesignconsultants.com/ag-tools



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National Model Design Code Pilot Programme

Stefan Kruckowski

Presentation to Mansfield Developer Forum

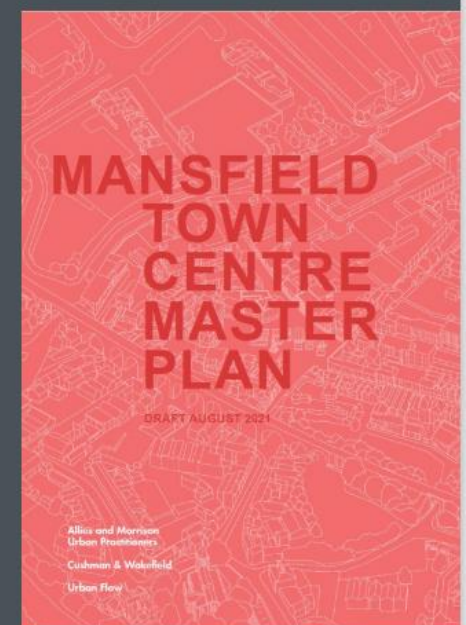
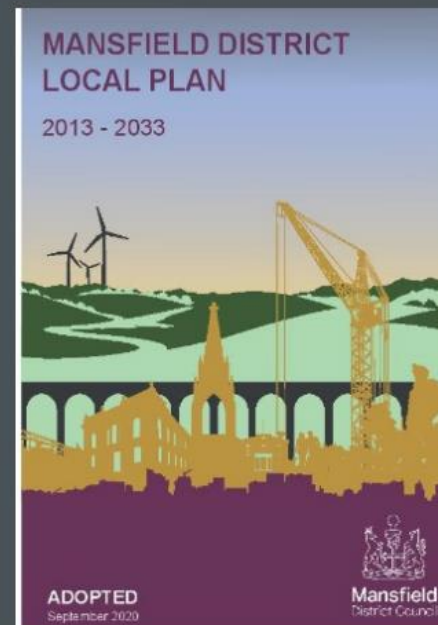


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Mansfield Planning Context

- A strong Design Code adopted as an SPD provides a statement of intent regarding design quality. Alongside the economic benefits of regeneration, the code will support the Councils pledge to be zero carbon by 2040.
- The vision is to deliver a liveable, vibrant town centre that people are drawn to and enjoy spending time in.
- The spatial framework supports the delivery of significant new housing, much of which falls within the Bridge Street and Market Place Conservation Area.



Town centre masterplan

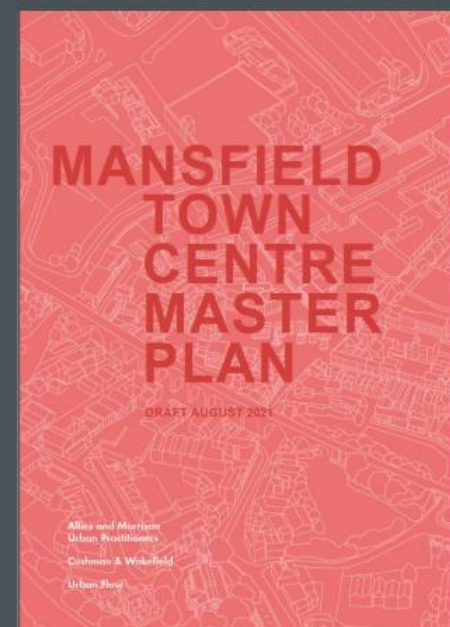
Allies and Morrison
(Draft 2021)

Town centre masterplan (2021, Allies and Morrison)



- Identifies 16 development sites around the town centre
- General land use and development principles.
- Due to be adopted by end of 2022.
- Forms the basis for Design Code.

Suggestions + ideas → FIXES





- New development
- Existing building
- Enhanced existing green space
- Proposed green space
- Existing trees
- Proposed trees
- Private gardens
- Pavement
- Roads

Masterplan Framework
Image Courtesy of Allies and Morrison

What are we required to do?

- Take the Masterplan to the next stage.

Design Code =

a series of rules to provide clarity and
investment certainty to applicants

+

Speed up decision making

+

Ensure design requirements are clearly
set out and achieved.



Coding Process

21. The process of preparing a local design code is based on the following seven steps:

1. Analysis

1A - Scoping: Agreeing on the geographical area to be covered by the code and the policy areas that it will address.

1B – Baseline: Bringing together the analysis that will underpin the code and inform its contents.

2. Vision

2A – Design Vision: Dividing the area covered by the code into a set of typical 'area types' and deciding on a vision for each of these area types.

2B – Coding Plan: Preparing a plan that maps out each of the area types and also identifies large development sites from allocations in the local plan.

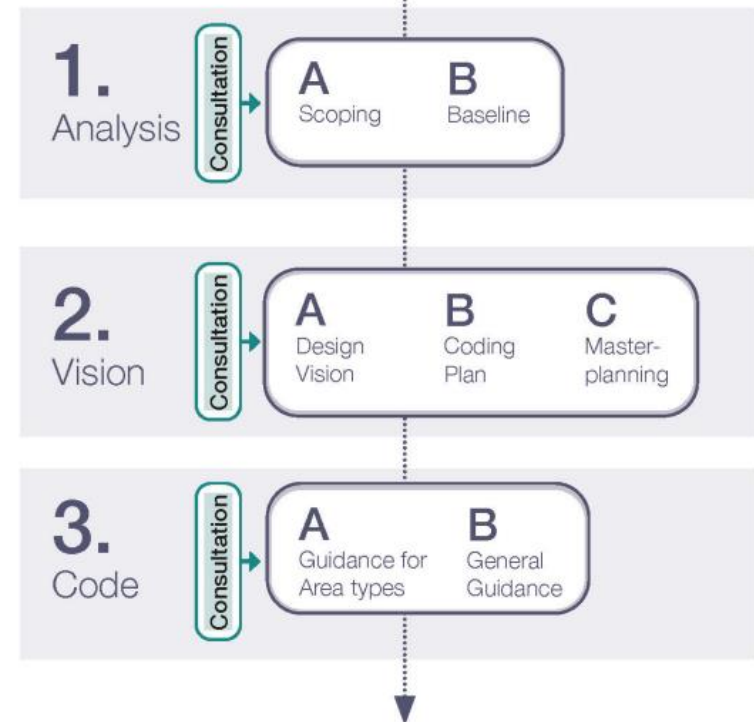
2C – Masterplanning: On larger sites working with land owners and developers to agree a masterplan for each of the development sites establishing the key parameters and area types.

3. Code

3A – Area Type Guidance: Developing guidance for each area type by adjusting a set of design parameters.

3B – Design Code Wide Guidance: Agree on a set of policies that will apply equally across all area types.

Figure 1. Design Code Process



What we're coding

The NMDC sets out what we can and cannot code for.

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Figure 2. Design Code Coverage

If the design code covers...		URBAN EXTN	INFILL SITE	SMALL SITES
Context				
C.1.i	Character Types	*	*	*
C.1.ii	Site Context	*	*	*
C.1.iii	Site Assessment	*	*	*
C.2.i	Historic Assessment	*	*	*
C.2.ii	Heritage Assets	*	*	*
Movement				
M.1.i	Street Network	*	*	*
M.1.ii	Public Transport	*	*	*
M.1.iii	Street Hierarchy	*	*	*
M.2.i	Walking + Cycling	*	*	*
M.2.ii	Junction+Crossings	*	*	*
M.2.iii	Inclusive Streets	*	*	*
M.3.i	Car Parking	*	*	*
M.3.ii	Cycle Parking	*	*	*
M.3.iii	Car/Vehicle + Bikes	*	*	*
Nature				
N.1.i	Network of Spaces	*	*	*
N.1.ii	GC Provision	*	*	*
N.1.iii	Design	*	*	*
N.2.i	Working with Water	*	*	*
N.2.ii	SUDS	*	*	*
N.2.iii	Flood Risk	*	*	*
N.3.i	Net Gain	*	*	*
N.3.ii	Biodiversity	*	*	*
N.3.iii	Street Trees	*	*	*
Built Form				
B.1.i	Density	*	*	*
B.1.ii	Party Wall	*	*	*
B.1.iii	Types and Forms	*	*	*
B.2.i	Blocks	*	*	*
B.2.ii	Building Line	*	*	*
B.2.iii	Height	*	*	*
Identity				
I.1.i	Local Character	*	*	*
I.1.ii	Legibility	*	*	*
I.1.iii	Masterplanning	*	*	*
I.2.i	Design of buildings	*	*	*
Public Space				
P.1.i	Primary	*	*	*
P.1.ii	Local+Secondary	*	*	*
P.1.iii	Tertiary	*	*	*
P.2.i	Meeting Places	*	*	*
P.2.ii	Multi-functional	*	*	*
P.2.iii	Home Zones	*	*	*
P.3.i	Secured by Design	*	*	*
P.3.ii	Counter Terrorism	*	*	*
Uses				
U.1.i	Efficient Land Use	*	*	*
U.1.ii	Mix	*	*	*
U.1.iii	Active Frontage	*	*	*
U.2.i	Housing for All	*	*	*
Homes and Buildings				
H.1.i	Space Standards	*	*	*
H.1.ii	Accessibility	*	*	*
H.2.i	Light, Aspect, Day	*	*	*
H.2.ii	Security	*	*	*
H.2.iii	Gardens + Balconies	*	*	*
Resources				
R.1.i	Energy Hierarchy	*	*	*
R.1.ii	Energy Efficiency	*	*	*
R.1.iii	Neighborhood Energy	*	*	*
R.2.i	Embodied Energy	*	*	*
R.2.ii	Construction	*	*	*
R.2.iii	NMDC	*	*	*
R.2.iv	Water	*	*	*
Lifespan				
L.1.i	Management Plan	*	*	*
L.1.ii	Participation	*	*	*
L.1.iii	Community	*	*	*

- * Issues that you would expect to be covered in a code
- + Issues that may be covered elsewhere and so not included in the code

1.B Baseline

29. Design codes need to be based on an analysis of the area covered. The purpose of the analysis is to understand the area and inform a vision that will, in turn, form the basis for the code.

30. Local planning authorities will need to have an understanding of their area informed by recent evidence such as characterisation studies or site analysis, with input from the community, to support design coding. Local planning authorities may already hold this information, so it is possible that they will not need to carry out further analysis for the purpose of producing a design code. The analysis could include:

- ☐ Topographical, ecology, river and waterways, flood risk
- ☐ Open space and green infrastructure
- ☐ Local character

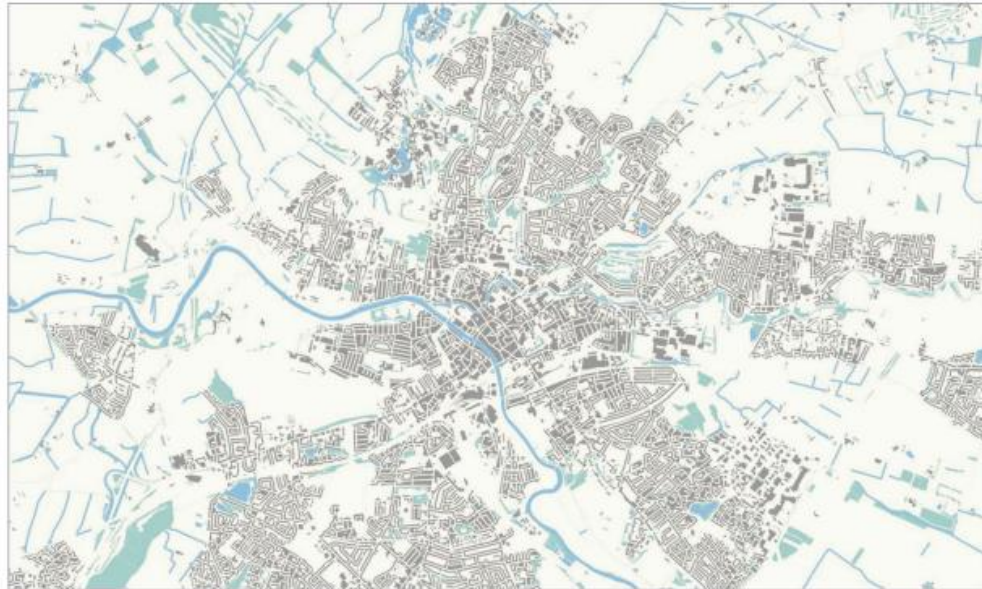


Figure 2

Figure Ground Plan: A set of analysis plans can help understand the local area and inform area types described on the following pages.

- ☐ Heritage assets, including conservation areas
- ☐ Land use, economic uses
- ☐ Built form, density, massing
- ☐ Community infrastructure and schools
- ☐ Public transport accessibility
- ☐ Road/street hierarchy

31. This analysis will feed into the identification of the 'area types' described in the next two steps as well as providing a baseline on issues such as street hierarchy, open space provision, public transport and community facilities that will inform elements of the code.

- Distinctive pattern of development defined by building plots lining key streets and buildings; back edge of pavement; linked building forms.
- St. Peter's Church area - more free-standing buildings; examples include the Old Grammar School and the Bridge Street Methodist Church.
- Modern interventions have eroded this typical pattern of development; turning their back to the traditional street grid; also less walkable.
- Historic street pattern is a key defining feature, with broad streets that radiating from Market Place.
- New development and public realm investment will need to repair parts of the town where the original historic grain has been lost.
- Major opportunity to increase accessibility and bring the Forest into the town centre.



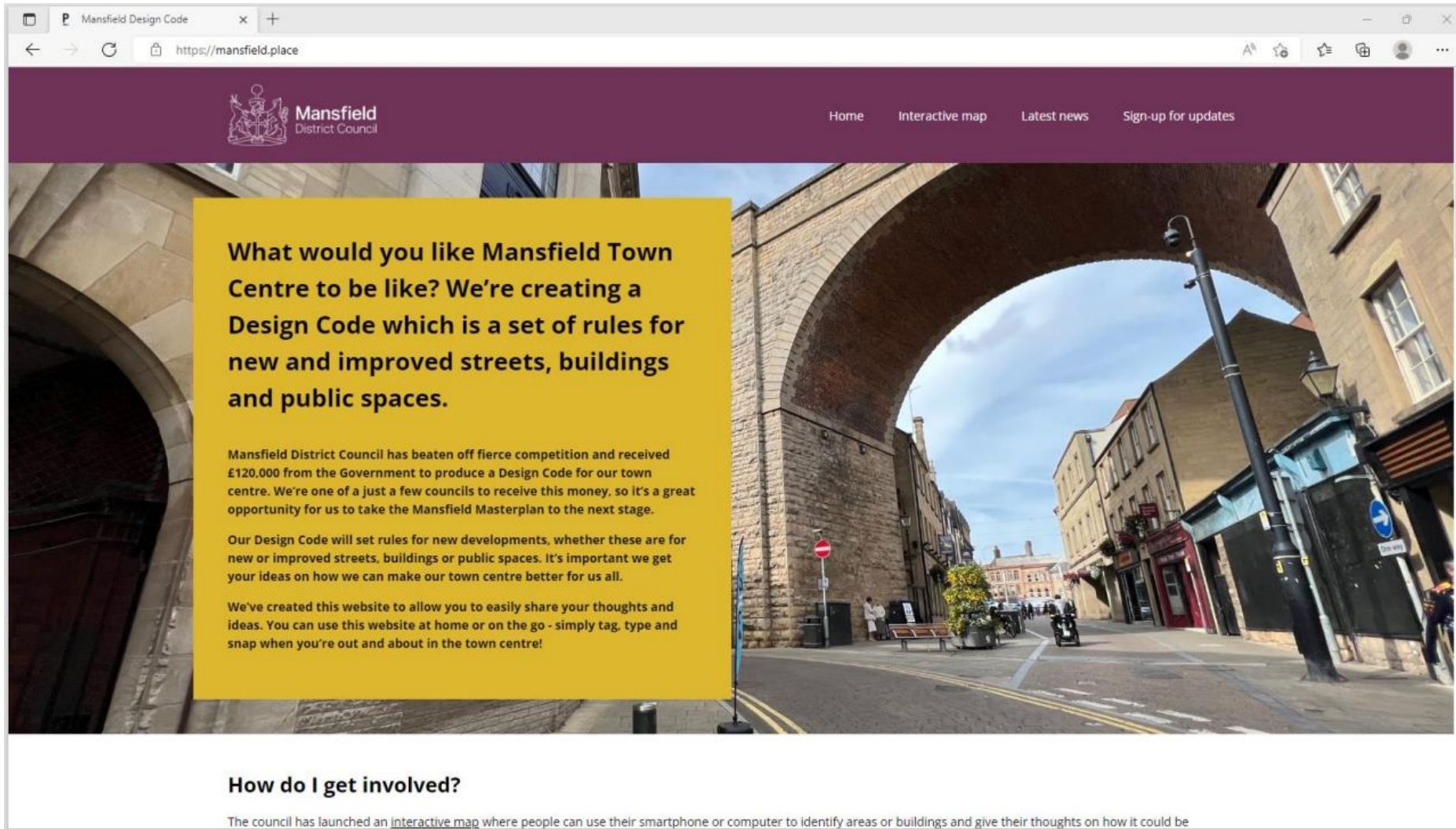


Digital Engagement Platform

www.mansfield.place

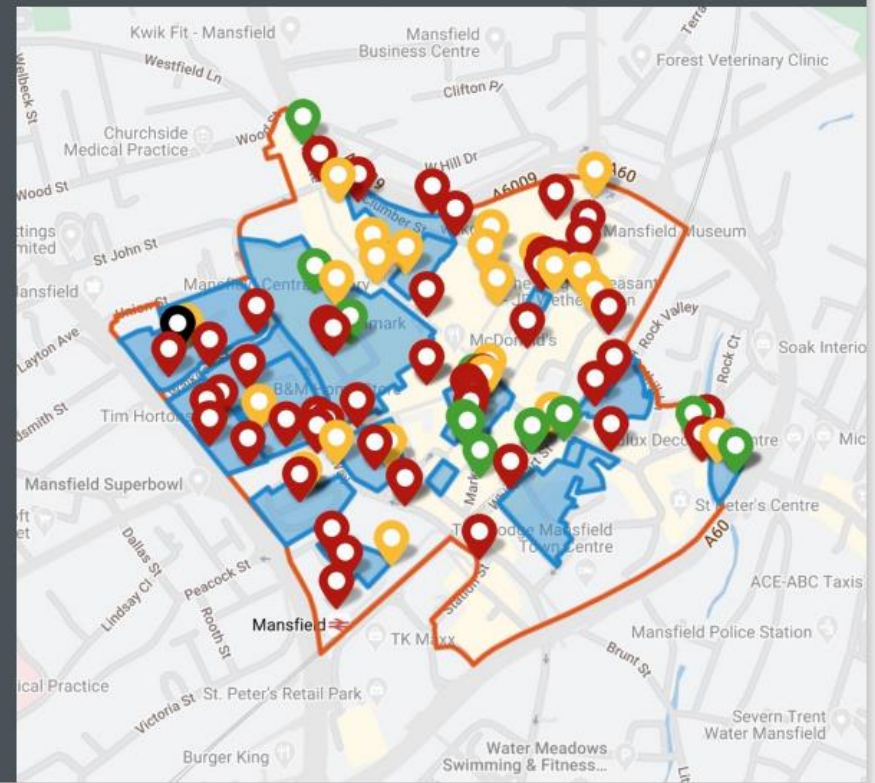
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- Digital engagement platform launched w/c 13th Oct (1 week ahead of programme).
- Website has been live for 6 weeks.
- Guided 'Walk and Talk' sessions held with Members, Mansfield CVS, Disability Nottinghamshire and officers.
- Data is being analysed and will inform the emerging design code.

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Snapshot of data captured to date



How would you rate the overall quality of the local environment in this location?

All Interactions



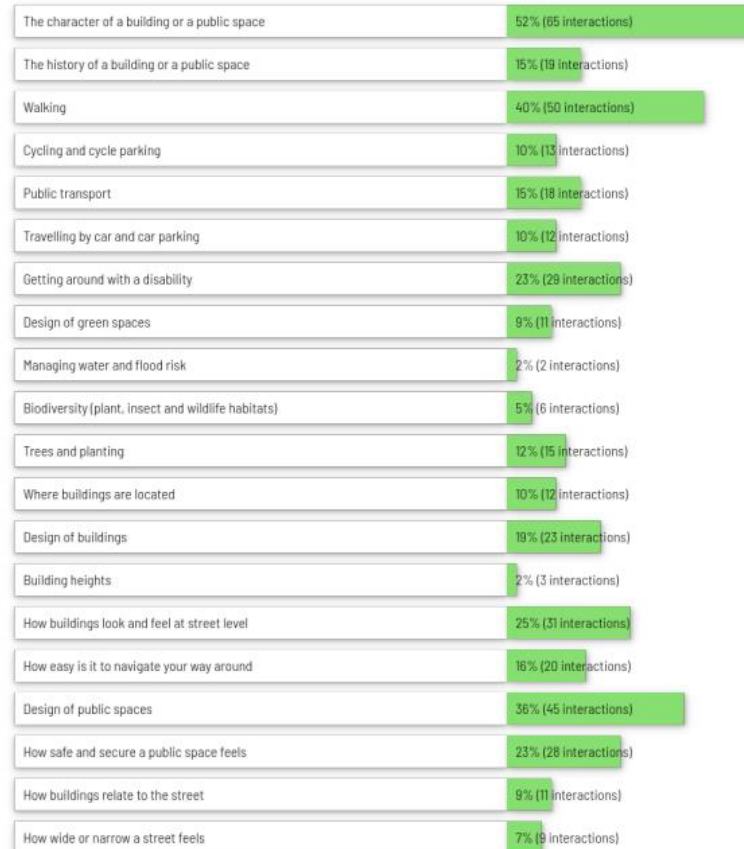
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Trends

What does your suggestion relate to?

All interactions



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Overall sentiment

What are you highlighting?

All interactions



What happens next?

“2A. – Identify Area Types”

- Three area types (linked to degree of control):
 1. Town Centre within Conservation Area
 2. Town centre outside conservation area (with heritage assets)
 3. Town centre (no heritage assets)

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1. Local Authority

Some elements of the code may apply to the entire local authority area.



2. Area type

Some elements of design codes can apply to types of area, for example, all villages, or all inner suburbs.



3. Development Sites

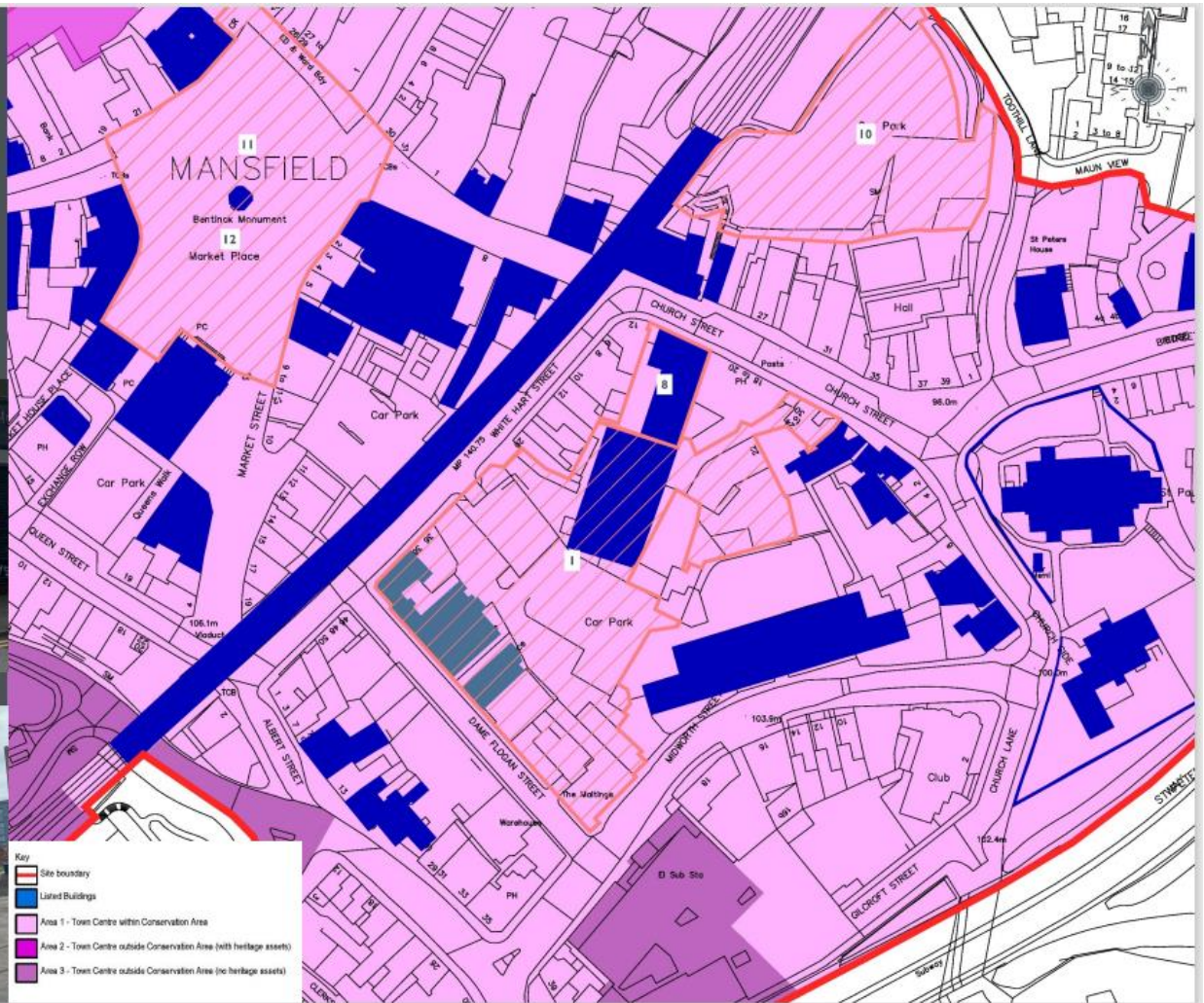
Parts of the code can relate specifically to development sites such as urban extensions, new settlements and other large sites where the code may be guided by masterplans.



4. Plot

Parts of the code can be used to guide individual building plots, for example relating to a single house or block of flats, whether they be in existing urban areas or new development.

Example



What you can expect to be coded

- Building heights (min/max); width/depth.
- Street set back; building to building relationship.
- Roof form.
- Uses.
- Retention of existing buildings/features.
- Public realm.
- Materials, colours, textures.

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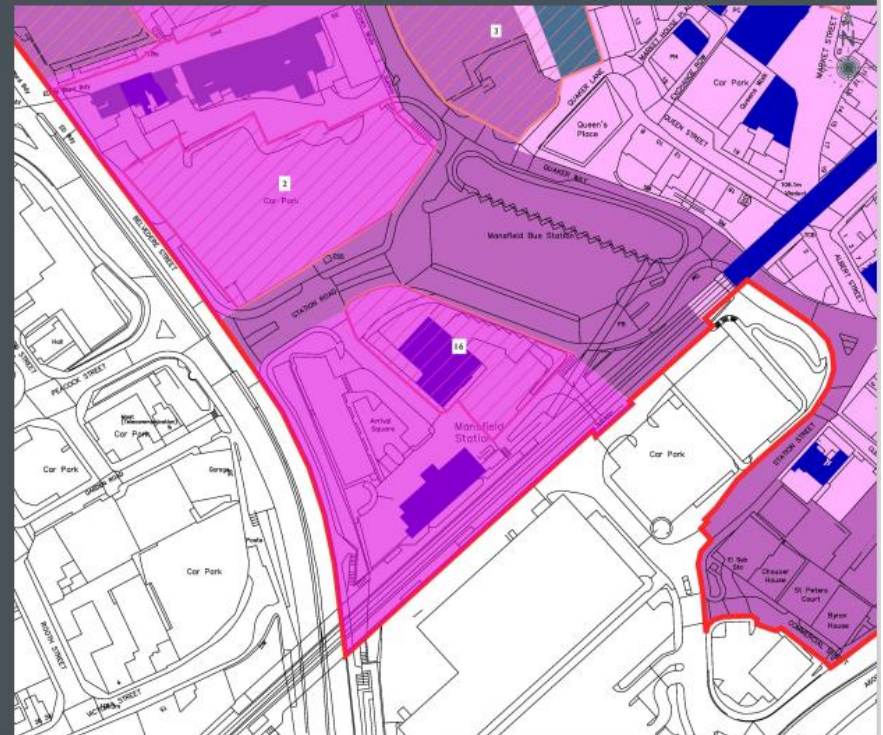


Masterplan Framework
Image Courtesy of Allies and Morrison

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- Building heights (min/max); width/depth.
- Street set back; building to building relationship.
- Roof form.
- Uses.
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Workshop

An opportunity to share your thoughts



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Thank you

- Feedback forms – please complete
- GDG Sign-up forms – please complete
- Look out for upcoming consultations / sign up to our consultation portal
<http://mansfield.objective.co.uk/portal>
- Contact us: lp@mansfield.gov.uk



Thank you



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